

August 2024 | Initial Study/MND

BONITA VISTA HIGH SCHOOL BUILDING & SITE IMPROVEMENTS PROJECT

Sweetwater Union High School District

Prepared for:

Sweetwater Union High School District

Contact: Janett Gaytan, Planning Project Manager
1130 5th Avenue
Chula Vista, California 91911
619.585.4489

Prepared by:

PlaceWorks

Contact: Malia Durand, Associate Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com



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Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ADT	average daily traffic
ADA	American with Disabilities Act
amsl	above mean sea level
AQMP	air quality management plan
AST	aboveground storage tank
BAU	business as usual
bgs	below ground surface
BMP	best management practices
BVHS	Bonita Vista High School
CAA	Clean Air Act
CAFE	corporate average fuel economy
CalARP	California Accidental Release Prevention Program
CalEMA	California Emergency Management Agency
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CAP	Climate Action Plan
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
cfs	cubic feet per second
CRHR	California Register of Historical Resources

Abbreviations and Acronyms

CGS	California Geologic Survey
CMP	congestion management program
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂ e	carbon dioxide equivalent
Corps	US Army Corps of Engineers
CSO	combined sewer overflows
CUPA	Certified Unified Program Agency
CVFD	Chula Vista Fire Department
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
DSA	Division of the State Architect
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	greenhouse gases
GWP	global warming potential
HCM	Highway Capacity Manual
HQTA	high quality transit area
HVAC	heating, ventilating, and air conditioning system
IPCC	Intergovernmental Panel on Climate Change
L _{dn}	day-night noise level
L _{eq}	equivalent continuous noise level
LBP	lead-based paint
LCFS	low-carbon fuel standard

Abbreviations and Acronyms

LED	light emitting diode
LOS	level of service
LRA	local responsibility area
LST	localized significance thresholds
M _w	moment magnitude
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MEP	maximum extent practicable
METRO	San Diego Metropolitan Wastewater
mgd	million gallons per day
MMT	million metric tons
MPO	metropolitan planning organization
MT	metric ton
MWD	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
ND	Negative Declaration
NO _x	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O ₃	ozone
OEHHA	Office of Environmental Health Hazards Assessment
OES	California Office of Emergency Services
OWD	Otay Water District
PD	professional development
PPD	pounds per day
PLC	professional learning communities
PM	particulate matter
POTW	publicly owned treatment works
ppm	parts per million
PPV	peak particle velocity
PRD	Permit Registration Documents
RAQS	Regional Air Quality Strategy
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition

Abbreviations and Acronyms

RMP	risk management plan
RMS	root mean square
RPS	renewable portfolio standard
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SDAB	San Diego Air Basin
SDAPCD	San Diego County Air Pollution Control District
SCAQMD	South Coast Air Quality Management District
SDG&E	San Deigo Gas and Electric
SDMTS	San Diego Metropolitan Transit System
SIP	state implementation plan
SLM	sound level meter
SoCAB	South Coast Air Basin
SO _x	sulfur oxides
SQMP	stormwater quality management plan
SRA	source receptor area [or state responsibility area]
SUSMP	standard urban stormwater mitigation plan
SWIS	Solid Waste Information System
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TNM	transportation noise model
tpd	tons per day
TRI	toxic release inventory
TTCP	traditional tribal cultural places
USACE	United States Army Corps of Engineers
USBC	United States Census Bureau
USDOT	US Department of Transportation
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

Abbreviations and Acronyms

UST	underground storage tank
UWMP	urban water management plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
WSA	water supply assessment

Abbreviations and Acronyms

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1. Introduction

Sweetwater Union High School District (District) proposes to demolish one existing 7,280 square foot building (Building Q – autoshop classroom), to construct one 16,445 square foot replacement building with up to seven classrooms, demolish one 2,300 square foot modular dance classroom, demolish the existing hard volleyball courts, and construct several site improvements (proposed project) at the Bonita Vista High School (BVHS) campus. The proposed project is discussed in detail in Section 1.3, *Project Description*, of this IS/MND.

In compliance with the California Environmental Quality Act (CEQA), the District, as the lead agency, is preparing the environmental documentation for the proposed project to determine if approval of the proposed project would have a significant impact on the environment. As defined in Section 15063 of the CEQA Guidelines, an initial study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) would provide the necessary environmental documentation and clearance for the proposed project. This initial study was prepared to support the adoption of an MND.

