CATEGORICAL EXEMPTION EVALUATION REPORT

Chaparral High School New Auxiliary Gym,
Parking Lot Improvements, and Interior Renovations Project

April 2023

This Categorical Exemption Evaluation Report (CE Evaluation) documents the eligibility of Temecula Valley Unified School District's (District) proposed school facilities improvements at Chaparral High School (Project) to be exempt from expanded environmental review pursuant to the California Environmental Quality Act (CEQA), under California Public Resources Code Section 21084 and California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15061(b)(2) and 15300 et seq.

Location

The Project is proposed at Chaparral High School at 27215 Nicolas Road in the City of Temecula (City), Riverside County, California (Project site). The school is bounded by Nicolas Road to the north, State Route (SR) 79 (Winchester Road) to the east, Roripaugh Road to the south, and Santa Gertrudis Creek Trail to the west. Regional access is via SR 79 and Interstate 15, approximately one mile to the south and west of the school. Figure 1, *Local/Regional Vicinity,* shows the Project site and surrounding areas.

Existing Setting

Land Use and Zoning

Chaparral High School encompasses Assessor's Parcel Number 92009005.[1] According to the City of Temecula General Plan, the campus has a Public Institutional Facilities land use designation and is zoned Public Institutional (PI).[2] The PI zone includes public, private and uses of a quasi-public nature such as public schools, hospitals, libraries, civic centers, cultural facilities, churches, and public utility facilities.[3]

Surrounding Land Uses

Residential uses are located to the north across Nicolas Road and east across SR 79. Commercial uses are located to the northeast and east across SR 79 and to the south across Roripaugh Road. Santa Gertrudis Creek is located to the west with residential uses just beyond.

Existing Uses

The Chaparral High School campus encompasses approximately 50 acres on a generally flat, rectangular parcel at an elevation of approximately 1,100 feet above mean sea level.[4] The school was originally built in

[1] City of Temecula, City of Temecula GIS, accessed April 14, 2023, https://gis.temeculaca.gov/Html5Viewer/?viewer=CityOfTemecula.
[2] City of Temecula, Temecula General Plan – Land Use Policy Map, revised March 29, 2012, accessed April 14, 2023, http://laserfiche.cityoftemecula.org/weblink/2/doc/275675/Electronic.aspx; City of Temecula, City of Temecula Zoning, accessed April 14, 2023, https://temecula.maps.arcgis.com/apps/Minimalist/index.html?appid=fbd24fea049b4b5eb3d7eab8edd655be.
[3] City of Temecula, Temecula, California – Municipal Code, Chapter 17.12 Public/Institutional District, accessed April 14, 2023, https://library.qcode.us/lib/temecula_ca/pub/municipal_code/item/title_17-chapter_17_12.
[4] United States Geological Survey, Murrieta Quadrangle, California – Riverside County, 7.5-Minute Series, 2022, accessed April 17, 2023, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=46120f537c0176cf9b6b22a55cf985d6.

1997 and has been improved over the years with permanent and portable structures, landscaping, and athletic facilities.

As shown in Figure 1, the northern half of the campus has a group of permanent buildings and paved parking to the west, north, and east of the buildings. The administration building is in the center of four building wings, including the science wing to the north, classrooms wings to the east and west, and the multipurpose building to the south, which has been converted to a gymnasium and locker rooms. The gymnasium includes a dance room and weight room and is heavily used for after-school programs and activities, including practices and games, until as late as 11:00 PM.

The southern portion of the campus consists mostly of the school's athletic facilities. The football stadium and running track are in the southwest portion, north of a small parking lot at the end of Roripaugh Road; the varsity and junior varsity baseball fields are along the southern perimeter; three softball fields and a multipurpose field are in the southcentral area, east of the stadium; five basketball and eight tennis courts are north of the softball field, along the mid-southeastern perimeter; and a swimming facility is between the tennis courts and multipurpose building. Portable classrooms are between the swimming facility and softball/multipurpose field. Figure 2, *Site Photographs,* shows the conditions of portions of Chaparral High School.

