

HUNTINGTON BEACH CITY SCHOOL DISTRICT
8750 Dorsett Drive, Huntington Beach, California 92646

RESOLUTION NO. 11-23/24

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE HUNTINGTON BEACH
CITY SCHOOL DISTRICT ADOPTING NOTICE OF EXEMPTION FOR DISTRICT
MAINTENANCE AND OPERATIONS BUILDING PROJECT**

WHEREAS, the Huntington Beach City School District (the “District”) owns and operates Kettler Educational Center, located at 8750 Dorsett Drive, Huntington Beach, CA 92646 (“School”); and

WHEREAS, on July 19, 2022, the governing board of trustees approved Amendment #6.1 to the Agreement for Professional Services between the Huntington Beach City School District and Studio W Architects to provide architectural and specialty consultant services for revisions to the scope of the Maintenance & Operations (M&O) Building. Additional service consultants per the scope of work and fees are required; and

WHEREAS, the Project consists of site preparation, on-site grading, building, paving, and architectural coating. All construction equipment and workers would be located within the boundaries of the campus and contractors would adhere to construction noise regulations to avoid disruption to nearby sensitive receptors; and

WHEREAS, the Board has determined that the Project is categorically exempt from the provisions of the California Environmental Quality Act of 1974 (“CEQA”), Public Resources Code sections 21000 et seq., as amended, pursuant to Title 14, sections 15301 and 15303 of the California Code of Regulations, as the Project consists of minor alterations of existing public structures and facilities involving negligible or no expansion of existing or former use; and the construction and location of limited numbers of new, small facilities and small equipment in small structures; and

WHEREAS, the combined effect of the different types of CEQA exemptions enumerated above places the Project as a whole outside the purview of CEQA (*Surfrider Foundation v. California Coastal Commission* (1994) 26 Cal. App. 4th 151); and

WHEREAS, the Project is not subject to any of the CEQA exemptions enumerated in Section 15300.2.

NOW, THEREFORE, the Board of Trustees of the Huntington Beach City School District does hereby resolve, determine, and order as follows:

Section 1. Recitals. All of the recitals contained herein are true and correct.

Section 2. Adoption. The Notice of Exemption attached hereto as Exhibit A and incorporated herein by this reference is adopted.

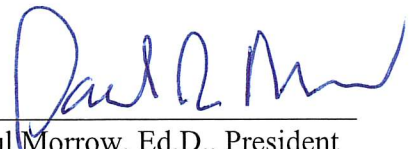
Section 3. Filing. The Superintendent or her designee is hereby authorized and directed to cause the Notice of Exemption to be executed and timely filed with the Orange County Clerk-Recorder.

Section 4. Effective Date. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED, by the Board of Trustees of the Huntington Beach City School District, Huntington Beach, California, on October 17, 2023.

4 ayes; 0 noes; 0 abstain

ATTEST: By: _____


Paul Morrow, Ed.D., President
Huntington Beach City School District
Board of Trustees

By: _____


Leisa Winston, Ed.D., Secretary
Huntington Beach City School District
Superintendent

Exempt Status: (check one below)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303 Class 3, New Construction or Conversion of Small Structures.
- ☐ Statutory Exemptions. State code number:

The proposed project involves moving the existing maintenance and operations activities into a new one-story 7,525 square foot building. The proposed construction of buildings would not result in an increase in the number of employees or change the function of the facility or activities on the site. No off-site improvements would occur. The project site would continue to be used as a maintenance and operations facility but would move activities indoors. Therefore, the proposed project is exempt from CEQA under Guidelines Section 15303, New Construction or Conversion of Small Structures, which allows for construction of new structures up to 10,000 square feet. The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that none of the exceptions apply.

See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at Huntington Beach City School District, 87050 Dorsett Drive Huntington Beach, CA 92646.

Reasons why project is exempt

Mark Manstorf, Director, Facilities, Maintenance, Operations & Transportation
Contact Person:

(949) 445-0075
Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☒ Yes ☐ No

Date
Received for
Filing:

10/30/2023

Signature:

Julio Delgado

Title:

Asst. Superintendent - Admin. Svcs.

NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Huntington Beach City School District
87050 Dorsett Drive
Huntington Beach, CA 92646

☒ County Clerk
County of Orange
211 West Santa Ana Boulevard, Suite 201
Santa Ana, CA 92701

District Maintenance Building Project
Project Title

8750 Dorsett Drive, Huntington Beach, CA 92646
Project Location - Specific

Huntington Beach
Project Location – City

Orange
Project Location – County

The District proposes constructing a new one-story building with a height of 20.4 feet and 7,525 square foot to be used for current maintenance and operations activities. The project site is approximately 0.5 acres and is vacant, except for easy-ups and shipping containers in the existing yard. The proposed building would be used to conduct the existing District's maintenance and operation activities in an enclosed space.
Description of Nature, Purpose, and Beneficiaries of Project

Huntington Beach City School District
Name of Public Agency Approving Project

Mark Manstof, Director, Facilities, Maintenance, Operations & Transportation
Name of Person or Agency Carrying Out Project

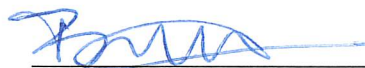
CLERK'S CERTIFICATE

I, Bridget Kaub, Clerk of the Board of Trustees of the Huntington Beach City School District, hereby certify that the foregoing is a full, true and correct copy of a resolution adopted at a regular meeting place thereof on the 12th day of September, 2023, of which meeting all of the members of said Board of Trustees had due notice and at which a majority thereof were present; and that at said meeting said resolution was adopted.

An agenda of said meeting was posted at least 72 hours before said meeting at the District Education Center, located at 8750 Dorsett Drive, Huntington Beach, California 92646, a location freely accessible to members of the public, and a brief general description of said resolution appeared on said agenda.

I further certify that I have carefully compared the same with the original minutes of said meeting on file and of record in my office; that the foregoing resolution is a full, true and correct copy of the original resolution adopted at said board meeting and entered in said minutes; and that said resolution has not been amended, modified, or rescinded since the date of its adoption, and the same is now in full force and effect.

Dated: October 17, 2023



Bridget Kaub

Clerk of the Board of Trustees

of the Huntington Beach City School District

EXHIBIT A
NOTICE OF EXEMPTION
DISTRICT MAINTENANCE AND OPERATIONS BUILDING PROJECT

ATTACHMENT TO NOTICE OF EXEMPTION
Huntington Beach City School District
District Maintenance And Operations Building Project

The Huntington Beach City School District (District) proposes to construct a new maintenance building at the back of the existing District maintenance yard. This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14, § 15303.

1. EXISTING CONDITIONS

PROJECT LOCATION

The project site is located on the existing District maintenance yard site at 8750 Dorsett Drive in the City of Huntington Beach in Orange County. Regional access to the site is from Interstate 405 (I-405) approximately 3.5 miles northeast of the site, State Route 55 (SR-55) approximately 3.3 miles southeast of the site, State Route 1 (SR-1) approximately 1 mile southwest of the site, and State Route 39 (SR-39) approximately 0.8 miles northeast of the site (see Figure 1, *Project Location and Local Vicinity*). The project site is surrounded by residential uses to the west, the District maintenance yard to the north, parking lot and residential to the east, and Edison Park to the south.

EXISTING CONDITIONS AND SURROUNDING USES

The project site is bounded by the existing District building to the north, the existing parking lot and residential to the east, the Edison Park to the south, and residential use to the west as shown in Figure 2. The project site is within the District maintenance yard which is surrounded by residential uses except in the south where Edison Park is located. The portion of the site where the building is proposed is currently vacant, and the District uses easy-ups and shipping containers in the existing yard. Main vehicle access to the project site is provided via the two access points on Dorsett Drive on the northern portion of the project site (see Figure 2, *Aerial Photograph*).

GENERAL PLAN LAND USE DESIGNATION AND ZONING DESIGNATION

The project site is designated Public/Semipublic with an underlying residential low density designation (PS/RL) and zoned Public-Semipublic (PS). The PS zoning district permits city-owned maintenance and service facilities, according to Chapter 214, PS Public-Semipublic District, of the Huntington Beach Municipal Code.

2. PROJECT DESCRIPTION

The proposed project involves moving the existing maintenance and operations activities into a new, one-story, 7,525 square foot building at the project site as shown in Figure 3, *Conceptual Site Plan*. The project site is approximately 0.5 acres and is vacant except for the easy-ups and shipping containers. The new proposed building would allow maintenance and operation activities to be conducted in an enclosed space. These activities include providing facilities use management, general maintenance and repair, custodial support, and grounds, landscaping, and pest management services between the hours of 6:30 a.m. and 3:30 p.m.