1.1 PROJECT LOCATION

The BVHS is located at 751 Otay Lakes Road in the City of Chula Vista (City). The BVHS campus is approximately 46.1 acres and encompasses three parcels with Assessor's Parcel Numbers (APN) 594-130-26-00, 594-130-45-00, and 597-130-28-00. The project site is within Assessor's Parcel Number (APN) 594-130-26-00 and includes approximately 4.82 acres (210,149 gross square feet [sf]) of the overall BVSH campus. The proposed project would not impact other areas of the campus. The BVHS campus is approximately 2.8 miles and 8.4 miles east of Interstate 805 and the Pacific Ocean, respectively, and approximately 1.4 miles southwest of State Route 125 (see Figure 1, *Regional Location* and Figure 2, *Local Vicinity*).

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Development and Use

The BVHS campus, including the project site, has a General Plan land use designation of Public & Quasi-Public by the City of Chula Vista's General Plan (Chula Vista 2021a). This land use designation is intended for schools, churches, hospitals, civic centers, fire stations, libraries, landfills, public utilities, and other similar public uses (Chula Vista 2021a). City of Chula Vista's zoning map designates the project site as Single-Family Residence Zone (R-1) (Chula Vista 2019).

1. Introduction

The BVHS campus was constructed in 1966. The campus is entirely developed with and operates as a high school campus with permanent classroom and academic buildings, portable classrooms, student quad, sports stadium with synthetic turf and associated structures (such as bleachers, press box, six light poles, scoreboard, and public address/sound system), play/sport fields, tennis and basketball courts, handball courts, hardtop practice area, and parking lots. The campus also includes paved walkways and outdoor spaces and landscaping throughout the campus, maintained grass sport fields on the north side of the campus, and small unmaintained vegetated areas along the north and northwest perimeters of the campus. See Figure 3, *Aerial Photograph with Photograph Locations*.

The project site is developed with Building Q, which is 7,280 sf, one modular dance classroom building (approximately 2,300 sf), hard volleyball courts, one modular building (girls team locker room), marching band practice area (striped), and quad area with shade trees, pedestrian walkways, and seating area (refer to Figure 3).

1.2.2 Parking and Access

Interstate 805 and State Route 125 provide regional access to the campus. The local street grid provides local access to the campus. Main vehicular access to the campus is provided at the south end of the campus via one driveway along Otay Lakes Road and one driveway along East H Street. A surface parking lot for students and visitors is located at the south end of the campus. Secondary vehicular access to the campus is provided via one driveway along Otay Lakes Road at the western end of the campus. A surface parking lot for staff is located along the northwestern corner of the campus.