Chaparral High School operates a traditional high school program. The school has an enrollment capacity of 3,294 seats.[5] During the 2022-23 school year, 3,030 students were enrolled. Over the last ten years, enrollment peaked in 2014-15 with 3,237 students; the lowest enrollment occurred in 2019-20 with 2,924 students.[6]

Project Description

Project Characteristics

The District proposes three general projects at Chaparral High School. The locations of the proposed improvements and construction staging areas are depicted in Figure 3, *Locations of Proposed Improvements and Construction Staging*.

Repavement of Northwest Lot. The parking lot in the northwest corner of the campus would be repaved during the summer of 2023. An area of approximately 2.75 acres would be affected. Old asphalt would be demolished and removed, followed by subsurface preparation for a new foundation, and then compaction for the installation of a new asphalt layer. The lot would be restriped to match the current striping. The Project would not alter the existing circulation patterns of the parking lot.

Science Wing Renovations. Approximately 20,000 square feet of the science wing building (including thirteen science labs, two general classrooms, and support space) would be renovated. The proposed improvements would give the interior of the existing facilities a modernized feel and include new finishes, casework, plumbing and plumbing fixtures, low voltage, technology and electrical upgrades, and new room signage.

New Auxiliary Gymnasium Building. A new, one-story, 26,000-square-foot auxiliary gymnasium and two outdoor volleyball courts would be constructed in the area of the existing tennis courts. The proposed

[5] Temecula Valley Unified School District, Temecula Valley USD Facilities Master Plan, 2022.
[6] California Department of Education, DataQuest, accessed April 18, 2023, https://dq.cde.ca.gov/dataquest.

gymnasium would include a competition basketball court (or two practice courts) with bleachers (1,156 seats), a lobby, a concessions room, restroom facilities, one locker room, a multipurpose room, a weight room, and storage and mechanical rooms. Figure 4, *Auxiliary Gym Floor Plan,* shows the proposed building layout.

The proposed gymnasium would have three points of entry. The main entry would be from the north side of the building from the campus's northeast parking lot. Two entry points would be provided from inside the campus: on the south side with access to the new volleyball courts and relocated basketball and tennis courts and from the west side through a covered outdoor area of the new building that leads to a new student courtyard and then the swimming facility. The perimeter of the new building would be improved with landscaping and hardscape.

The proposed building's utilities and systems, including potable water, sewer, electricity, fire, and communications, would be connected to the campus's existing facilities. No new connections would be made to off-site infrastructure. Stormwater would be piped from the gymnasium and adjacent areas to the existing on-site storm drain system. The Project proposes a Maxwell drywall system downstream of the gymnasium that would overflow onto the existing fields. Pretreatment of the stormwater would be provided via an inline Stormceptor.

All improvements would comply with the 2022 California Building Code (CBC), 2022 California Fire Code, 2022 California Building Energy Efficiency Standards for Non-Residential Buildings (CalGreen), Americans with Disabilities Act (ADA), and District standards. The Project would be designed to meet the following sustainable features:

- Increased insulation values in walls and attic spaces.
- Installation of high-efficiency windows and doors.
- Installation of efficient heating, ventilation, and air conditioning systems.
- Use of Energy Star products.
- Installation of low-flow, water-efficient plumbing fixtures for toilets and sinks.
- Installation of tankless water heater systems.
- Installation of light-emitting diode technology for interior and exterior building areas.
- Use of recycled water for common area landscape irrigation.
- Use of drought-tolerant plants in landscape design to minimize irrigation on-site.
- Installation of low-water irrigation systems with smart sensor controls.

Existing uses within the footprint of the proposed gymnasium facility would be relocated. Batting cages located between the two softball fields along the eastern boundary would be relocated to an area outside the left field of the varsity softball field. The tennis courts would be relocated southward to an area currently occupied by a practice softball field and five basketball courts. Three basketball courts would be reconstructed between the tennis courts and volleyball courts. The Project would result in the displacement of one softball field and two basketball courts.

Once the proposed gymnasium is habitable, the existing weight room would be converted back to its original multipurpose use. The existing dance room would be repurposed for yoga lessons.

