CEQA: California Environmental Quality Act

NOTICE OF EXEMPTION

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

☒ County Clerk
County of San Diego
1600 Pacific Highway, Room 260
San Diego, CA 92101

From: Sweetwater Union High School District
1130 Fifth Avenue
Chula Vista, CA 91911

Castle Park High School (CPHS) Stadium Modernization Project
Project Title

1935 Hilltop Drive
Project Location - Specific

Chula Vista
Project Location – City

San Diego
Project Location – County

The District proposes to remove the existing track and field, home and visitor bleachers, one home team concessions building, one visitor team concessions/restroom building, one storage building, press box, public address/sound system, the four stadium light posts, one home team restroom building, and one classroom building. The project would remove the two east-most basketball courts and the fenced storage area, just north of the stadium on CPHS campus. The proposed project would also remove five sets of existing stairs (two that connect the parking lot to the grass field, one that connects the field to the campus, and two that connect the stadium to Rienstra Street). Trees throughout the project site may be removed to accommodate the proposed project. Demolition would occur to modernize CPHS's stadium related scholastic athletic amenities. The proposed project would install a synthetic turf field, rubberized zone with high jump and pole vault, rubberized zone with long jump/triple jump and synthetic turf warm-up area, and 400-meter nine-lane rubberized track. New visitor and home bleachers would be installed with a combined seating capacity of 2,000 seats. The home team bleachers will also have a press box. Additionally, the District proposes to construct a shot put area, discus cage in a natural turf field; one concession/ticket/restroom building, one multi-purpose field storage building, and one new equipment storage building. Stadium improvements would include new stadium light fixtures (on four new light poles and two existing light poles), new public address/sound system, and new fencing and gates around the stadium. Two practice fields would be striped on the grass field west of the stadium, and four sand volleyball courts would constructed be north of the stadium. Cell equipment would remain and/or be relocated to another area of the campus. Electrical equipment would be removed and/or relocated as part of the proposed project.

The proposed project would include the installation of a new underground water detention basin to the southwest of the track and field to manage stormwater onsite. The proposed project would restripe a portion of the parking lot and construct a new ramp from the parking lot and a sidewalk from Hilltop Drive to the stadium for ADA compliance. The proposed project would add new light poles with light fixtures to the southwestern parking lot, which serves the stadium, to increase safety and security. The light fixtures would be shielded, cast light downward, and would be interior to the parking lot. The proposed project would also include slope stabilization on the southwest corner of the campus along Hilltop Drive near Rienstra Street, north side of the campus where the campus meets Helix Street, and east side of the campus near the existing home grandstands. Slope stabilization would include a combination of storm drain improvements, irrigation improvements, new vegetative ground cover, and retaining walls.

Attendance at sporting events has declined over the years, so the seating capacity of the new bleachers has been reduced to 2,000 spectators. The proposed project would not change the basic functions of the project site nor increase the number of events. The proposed project would not alter the existing vehicle access to the project site and would not lead to an increase in student enrollment at the CPHS campus. Overall, the proposed project would benefit the CPHS students, staff, and the general community by providing enhanced educational and athletic facilities.

Description of Nature, Purpose, and Beneficiaries of Project

Sweetwater Union High School District

Name of Public Agency Approving Project

Sweetwater Union High School District

Name of Person or Agency Carrying Out Project

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: §15301 Class 1, Existing Facilities, §15302 Class 2, Replacement or Reconstruction, §15303 Class 3, New Construction or Conversion of Small Structures.

☐ Statutory Exemptions. State code number:

The project involves the construction and modernization of the CPHS stadium and related facilities. The proposed project would not expand the use of these improved facilities nor increase student enrollment. The proposed project would decrease stadium capacity compared to existing conditions. The stadium improvements would serve the same purpose as the existing conditions and would continue to accommodate CPHS programs/events. Additionally, the addition of the sand volleyball courts would support student athletic curriculum and would not increase student enrollment. The new underground stormwater basin would manage stormwater from the campus, the parking lot lighting would increase safety and security, and slope stabilization improvements would support the campus; these improvements do not affect student enrollment. Therefore, the proposed project is exempt from CEQA under Sections 15301, 15302, and 15303. The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply.

See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at the Sweetwater Union School District Office, 1130 Fifth Avenue Chula Vista, CA 91911.

Reasons why project is exempt

Armando Murillo	(619) 585-4441
Contact Person:	Area Code/Telephone/Extension:

CEQA: California Environmental Quality Act

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: _____

Signature: _____ Title: Director of Planning and Construction

SWEETWATER UNION HIGH SCHOOL DISTRICT

RESOLUTION NO. 4849

RESOLUTION AUTHORIZING A NOTICE OF EXEMPTION FOR PURPOSES OF SATISFYING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FOR THE CASTLE PARK HIGH SCHOOL STADIUM MODERNIZATION PROJECT, APPROVING THE PROJECT, AND DELEGATING AUTHORITY TO STAFF TO EXECUTE AND FILE THE NOTICE OF EXEMPTION WITH THE SAN DIEGO COUNTY CLERK

ON THE MOTION OF Member Arancibia, seconded by Member Solis, the following resolution is adopted:

WHEREAS, the Sweetwater Union High School District ("District") is a public school district organized and existing under the laws of the State of California; and

WHEREAS, the District is the lead agency under the California Environmental Quality Act ("CEQA") for the Castle Park High School (CPH) Stadium Modernization Project ("Project"); and