CONSTRUCTION

Construction of the proposed project would consist of site preparation, on-site grading, building, paving, and architectural coating. All construction equipment and workers would be located within the boundaries of the campus and contractors would adhere to construction noise regulations to avoid disruption to nearby sensitive receptors.

3. REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Cal. Code Regs. Tit. 14 § 15303) because it is consistent with Class 3, New Construction or Conversion of Small Structures, as explained below.

Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines § 15303) Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed project involves the construction of a building, infrastructure, and landscaping. The proposed building would be one-story with a height of 20.4 feet and 7,525 square feet. The construction of the new building would not result in an increase in employment, activities, events, or frequency of use. No off-site improvements would occur. The project site would continue to be used as maintenance and operations facility for the District under the proposed project.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA conditions described in Section 15303 of Title 14 of the California Code of Regulation that might invalidate findings that the proposed project is exempt from CEQA. Each condition is listed below followed by an assessment of whether that exception applies to the proposed project.

- (a) **Location.** Classes 3,4,5,6 and 11 are qualified by consideration of where the project would be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies.

The project site is located in the back of the existing District site and surrounded by residential and recreational uses. The project site is vacant except for the easy-ups and shipping containers in the existing yard. The project site functions as the District's maintenance and operations facility and the proposed building would bring allow these activities to be conducted indoors. The project site is within the Orange County Transportation Authority Natural Community Conservation/Habitat Conservation Program (Orange County TA NCCP/HCP) (CDFW 2023). However, the project site is located within an urbanized area surrounded by various urbanized uses; no impacts to species of concern within the Orange County TA NCCP/HCP area, special status biological resources, and other protected biological resources are expected to occur. Due to the project site's developed nature and frequent human disturbance, it does not contain any sensitive biological species or habitat. No mapped wetlands exist on the site (UFWS 2023). Additionally, there is no evidence of hazardous materials or substances onsite (see section (e) below). Therefore, this exception does not apply to the project.

- (b) **Cumulative Impacts.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project consists of a new one-story building at the back of the existing District's building. The proposed project will not combine with other activities or development projects in the area that would result in cumulative impacts. The issues relevant to the proposed project are temporary, localized, and confined to the immediate vicinity of the project site.

The proposed project would not result in any significant environmental impacts, as indicated above. Therefore, due to the size of the project site and the nature of the proposed project, no significant cumulatively considerable impacts would occur. This exception does not apply.

- (c) Significant Effects.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances.

The project site is vacant and in an urbanized area. There is no reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The proposed project would not result in an increase in employees, activities, events, or frequency of use. No offsite improvements would be necessary. The construction manager would execute construction activities per current local, state, and federal laws, regulations, construction Best Management Practices, District standards, and guidelines. This exception does not apply to the proposed project.

- (d) Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway.

A scenic highway is generally considered a stretch of public roadway that is designated a scenic corridor by a federal, state, or local agency. The California Department of Transportation (Caltrans) defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality.

The closest designated state scenic highway is SR-91, approximately 15.5 miles northeast of the project site (Caltrans 2023). The project site is less than a mile northwest of SR-1, which is a state-eligible scenic highway. The proposed project would occur within the project site boundaries and not affect scenic resources along these highways due to distance, topography, and intervening development (e.g., buildings, structures, mature trees). Therefore, the project implementation would not obstruct views of any scenic resources within any officially designated or eligible scenic highways. Therefore, this exception does not apply to the proposed project.

- (e) Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code § 65962.5.

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Five environmental databases were searched for hazardous materials sites on the site and within a quarter mile radius:

- » GeoTracker. State Water Resources Control Board (SWRCB 2023)
- » EnviroStor. Department of Toxic Substances Control (DTSC 2023)
- » EJScreen. US Environmental Protection Agency (USEPA 2023a)
- » EnviroMapper. US Environmental Protection Agency (USEPA 2023b)

» Solid Waste Information System. California Department of Resources Recycling and Recovery (CalRecycle 2023)