Operation

The Project would not change Chaparral High School's existing operations or programs. The proposed gymnasium would provide additional capacity for sports practices and competitions currently occurring in the existing gymnasium. The new improvements, as with the rest of the school, would be available for community use in accordance with the Civic Center Act.[7] Following the conversion of the existing weight room back to multipurpose uses, the facility would primarily be used for student lunch periods during inclement weather and for staff meetings. The Project would not increase the classroom count or enrollment capacity of Chaparral High School.

Construction

Project implementation would begin June 2023 and conclude shortly after December 2024, under the following construction phases:

Parking Lot and Science Wing Improvements. Repaving of the northwestern parking lot and renovation of the interior of the science wing would commence June 2023 and conclude August 2023. No access would be provided to the northwestern parking lot during the summer of 2023.

Relocation of Athletic Facilities. The batting cages, tennis courts, and basketball courts would be relocated between the beginning of June 2023 and the end of September 2023.

Construction of New Auxiliary Gymnasium and Volleyball Courts. Construction of the proposed gymnasium and volleyball courts would begin soon after the tennis courts are relocated and would conclude December 2024. These facilities would open January 2025 when school resumes after winter break.

Conversion of Existing Weight Room and Dance Room. The existing weight room and dance room would be converted back to multipurpose uses and a yoga room, respectively, immediately following the opening of the auxiliary gymnasium.

Construction Best Management Practices (BMP) and Regulatory Compliance

Several construction staging and laydown areas are proposed. For the parking lot and science wing improvements, construction staging and storage would occur south and west of the northwestern lot, near the football stadium and in front of the main school entrance from Nicolas Road, respectively. Workers would park in the northeastern lot. The construction staging and storage area for the proposed gymnasium would be in the area of the existing basketball courts (refer to Figure 3).

The construction sites and staging and storage areas would be fenced and gated to limit trespassing and vandalism. They would be fenced with green screening, and fiber rolls would be placed along the interior perimeters of the fenced areas. All existing storm drain inlets would be protected, and driveways providing construction access would be stabilized and installed with a tire wash.

As the construction area would be greater than one acre, the Project would be required to comply with the State Water Resources Control Board's (SWRCB) Construction General Permit (Order No. 2012-0006-

[7] Education Code Section 38134, et seq.

DWQ). This permit requires the District and/or its construction contractor to prepare a Storm Water Pollution Prevention Plan (SWPPP), which would identify BMPs to be implemented during all construction activities to control and reduce pollutants from discharging into waterways. The BMPs would address erosion control, perimeter control, wind erosion control, storm drain inlet protection, tracking control, and general site management. Adherence to the SWPPP would reduce potential effects of Project construction on water quality to acceptable standards. Several ornamental trees were observed on-site during a site visit conducted by Michael Baker International on April 18, 2023. No active nests were observed during the site visit. Nevertheless, to avoid potential direct and/or indirect impacts to active bird nests and/or nesting birds, and in compliance with the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), the District will conduct preconstruction clearance surveys as a BMP, prior to ground disturbance and vegetation removal activities, as follows:

> MBTA / CFGC Preconstruction Clearance Surveys – In compliance with the MBTA and CFGC, if Project-related activities are initiated during bird nesting season (February 15 to August 31), the District and/or its construction contractor shall retain a qualified biologist to conduct a preconstruction nesting bird clearance survey no more than three days prior to the start of any vegetation removal or ground-disturbing activities. The qualified biologist shall survey all trees within 50 feet of the construction area. If no active bird nests are detected during the clearance survey, Project construction activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests identified to determine if Project-related activities occurring outside the no-disturbance buffer disturb the birds and if the buffer needs to be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the no-disturbance buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

Project construction may have the potential to release pollution into the air and waterways. To minimize potential Project effects on air quality, the Project would be subject to rules and regulations enforced by the South Coast Air Quality Management District (SCAQMD), including the following:

> Rule 402 (Nuisance) – This rule prohibits the discharge "from any source whatsoever in such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

> Rule 403 (Fugitive Dust) – This rule requires fugitive dust sources to implement best available control measures for all sources, and prohibits all forms of visible particulate matter (PM) from crossing any property line. This rule is intended to reduce coarse PM (PM_{10}) emissions from any transportation,

handling, construction, or storage activity that has the potential to generate fugitive dust. Potential PM_{10} suppression techniques are summarized below.

