

NOTICE OF EXEMPTION

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

From: Vista Unified School District
1234 Arcadia Avenue
Vista, CA 92084

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

Bobier Elementary School Reconstruction Project
Project Title

220 West Bobier Drive, Vista, CA 92083
Project Location - Specific

Vista
Project Location - City

San Diego
Project Location - County

The District proposes to remove 21 portable classrooms and demolish the following: Administration building; Multi-purpose kitchen building; and all remaining classroom buildings due to age, water damage, code. and site access compliance. The District proposes to replace these buildings with a two-story 35,500 square-foot Administration Classroom building, a one-story 6,988 square foot Library/STEAM building, a one-story 11,634 square-foot Multi-Purpose/Food Service Building, and a one-story 1,369 square-foot Field Restroom/Storage Building. The proposed project also includes expanding the front drop-off/pick-up zone, modifying and expanding the parking lots, creating a new fire access route, improving the sports fields, relocating the hardcourts/playgrounds, repairing a concrete channel, constructing a new retaining wall, and repairing existing landscaping from water damage. The beneficiaries of the proposed project would be the students attending Bobier Elementary School and the District, as well as community members due to the improved/expanded parking lots and drop-off/pick-up zones which would improve circulation on surrounding roadways. The project is necessary to provide adequate educational facilities by removing portable classrooms and replacing them with new permanent classrooms; bringing the site up to CDE (California Department of Education), ADA (Americans with Disabilities Act) and code compliance with new utilities and new site improvements.

Description of Nature, Purpose, and Beneficiaries of Project

Vista Unified School District
Name of Public Agency Approving Project

Ami Shackelford, Assistant Superintendent
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: §15302 Class 2, Replacement or Reconstruction, §15303 Class 3, New Construction or Conversion of Small Structures, §15311 Class 11, Accessory Structures.
- ☐ Statutory Exemptions. State code number:

The proposed project will involve the demolition and reconstruction of school buildings on the same site and will serve the same purpose; the proposed project will not increase student capacity, events, or frequency of use. Therefore, the proposed project is exempt under CEQA Section 15302.

The proposed project will include the construction of a new field restroom/storage building, as well as the relocation of hardcourts from the northeastern portion of the site to the southwestern portion of the site. Therefore, the proposed project is exempt under Section 15303.

The proposed project will include the construction of a new field restroom/storage building, and expansion of parking lots and drop-off/pick-up zones. Therefore, the proposed project is exempt under Section 15311.

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 Vista Unified School District, 1234 Arcadia Ave. Vista, CA 92084.

Reasons why project is exempt

Ami Shackelford, Assistant Superintendent

(760) 726-2170

Contact Person:

Area Code/Telephone/Extension:

If filed by applicant:

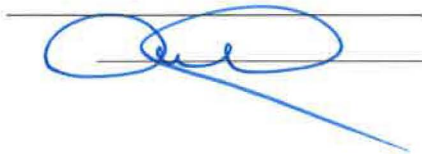
1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☐ Yes ☐ No

Date

Received for

Filing:

Signature:



Title: Assistant Superintendent, Business Services

Attachment to Notice of Exemption

Bobier Elementary School Renovation Project

VISTA UNIFIED SCHOOL DISTRICT

The Vista Unified School District (District) proposes to reconstruct buildings at the Bobier Elementary School (Bobier ES). 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, § 15302, 15303, and 15311.

1. EXISTING CONDITIONS

PROJECT LOCATION

The project site is the Bobier ES, which is located at 220 West Bobier Drive in the City of Vista in San Diego County. Regional access to the campus is from Interstate 5 (I-5) approximately 6.7 miles southwest of the campus, Interstate 15 (I-15) approximately 5.7 miles east of the campus, State Route 76 (SR-76) approximately 3 miles northwest of the campus, and State Route 78 (SR-78) approximately 1.7 miles south of the campus (see Figure 1, *Project Location and Local Vicinity*). Bobier ES is surrounded by residential uses to the west and south, commercial uses to the east, and residential and commercial uses to the north.

EXISTING CONDITIONS AND SURROUNDING USES

Bobier ES is a transitional kindergarten to fifth grade elementary school with a 2021/2022 enrollment of 537 students (CDE 2022). The campus is currently developed with portable classrooms, restrooms, library, multipurpose room, administration building, staff/visitor parking lots, grass fields, hardcourts/playgrounds, walkways, and landscaping. Main vehicle access to the parking lots and drop-off/pick-up zone is provided via four driveways on West Bobier Drive, north of the campus (see Figure 2, *Aerial Photograph*).

GENERAL PLAN LAND USE DESIGNATION AND ZONING DESIGNATION

The project site is designated Civic Activity (CA) and zoned C-A (Civic-Activity). The C-A zoning designation permits public buildings and uses by a public agency, according to Chapter 18.47, Civic Activity Zone, of the Vista Municipal Code.