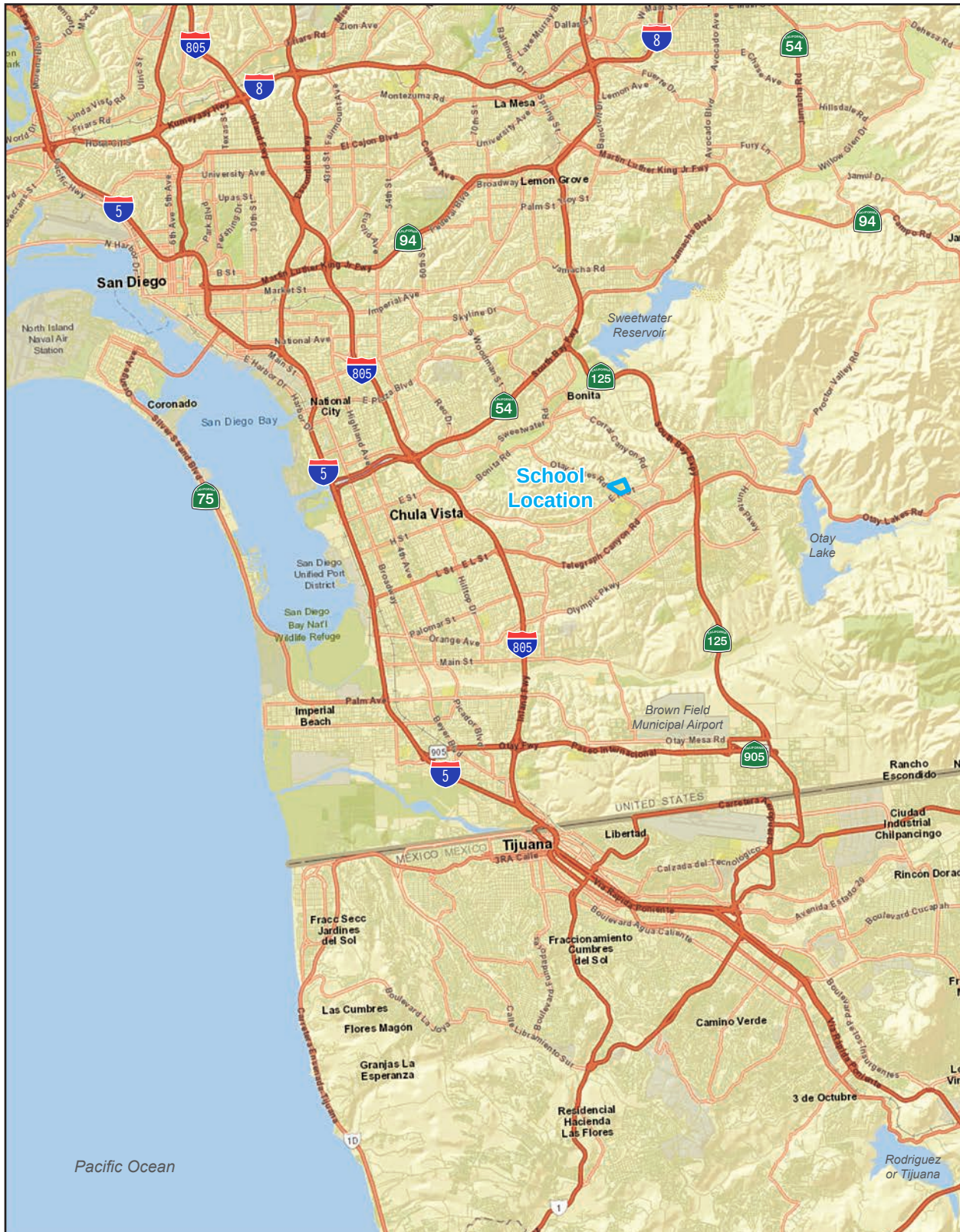
Vehicle access onto the campus is limited to authorized vehicles via the maintenance/fire access only driveway located at the south end of the campus. Pedestrian/visitor access to the campus is provided by walkways from the campus and southern parking lot. Pedestrian access from the public rights-of-way is provided from Otay Lakes Road and East H Street.

The San Diego Metropolitan Transit System (SDMTS) operates Route 707 adjacent to BVHS on East H Street. Bus stops for Route 707 are located on both sides of East H Street.

1.2.3 Enrollment and Schedule

The BVHS campus was constructed in 1966 and is developed with permanent administration and classroom buildings, portable classrooms, parking lots in the southern and northwestern portions of the campus, tennis and basketball courts, baseball fields, stadium and associated structures (such as bleachers, press box, six light poles, scoreboard, and public address/sound system), pedestrian walkways, quad area, and ornamental landscaping. Based on the California School Dashboard data for the 2023-2024 school year, BVSH has an enrollment of 2,140 students (CSD 2024).

Figure 1 - Regional Location



School Boundary

0 3
Scale (Miles)