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

Rule 1113 (Architectural Coatings) – This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce reactive organic gases (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

4. Applicability of Categorical Exemption

The CEQA Guidelines includes classes of projects that have been determined to not have a significant effect on the environment and that can be categorically exempt from extended environmental review. As discussed below, the Project qualifies for a categorical exemption under Classes 4 and 14.

Class 4, Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. (CEQA Guidelines § 15304)

The proposed improvements would disturb soils and require removal of existing vegetation. All areas disturbed by the Project would be restored with new pavement, buildings, and/or landscaping to minimize erosion and to allow for continued school operations. Several ornamental trees are located within the on-site planter, adjacent to the west of the football field and running track. The planter and adjacent areas would be used for storage and construction staging only, and none of the existing trees would be removed with Project construction. Additionally, existing landscaping for the northwestern parking lot includes several ornamental trees; these trees would not be removed with Project construction.

Class 14, Minor Additions to School

Class 14, Minor Additions to School, consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten

classrooms, whichever is less. The addition of portable classrooms is included in this exemption. (CEQA Guidelines § 15314)

The Project includes the modernization of existing classrooms. The Project would not add new classrooms or change the number of classrooms at Chaparral High School. Therefore, the school enrollment capacity would remain the same as under existing conditions.

5. Exceptions to Categorical Exemptions

CEQA Guidelines Section 15300.2, Exceptions, lists conditions under which categorical exemptions are inapplicable. The discussion below addresses whether these conditions apply.

a. Location

Section 15300.2(a) of the CEQA Guidelines states that Classes 3, 4, 5, 6, and 11 are qualified by consideration of whether a project is located in a uniquely sensitive environment of hazardous or critical concern that has been designated, precisely mapped, or officially adopted pursuant to federal, state, or local laws, i.e., the project that would ordinarily be insignificant may in that particularly sensitive environment be significant. According to the Temecula General Plan, the Project site is mapped within a liquefaction hazard zone.[8] A Geotechnical Report will be prepared for the proposed auxiliary gymnasium to ensure that appropriate engineering requirements are implemented in compliance with the 2022 CBC, which would ensure that potential impacts associated with geologic hazards, including liquefaction, would be mitigated by design and construction and therefore would be less than significant.

Additionally, the Temecula General Plan maps portions of the City within dam inundation zones associated with potential failures of three dams: Lake Skinner, Vail Lake, and Diamond Valley Lake. The northwestern portion of the Project site is mapped within a dam inundation zone. The City has taken precautions to reduce the threat of catastrophic flood damage, including maintenance of a Dam Inundation Evacuation Plan, updates to the Multi-Hazard Functional Plan, and coordination with the California Office of Emergency Services to ensure that dam safety plans reflect the level of development within the community.[9] Additionally, the US Army Corps of Engineers has adopted emergency action plans for these three dams that identify actions to follow in the event of a breach in order to minimize property damage and the potential loss of life due to dam failure.[10]

The Project site is not within any additional areas of unique sensitive environments of hazardous or critical concern—including wildfire hazards, 100-year floodplains, and noise—mapped and/or designated by federal, state, or local agencies.[11] This exception does not apply to the Project.

b. Cumulative Impact

Exemptions are inapplicable when there is a significant cumulative impact of "successive projects of the same type in the same place, over time (§ 15300.2(b))." The District updated its Facilities Master Plan (FMP)

[8] City of Temecula, Temecula General Plan – Public Safety Element, 2005, accessed April 18, 2023, https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF.
[9] Ibid.
[10] US Army Corps of Engineers, National Inventory of Dams, accessed April 18, 2023, https://nid.sec.usace.army.mil/#/.
[11] California Department of Forestry and Fire Protection, FHSZ Viewer, accessed April 18, 2023, https://egis.fire.ca.gov/FHSZ/; Temecula General Plan – Noise Element, 2005, accessed April 18, 2023, https://temeculaca.gov/DocumentCenter/View/286/Noise-PDF; Federal Emergency Management Agency, Flood Insurance Rate Map Number 06065C2720G, effective August 28, 2008.