Table 1. Hazardous Waste Sites within 0.25-mile

Site Address	Database	Identifier	Status/Site Name	Proximity to Site
21377 Magnolia Street	Solid Waste Information System	Solid Waste Disposal Site	Completed – Case Closed	0.22-mile SE
8692 Dorsett Drive	EnviroMapper	Resource Conservation and Recovery Act	Active	0.05 miles NW
8801 Dorsett Drive	EnviroMapper	Resource Conservation and Recovery Act	Active	0.08 NE
21202 Miramar Lane	EnviroMapper	Resource Conservation and Recovery Act	Active	0.09 SW
8652 Sable Drive	EnviroMapper	Resource Conservation and Recovery Act	Inactive	0.1 SW
8631 Saint Augustine Drive	EnviroMapper	Resource Conservation and Recovery Act	Inactive	0.12 SW

Source: CalRecycle 2023; USEPA 2023b

The project site is not identified in any of the databases; therefore, the project site is not identified as a hazardous materials site under Government Code Section 65962.5. A search of the five environmental databases above indicated that six sites are within a quarter-mile radius of the project site. As shown in Table 1, *for Hazardous Waste Sites within 0.25 miles*, one Solid Waste Information System site is a closed case, and there are five EnviroMapper sites – three are active and two inactive. Hazardous wastes would be required to be stored, transported, and disposed of in conformance with existing regulations of the Environmental Protection Agency, US Department of Transportation, CalRecycle, and other agencies. The sites listed in Table 1 do not present an environmental concern due to their status and distance from the project site. Therefore, these offsite locations would not be a threat to the project site.

In addition, as shown in Figure HAZ-9, *Methane Hazard Overlay Districts*, of the City's Natural and Environmental Hazards Element, the project site is within a Methane Hazard Overlay District where soils are likely to contain increased areas of methane. Methane is extremely flammable, potentially explosive, and may cause asphyxiation in high enough concentrations; therefore, the site may present a hazardous threat at the site. However, Section 17.04.170, Chapter 55 Methane District Regulations, from the City's Municipal Code, sets requirements for new building construction within these methane overlay districts, such as incorporating appropriate testing and mitigation measures to reduce the hazards presented by methane gas. Therefore, following the City's Municipal Code requirements regarding minimizing methane levels to a safe concentration, the proposed project would not be located within a hazardous environment.

As the project site has not been identified as a hazardous materials site pursuant to Government Code Section 65962.5, the proposed project will not create a hazard to the public. This exception does not apply to the proposed project.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code § 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be an historical resource.

CEQA Guidelines Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered to be “historically significant” if it meets one of the following criteria:

- i. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

There are no historic resources on or within a 0.25-mile radius of the site that are listed on the National Register of Historic Places, the California Register of Historical Resources, or as a California State Historical Landmark (NPS 2023; OHP 2023). Project implementation would not cause significant impacts to historical resources, and the historical resources exception would not apply to this project.

5. CONCLUSION

The proposed project located at 8750 Dorsett Drive is exempt from further environmental review under the requirements of the California Environmental Quality Act (Cal. Code Regs. Tit. 14 § 15303) because it is consistent with a Class 3 exemption.

6. REFERENCES

California Department of Fish and Wildlife (CDFW). 2023. NCCP Plan Summary Orange County Transportation Authority NCCP/HCP. <https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans/OCTA>

California Department of Resources Recycling and Recovery (CalRecycle). 2023 (accessed). SWIS Facility/Site Search. <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.

California Department of Transportation (Caltrans). 2023 (accessed). Scenic Highways: California State Scenic Highways. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

Department of Toxic Substances Control (DTSC). 2023 (accessed). EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/map/>.

Huntington Beach. City of. 2017. City of Huntington Beach General Plan Chapter 5: Natural and Environmental Hazards. <https://www.huntingtonbeachca.gov/files/users/planning/Natural-and-Environmental-Hazards.pdf>

National Parks Service (NPS). 2023 (accessed). National Register Database and Research. <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>.

Office of Historic Preservation (OHP). 2023 (accessed). California Historic Landmarks by County. https://ohp.parks.ca.gov/?page_id=21387.

State Water Resources Control Board (SWRCB). 2023 (accessed). GeoTracker.
https://geotracker.waterboards.ca.gov/map/?global_id=T10000004912.

US Environmental Protection Agency (USEPA). 2023a (accessed). EJSCREEN. <https://ejscreen.epa.gov/mapper/>.

US Environmental Protection Agency (USEPA). 2023b (accessed). EnviroMapper for EnviroFacts.
<https://www3.epa.gov/enviro/index.html>.

United States Fish and Wildlife Service (USFWS). 2023 (accessed). Wetlands Mapper.
<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.