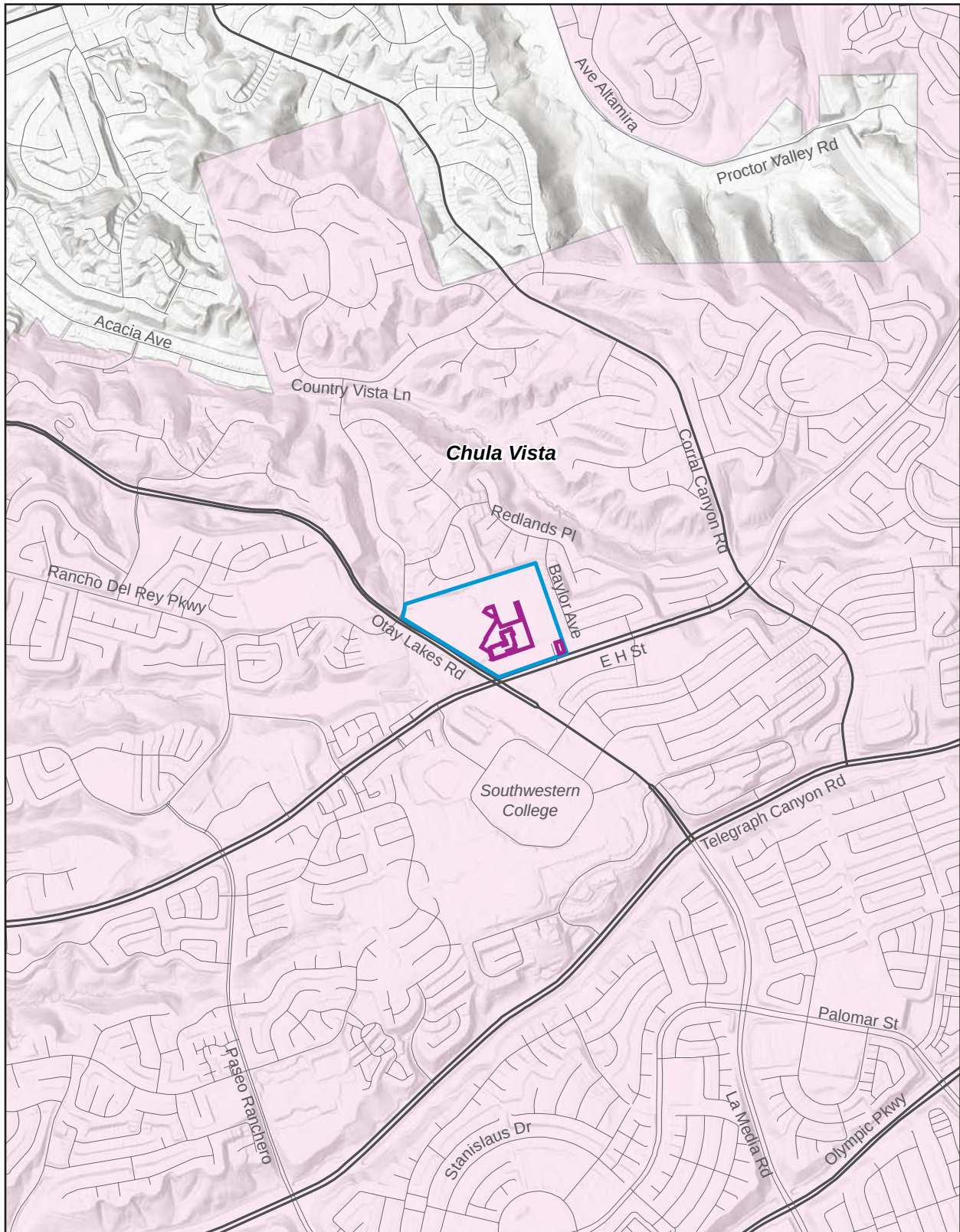


Source: Generated using ArcMap 2024.

1. Introduction

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Figure 2 - Local Vicinity



— School Boundary — Project Site

Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2024.

0 2,000
Scale (Feet)



1. Introduction

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Figure 3 - Aerial View with Photograph Locations



1. Introduction

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1. Introduction

The bell schedule for BVHS consists of a regular block schedule (Block A [Periods 1,3,5] and Block B [Periods 2, 4, 6]) with three periods, one 10-minute nutritional break, and one 30-minute lunch period. The school schedule also includes alternative schedules for specific days which include finals, full-day, and minimum days (professional learning communities [PLC], staff professional development [PD], and assembly). The school offers an optional Period 0 which occurs at 7:25 AM during the block schedule, finals schedule, and full day schedule, 7:39 AM during the minimum day/PLC schedule, 7:45 AM during the minimum day assembly schedule, and 7:49 AM during the minimum day/staff PD schedule. The school day begins with Period 1/2 at 8:30 AM under all schedules. The school day ends at 3:40 PM under the regular block schedule and full day schedule; at 2:10 PM under the minimum day/PLC and minimum day assembly schedule; 1:05 PM under the minimum day/staff PD schedule; and at 1:21 PM under the finals schedule. Nutritional breaks are not provided under the minimum day schedules.