in 2022, which identifies the proposed Project and the following future improvements at Chaparral High School (not a part of the proposed Project):

- New 2-story classroom building
- Modernize classrooms
- Modernize admin/library
- New pedestrian path
- Rework field area
- Outdoor learning areas + site furniture + shade canopy
- Demolish portables
- Landscape improvements[12]

There are currently no plans to implement the above projects. Furthermore, separate from the above improvements, the District plans to replace the existing central heating plant with heat pumps in the future. Funding has not been identified for this modernization improvement or any of the above improvements. It would be speculative to assume when these improvements would be implemented. Construction of the Project and future projects at Chaparral High School would not overlap and would therefore not result in cumulatively considerable environmental effects. Therefore, this exception does not apply to the Project.

c. Significant Effects

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The determination of whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) whether there is a reasonable possibility that a significant environmental impact will result from the unusual circumstances. The lead agency considers the second prong of this test only if it finds that some circumstance of the project is unusual. (*Berkeley Hillside Preservation v City of Berkeley* (2015) 60 C4th 1086, 1104)

The Project would not present unusual circumstances or special environmental constraints during Project planning, construction, or operation that may lead to a significant impact. The existing school has operated on the Project site since 1997. The Project would not increase the classroom count or enrollment capacity of Chaparral High School. The Project would improve conditions of the northwestern parking lot and would provide additional sports practice and competition space. The Project would comply with all applicable California laws and regulations. Construction methods would be typical for school facilities and would comply with standard practices for public school facilities, including the current CBC and the ADA. The Project would also comply with applicable water quality and air emissions rules and standards and would implement BMPs required during construction. Therefore, this exception does not apply to the Project.

[12] Temecula Valley Unified School District, Temecula Valley USD Facilities Master Plan, 2022.

d. Scenic Highways

A categorical exemption cannot be used for a project that may damage scenic resources—including but not limited to trees, historic buildings, rock outcroppings, or similar resources—within an officially designated state scenic highway. The closest officially designated state scenic highway is a segment of SR 74, approximately 23.4 miles to the northeast of the Project Site, near Rouse Ridge.[13] Due to the distance, Project implementation would not have the ability to devalue the highway. This exception does not apply to the Project.

e. Hazardous Waste Sites

Subsection 15300.2 of the CEQA Guidelines states that a categorical exemption shall not be used for a project on a site that is on any list compiled pursuant to Section 65962.5 of the California Government Code. Section 65962.5 specifies lists of hazardous materials sites—hazardous waste facilities; hazardous waste discharges for which the SWRCB 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.

To determine if the site is on a list compiled by Section 65962.5, a review of the following data resources, also known as the Cortese list, was conducted:

- List of Hazardous Waste and Substances sites from the California Department of Toxic Substances Control (DTSC) online EnviroStor database[14]
- List of leaking underground storage tank sites from the SWRCB online GeoTracker database[15]
- California Environmental Protection Agency (CalEPA):[16]
    - List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit
    - List of “active” Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB
    - List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC

The Project site is not classified as a leaking underground storage tank site by the SWRCB and is not included on the CalEPA lists identified above.

According to the DTSC EnviroStor database, the Project site is classified as a DTSC Site Cleanup Program site. In 2001, a Phase I Environmental Site Assessment (ESA) was prepared for Chaparral High School. According to the Phase I ESA, the site appeared to have been used for row crops from at least 1953 to sometime between 1962 and 1967. The site was then used for dry farming until sometime between 1990 and 1992, at which time the site was graded for development. The Phase I ESA did not reveal evidence of

[13] ArcGIS, California Scenic Highways, accessed April 14, 2023, https://www.arcgis.com/home/item.html?id=f0259b1ad0fe4093a5604c9b838a486a.
[14] Department of Toxic Substances Control, EnviroStor, accessed April 14, 2023, https://www.envirostor.dtsc.ca.gov/public/.
[15] California State Water Resources Control Board, GeoTracker, accessed April 14, 2023, https://geotracker.waterboards.ca.gov/.
[16] California Environmental Protection Agency, Cortese List Data Resources, accessed April 14, 2023, https://calepa.ca.gov/sitecleanup/corteselist/.