2. PROJECT DESCRIPTION

The proposed project will result in the construction of a two-story 35,500 square-foot Administration Building, a one-story 11,634 square-foot Multi-Purpose/Food Service Building, a one-story 6,988 square foot Library/STEAM Building, a one-story 1,369 square-foot Field Restroom/Storage Building, a retaining wall, and courtyard, improving the sports field and hardcourts, and expanding parking lots. Figure 3, *Conceptual Site Plan*, shows the location and layout of the proposed uses.

VEHICULAR ACCESS AND PARKING

Main access to the project site will be provided via two driveways on West Bobier Drive, which bounds the northern portion of the site. One driveway will provide egress and ingress into Parking Lot A, and the second driveway will provide egress and ingress into Parking Lot B (see Figure 3).

Parking Lot A will consist of a total of 39 parking spaces, including four electrical vehicle parking spaces and two ADA-compliant parking spaces. Parking Lot A will also consist of a fire lane and expanded drop-off/pick-up zone, as well as a crosswalk to improve pedestrian and vehicle safety. Parking Lot B will consist of 88 parking spaces, including four electrical vehicle parking spaces and four ADA-compliant parking spaces. Parking lot B will also include a 5,472 square-foot line of solar panels above the lot.

Emergency vehicle access to the site will be via the driveways into Parking Lot A and via the cul-de-sac on Lagan Avenue, south of the project site.

DEMOLITION

The proposed project will include the removal of paved areas, demolition of existing buildings, and disconnecting utility services to the nearest valve. The proposed project will include the removal of trees, landscaping, basketball and tetherball poles, wall and footings, steps/ramp, handrails, artificial turf and appurtenances, utility box/catch basin, and fencing.

CONSTRUCTION

Construction of the proposed project will consist of site preparation, on-site grading, building, paving, and architectural coating. All construction equipment and workers will be located within the boundaries of the campus and contractors will 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 § 15302, 15303, and 15311) because it is consistent with Class 2, Replacement or Reconstruction, Class 3, New Construction or Conversion of Small Structures, and Class 11, Accessory Structures, as explained below.

Class 2, Replacement or Reconstruction (CEQA Guidelines § 15302) Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity of the structure replaced.

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.

Class 11, Accessory Structures (CEQA Guidelines § 15311) Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots.

The proposed project will involve the demolition and reconstruction of school buildings on the same site and will serve the same purpose; the proposed project will not increase student capacity, events, or frequency of use. Therefore, the proposed project is exempt under Section 15302.

The proposed project will include the construction of a new field restroom/storage building, as well as the relocation of hardcourts from the northeastern portion of the site to the southwestern portion of the site. Therefore, the proposed project is exempt under Section 15303.

The proposed project will include the construction of a new field restroom/storage building, and expansion of parking lots and drop-off/pick-up zones. Therefore, the proposed project is exempt under Section 15311.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA conditions described in Section 15302, 15303, and 15311 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 in 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 an existing elementary school campus surrounded by residential and commercial uses. The campus is developed with buildings, asphalt hardcourts and parking lots, concrete walkways, playgrounds, grass turf, and ornamental landscaping. The City of Vista is within the San Diego Multiple Habitat Conservation Program (San Diego MHCP) (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 San Diego MSHCP area, special status biological resources, and other protected biological resources are expected to occur. Due to the school's developed nature and frequent human disturbance, it does not contain any sensitive biological species or habitat. No mapped wetlands exist on the site (FWS 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 modifications to the Bobier ES campus. The proposed project will not combine with other activities or development projects in the area that will 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 will not result in any significant environmental impacts, as indicated above. Therefore, due to the size of the project site and the limited nature of the proposed project, no significant cumulatively considerable impacts are anticipated. 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 on a currently occupied elementary school campus and surrounded by residential and commercial uses. There is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. The proposed project will not result in an increase in student capacity, activities, events, or frequency of use. No offsite improvements will be necessary. The construction manager will 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.