WHEREAS, the proposed Project would include the demolition of the existing track and field, associated facilities, and one classroom building and would include the construction of a synthetic turf field, a rubberized zone with high jump and pole vault, a rubberized zone with long jump/triple jump and synthetic turf warm-up area, a 400-meter nine-lane rubberized track, visitor and home bleachers with a combined seating capacity of 2,000 seats, a press box, a shot put area, a discus cage in a natural turf field, one concession/ticket/restroom building, one multi-purpose field storage building, one equipment storage building, new stadium LED light fixtures (on four new light poles and two existing light poles), new public address/sound system (to replace the existing system), new fencing and gates around the stadium, striping of two practice fields on the grass field west of the stadium, construct four sand volleyball courts, installation of a new underground water detention basin, restripe a portion of the parking lot and construct a new ramp from the parking lot and a sidewalk from Hilltop Drive to the stadium for ADA compliance, installation of new parking lot lighting, and the stabilization of three slope areas around the campus; and

WHEREAS, the District staff hired a firm specializing in CEQA environmental compliance to prepare the environmental analysis for the Project; and

WHEREAS, the environmental analysis documents demonstrate that the Project is categorically exempt under Classes 1, 2, and 3 CEQA Guidelines Sections: 15301

(Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures), and a Notice of Exemption and Supplement have been prepared; and

WHEREAS, the board has reviewed and considered the environmental analysis completed for the Project; and

WHEREAS, the board has determined that the Notice of Exemption and Supplement are adequate, complete, and have been prepared in accordance with CEQA; and

WHEREAS, the Notice of Exemption and Supplement have been prepared in compliance with CEQA and reflect the District's independent judgment and analysis; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have been met.

NOW, THEREFORE, BE IT RESOLVED:

Section 1: The above recitals are true and correct.

Section 2: The Notice of Exemption and Supplement prepared for the Project have been completed in accordance with CEQA guidelines.

Section 3: The Sweetwater Union High School District Board of Trustees shall follow the requirements of the Migratory Bird Treaty Act (MBTA) by implementing the following standard practices prior to construction activities:

a) To the extent feasible, conduct vegetation removal outside of the nesting bird season. If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100 feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days prior to vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

b) To the extent feasible, construction activities and demolition of existing stadium facilities structures and buildings should be conducted outside of the nesting bird season. If the project schedule does not allow for these activities to take place outside of the nesting season, deterrent and exclusion efforts should be undertaken to prevent nests within or

on stadium facilities structures or buildings from becoming active. Deterrent and exclusion efforts should be undertaken by individuals and/or teams familiar with building and installing devices that deter and exclude nest building.

Section 4: The Notice of Exemption and Supplement reflects the board's independent judgment and analysis.

Section 5: The board hereby approves and adopts the Notice of Exemption and Supplement for the Project per the State CEQA guidelines.

Section 6: The board hereby approves the Project.

Section 7: The board hereby delegates authority to staff to execute and file the Notice of Exemption with the County Clerk and the State Clearinghouse.

Section 8: The Notice of Exemption and Supplement constitute a record of these proceedings and will be kept at the offices of the Sweetwater Union High School District, located at 1130 Fifth Avenue, Chula Vista, CA 91911, under the control of the director of planning and construction.

PASSED AND ADOPTED by the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, this 12th day of June, 2023, by the following vote:

AYES:	5	(ARANCIBIA, EMERALD, LOPEZ-ZEPEDA, SEGURA, SOLIS)
NOES:	0	
ABSTAIN:	0	
ABSENT:	0	

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State of California)
) SS
County of San Diego)

I, Deanne Vicedo, Clerk of the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, do hereby certify that the foregoing is a true copy of a resolution adopted by said board at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is on file in the office of said board.

Deanne Vicedo, Clerk

June 12, 2023
Date

SWEETWATER
UNION HIGH SCHOOL DISTRICT

June 12, 2023

Board Item - Q.-3.

Issue:

Resolution No. 4849.

Superintendent's Recommendation:

Adopt Resolution No. 4849, Authorizing a Notice of Exemption for Purposes of Satisfying the California Environmental Quality Act ("CEQA") for the Castle Park High School Stadium Modernization Project, Approving the Project, and Delegating Authority to Staff to Execute and File the Notice of Exemption with the San Diego County Clerk.

Analysis:

For the Castle Park High School (CPH) Stadium Modernization Project, the district hired an environmental consulting firm to conduct a CEQA environmental review.

Based on the firm's analysis of the project, the project falls under development classes that have been determined not to have a significant effect on the environment and the project can be categorically exempt from the provisions of CEQA under CEQA Guidelines Sections: 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or conversion of Small Structures). Therefore, staff has prepared a Notice of Exemption.

For questions regarding this board item, please contact Janea Quirk at (619) 585-6060 or janea.quirk@sweetwaterschools.org.

Fiscal Impact:

None.

ATTACHMENTS:

	Description	Type
🗋	Q-3 - Reso 4849 CPH Stadium Modernization - NOE CEQA - ig	Backup Material
🗋	Q-3 - Reso 4849 CPH Stadium Modernization - Backup NOE with Attachments - ig pt. 1	Backup Material
🗋	Q-3 - Reso 4849 CPH Stadium Modernization - Backup NOE with Attachments - ig pt. 2	Backup Material