recognized environmental conditions in connection with the site.[17] DTSC granted the site a no further action status in 2001.[18] Although the Project site is included on a list of hazardous waste facilities compiled by Section 65962.5 of the California Government Code, no evidence of contamination was reported at the site, and the case was granted regulatory closure. Therefore, this exception does not apply to the proposed Project.

f. Historic Resources

A categorical exemption cannot be used for a project that may cause a substantial adverse change in the significance of a historical resource, as specified in Public Resources Code Section 21084.1, which defines a resource as one listed in or determined to be eligible for listing in the California Register of Historical Resources and local register of historical resources. The Project site is not listed on the National Register of Historic Places, California Historical Resources, California Historical Landmarks, or California Office of Historic Preservation's Built Environment Resource Directory.[19] Additionally, the City does not classify Chaparral High School as a historic structure or site.[20] Therefore, this exception does not apply to the proposed Project.

6. Conclusion

As documented herein, the proposed Project meets the requirements of Categorical Exemption Class 4, *Minor Alterations to Land,* and Class 14, *Minor Additions to Schools,* and none of the conditions listed in CEQA Guidelines Section 15300.2, *Exceptions*, apply. Accordingly, the Project is exempt from extended environmental review in accordance with the provisions of CEQA.

[17] Ninyo & Moore, Phase I Environmental Site Assessment, Chaparral High School, 27215 Nicolas Road, Temecula, California, May 7, 2001, accessed April 14, 2023, https://www.envirostor.dtsc.ca.gov/getfile?filename=/public%2Fdeliverable_documents%2F4724156022%2FChaparralHS_Phase1_Final_07.25.01.pdf.

[18] Department of Toxic Substances Control, Phase I Environmental Site Assessment Determination for Temecula Valley Unified School District, Chaparral High School Expansion, 27215 Nicolas Road, Temecula, Riverside County, July 25, 2001, accessed April 14, 2023, https://www.envirostor.dtsc.ca.gov/getfile?filename=/public%2Fdeliverable_documents%2F4464858829%2FChaparralHS_Phase1_Apvl_07.25.01.pdf.

[19] National Park Services, National Register of Historic Places, accessed April 18, 2023, https://www.nps.gov/subjects/nationalregister/database-research.htm#table; Office of Historic Preservation, California Historical Resources, accessed April 18, 2023, https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19; Office of Historic Preservation, California Historical Landmarks, accessed April 3, 2023, https://ohp.parks.ca.gov/?page_id=21387; Office of Historic Preservation, Built Environment Resource Directory, accessed April 18, 2023, https://ohp.parks.ca.gov/?page_id=30338.

[20] City of Temecula, Temecula General Plan – Open Space/Conservation Element, 2005, accessed April 18, 2023, https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF; City of Temecula, Historical Places, accessed April 18, 2023, https://temeculaca.gov/153/Historical-Places.

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Temecula Valley Unified School District. 2022. Temecula Valley USD Facilities Master Plan.