According to the California Department of Transportation's (Caltrans) Scenic Highway System Map, there are no state designated highways within the City of Vista. However, SR-76, approximately 3 miles northwest of the site, and I-5, approximately 6.7 miles southwest of the site, are state-eligible scenic highways (Caltrans 2023). The closest officially designated highway is State Route 52 (SR-52), which is approximately 27 miles south of the project site (Caltrans 2023). The proposed project will occur within the project site boundaries and will not affect scenic resources along these highways due to distance, topography, and intervening development (e.g., buildings, structures, mature trees). Therefore, the project implementation will 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
1610 North Santa Fe Avenue	GeoTracker	Cleanup Program Site	Completed – Case Closed as of 03/29/2011	0.19-mile NE
1450 North Santa Fe Avenue	GeoTracker	Cleanup Program Site	Completed – Case Closed as of 04/16/2014	0.12-mile SE
1501 North Santa Fe Avenue	EnviroMapper	Hazardous Waste/Underground Storage Tank	7-Eleven Inc.	0.17-mile NE
1410 North Santa Fe Avenue	EnviroMapper	Hazardous Waste/Used Oil	AutoZone	0.1-mile SE
Private Residence	EnviroMapper	Other Hazardous Waste Activities	Private Residence	0.1-mile E
1281 North Santa Fe Avenue	EnviroMapper	Other Hazardous Waste Activities	Family Dollar, Inc.	0.19-mile SE
1451 North Santa Fe Avenue	EnviroMapper	Other Hazardous Waste Activities	Stater Brothers Markets	0.18-mile E
1450 North Santa Fe Avenue	EnviroMapper	Other Hazardous Waste Activities	Western Dental Services	0.06-mile E
1244 North Santa Fe Avenue	EnviroMapper	Other Hazardous Waste Sites	ARCO	0.24-mile SE
1510 North Santa Fe Avenue	EnviroMapper	Hazardous Waste	Walgreens	0.05-mile NE
1441 North Santa Fe Avenue	EnviroMapper	Hazardous Waste	CVS Pharmacy	0.22-mile SE

Source: SWRCB 2023; USEPA 2023b

The project site is not identified on any of the databases; therefore, the project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5 and the project will not create a hazard to the public. A search of the five environmental databases above indicated that two sites were found to be within a quarter mile radius of the project site. As shown in Table 1, *Hazardous Waste Sites within 0.25-mile*, the two GeoTracker sites listed are closed cases, and there are nine EnviroMapper sites within a 0.25-mile of the project site. The sites listed in Table 1 do not present an environmental concern due to their status and distance to the project site. Therefore,

these offsite locations will not pose a threat to the project site. Additionally, 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 campus 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 will not cause significant impacts to historical resources, and the historical resources exception will not apply to this project.

5. CONCLUSION

The proposed project at the Bobier ES is exempt from further environmental review under the requirements of the California Environmental Quality Act (Cal. Code Regs. Tit. 14 § 15302, 15303, and 15311) because it is consistent with Class 2,3, and 11.

6. REFERENCES

California Department of Education (CDE). 2022. 2021-2022 Enrollment by Grade, Bobier Elementary Report (37-68452-6040596).

<https://data1.cde.ca.gov/dataquest/dqcensus/EnrGrdLevels.aspx?cds=37684526040596&aggllevel=school&year=2021-22>.

California Department of Fish and Wildlife (CDFW). 2023, April 3 (accessed). NCCP Plan Summary – San Diego Multiple Habitat Conservation Program. <https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans/San-Diego-MHCP>.

California Department of Resources Recycling and Recovery (CalRecycle). 2023, April 3 (accessed). SWIS Facility/Site Search. <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.

California Department of Transportation (Caltrans). 2023, April 3 (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, April 3 (accessed). EnviroStor.
<https://www.envirostor.dtsc.ca.gov/public/map/>.

National Parks Service (NPS). 2023, April 3 (accessed). National Register Database and Research.
<https://www.nps.gov/subjects/nationalregister/database-research.htm#table>.

Office of Historic Preservation (OHP). 2023, April 3 (accessed). California Historic Landmarks by County.
https://ohp.parks.ca.gov/?page_id=21387.

State Water Resources Control Board (SWRCB). 2023, April 3 (accessed). GeoTracker.
https://geotracker.waterboards.ca.gov/map/?global_id=T10000004912.

US Environmental Protection Agency (USEPA). 2023a, April 3 (accessed). EJSCREEN.
<https://ejscreen.epa.gov/mapper/>.

US Environmental Protection Agency (USEPA). 2023b, April 3 (accessed). EnviroMapper for EnviroFacts.
<https://www3.epa.gov/enviro/index.html>.

United States Fish and Wildlife Service (USFWS). 2023, April 3 (accessed). Wetlands Mapper.
<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.

Vista, City of. 2023. General Plan Land Use & Community Identity Element.
https://records.cityofvista.com/WebLink/PDF/bvfy2dln3xmbzhiu5dtjonrn/18/cc%202030%20GEN%20PLAN%20land%20use%20_%20community%20identity%20element.pdf.

Attachments

Figure 1 Project Location and Local Vicinity

Figure 2 Aerial Photograph

Figure 3 Conceptual Site Plan

Figure 1 - Project Location and Local Vicinity



Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap, 2023.

0 3
Scale (Miles)

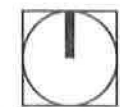


PlaceWorks

Figure 2 - Aerial Photograph



Source: Nearmap, Inc., 2023.



PlaceWorks

