

Notice of Exemption

To: Office of Planning and Research
Electronically submitted

County Clerk-Recorder's Office
County of Santa Cruz
701 Ocean St., Room 310

Santa Cruz, CA 95060
From: (Public Agency)
Scotts Valley Unified School District
108 Whispering Pines Drive, Suite 115
Scotts Valley, CA 95066

007-26

Project Title: Vine Hill Elementary School Modernization Project

44-01262026-007

Project Location - Specific: 151 Vine Hill School Road, Scotts Valley, CA 95066 (Vine Hill Elementary School)

Project Location - City: Scotts Valley

Project Location - County: Santa Cruz

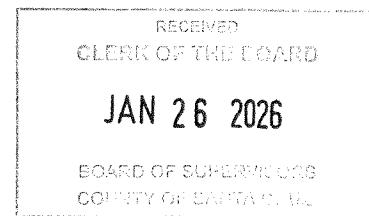
Description of Nature, Purpose, and Beneficiaries of Project: The Board of Trustees ("Board") for the Scotts Valley Unified School District ("District") proposes to modernize and reconfigure aspects of the District's Vine Hill Elementary School. The project will include modernization of existing school buildings and classrooms, construction of a new multipurpose building of approximately 10,000 square feet, installation of new play structures and play surfaces, and reconfiguration of pedestrian drop-off areas and paving, encompassing approximately 41,131 existing square feet. The Project is part of the District's Measure O School Facilities Bond approved by District voters in November, 2024.

Name of Public Agency Approving Project: Scotts Valley Unified School District

Name of Person or Agency Carrying Out Project: Scotts Valley Unified School District

Exempt Status: (check one)

- 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: Cal. Code Regs. Tit. 14 § 15301 (Class 1)
- Categorical Exemption. State type and section number: Cal. Code Regs. Tit 14 § 15303 (Class 3)
- Categorical Exemption. State type and section number: Cal. Code Regs. Tit 14 § 15311 (Class 11)
- Categorical Exemption. State type and section number: Cal. Code Regs. Tit 14 § 15314 (Class 14)
- Statutory Exemptions. State code number:



Reasons why project is exempt: On November 7, 2025, the Board approved Lease Lease-Back agreements between the District and Overaa Construction Inc. for construction services related to the Brook Knoll and Vine Hill Elementary Schools Modernization Projects ("Project"). The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, sections 15301 (Class 1 – minor alteration of existing structures), 15303 (Class 3 – new construction of small structures), 15311 (Class 11 – construction, or placement of minor structures accessory to) and 15314 (Class 14 – minor additions to schools). The Project involves replacement or minor expansion of existing school facilities and does not increase capacity beyond regulatory thresholds. It does not trigger any exceptions to categorical exemptions under CEQA Guidelines section 15300.2, as the Project is not located in a particularly sensitive environment and will not have cumulative impacts resulting from successive projects of the same type, there are no unusual circumstances associated with the Project, no impact on scenic highways, no location on a hazardous waste site, and no substantial adverse