Legend

Project Site

Michael Baker INTERNATIONAL

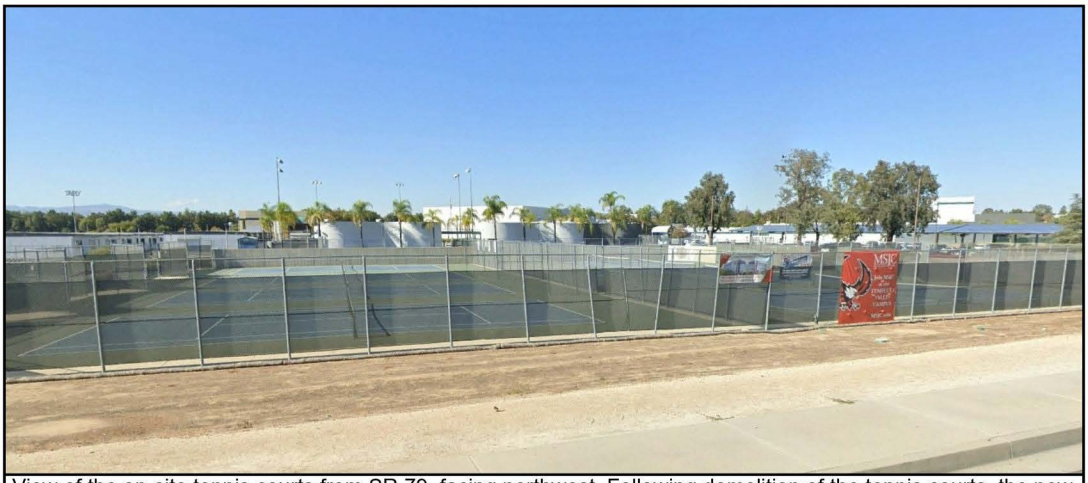
0 0.07 0.15 Miles

Source: Esri, ArcGIS Online, USGS Map: *Temecula, California*

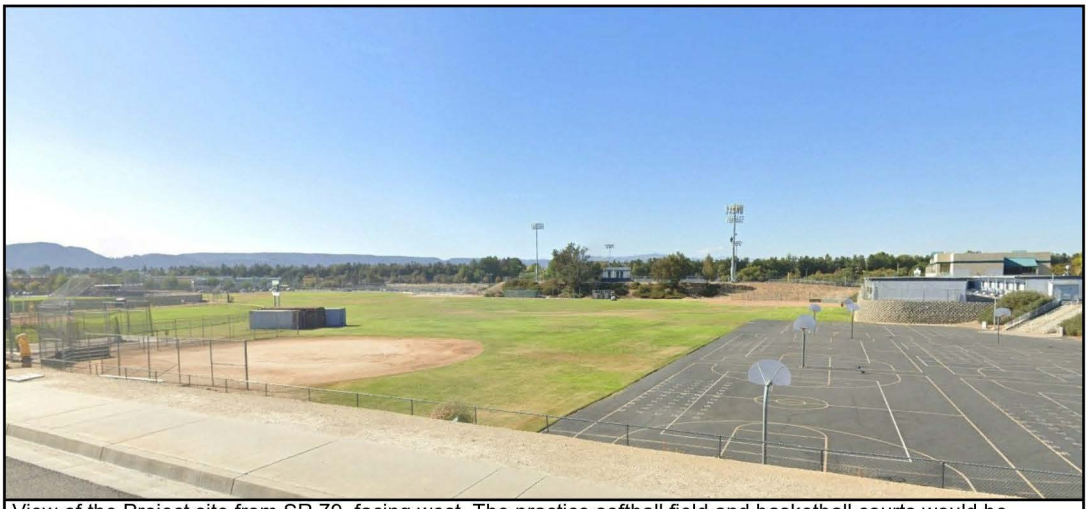
CHAPARRAL HIGH SCHOOL NEW AUXILIARY GYM, PARKING LOT IMPROVEMENTS, AND INTERIOR RENOVATIONS PROJECT

Local/Regional Vicinity

Figure 1



View of the on-site tennis courts from SR 79, facing northwest. Following demolition of the tennis courts, the new auxiliary gymnasium and volleyball courts would be constructed in this area.



View of the Project site from SR 79, facing west. The practice softball field and basketball courts would be removed to allow for relocation of the existing tennis courts. Three basketball courts would then be reconstructed to the north of the tennis courts.



View of the northwestern parking lot from Nicolas Road, facing south.



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Legend

- Project Site
- Construction Area for Parking Lot Improvements

Proposed Improvement

1. Repave parking lot
2. Upgrade interior of Science Wing
3. Relocate batting cages
4. Relocate tennis courts
5. Construct new gymnasium and outdoor volleyball courts
6. Convert weight room back to multipurpose. Repurpose dance room for yoga lessons.

C Construction Staging Area

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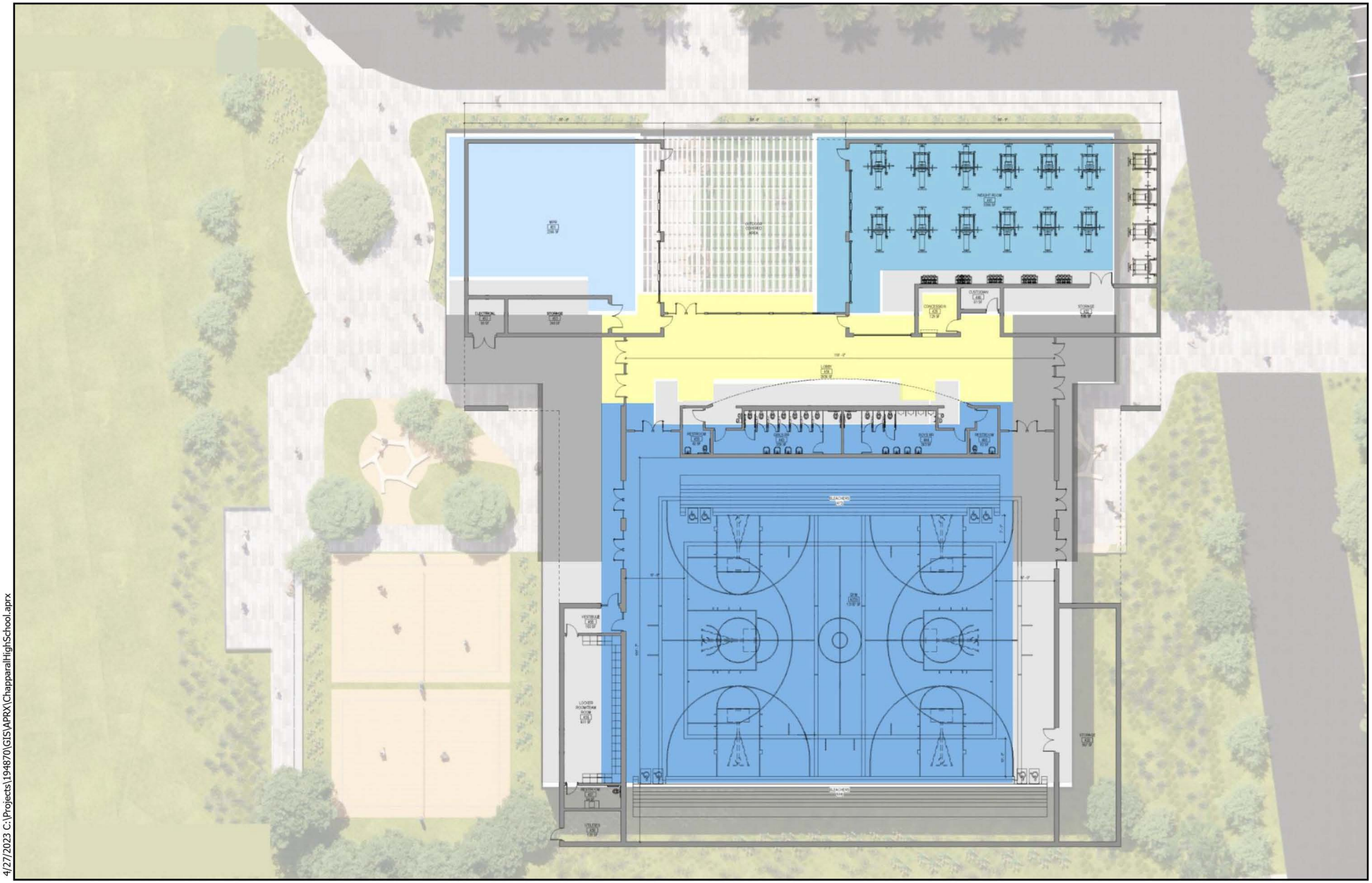
0 150 300 Feet

Source: Nearmap, Michael Baker International, April 18, 2023

CHAPARRAL HIGH SCHOOL NEW AUXILIARY GYM, PARKING LOT IMPROVEMENTS, AND INTERIOR RENOVATIONS PROJECT

Locations of Proposed Improvements and Construction Staging

Figure 3



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Source: DLR Group, February 7, 2023

CHAPARRAL HIGH SCHOOL NEW AUXILIARY GYM,
PARKING LOT IMPROVEMENTS, AND INTERIOR RENOVATIONS PROJECT

Auxiliary Gym Floor Plan

Figure 4