1.2.4 Surrounding Land Use

BVHS and the project site are located within the City of Chula Vista and southern San Diego County (see Figure 1, *Regional Map*). BVHS is surrounded by residential land uses to the north and east, commercial uses to the west, and commercial and residential uses to the south. A series of canyons, including Bonita Long Canyon, mark the landscape located to the north and northwest of BVHS. Bonita Long Canyon acts as a barrier between BVHS and residential neighborhoods on the southern edge of the canyon and residential neighborhoods on the northern edge of the canyon. In addition to a small strip commercial retail center featuring fast food and professional services, a church and single-family residences are located to the south of BVHS across East H Street. A neighborhood commercial retail center anchored by a Ralph's grocery store and Rite-Aid pharmacy and a two-story multi-family apartment complex are located to the west across Otay Lakes Road. Discovery Park, an approximate 20-acre neighborhood park featuring ball fields, open green space, picnic areas, restrooms, and a soccer field, is located immediately east of the Ralph's and Rite-Aid shopping center. Southwestern College, a public 2-year community college situated on a 150-acre campus, is located southwest of BVHS, across the East H Street and Otay Lakes Road intersection. In addition to classroom, administrative, and library facilities, Southwestern College has a large football stadium (i.e., DeVore Stadium). DeVore Stadium features a press box, locker room with weight room facilities, descending concrete seating, and a synthetic turf surface field with stadium lighting. The lighting system consists of six tall stadium light poles with pole-top luminaire assemblies supporting two banks of five general purpose and high-powered light emitting diode (LED) flood lamp fixtures (10 lamps each pole).

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Development

The proposed project would be developed within the boundaries of the BVHS campus. The proposed project would include the demolition of the existing 7,280 square foot Building Q and the construction of one 16,445 square foot replacement building; installation of three new sand volleyball courts north of the proposed replacement building; renovation of the quad area, which includes but is not limited to, the demolition and relocation of the modular dance classroom building (approximately 2,300 sf), installation of new shade structures, landscaping (41,970 sf), hardscaping (79,563 sf) seating areas, artificial turf (6,303 sf), and fire access

1. Introduction

lane; relocation of the girls team locker room building to elsewhere on campus; striping of new volleyball courts (14,309 sf) at the existing marching band practice area, and removal of trees, ADA access improvements, and ADA compliance upgrades to the drop-off area. The proposed project would be developed within the boundaries of the BVHS campus and no new property acquisition would be required to implement the proposed project.

Figure 4, *Proposed Site Plan*, shows the proposed location of the proposed replacement building and site improvements and Figure 5, *Proposed Building Elevations*, shows the elevations of the proposed replacement building. Trees throughout the project site may be required to accommodate the proposed project. The proposed project would not affect the enrollment at the BVHS campus and would not affect access to the campus. Additionally, the proposed project would support the existing academic use within the BVHS campus and would not affect enrollment.

1.3.1.1 PROPOSED CLASSROOM BUILDING

As previously discussed, the proposed project includes the demolition of the existing 7,280 square foot classroom building (Building Q) that currently serves as an autoshop classroom and the construction of one 1-story 16,445 square foot replacement classroom building. Demolition activities associated with this component of the proposed project includes the demolition of Building Q, relocation of storage containers to elsewhere on campus, removal of existing paved areas associated with Building Q, and ornamental ground covering located west of Building Q. Construction of the proposed replacement building would include the construction of one 1-story 16,445 square foot building, installation of artificial turf west of the proposed building, seat walls, and connections to existing utility and stormwater infrastructure. A detailed discussion of the proposed project's utility and infrastructure improvements is discussed under Section 1.3.4, *Infrastructure Improvements*.

The proposed replacement building would accommodate up to seven classrooms consisting of two sports medicine classrooms and a treatment room, an autoshop and autoshop classroom, digital photography classroom, multimedia studio and classroom, engineering classroom, and dance studio. The proposed replacement building would also include building support rooms such as electrical, mechanical, telecommunication, janitor, and restrooms.

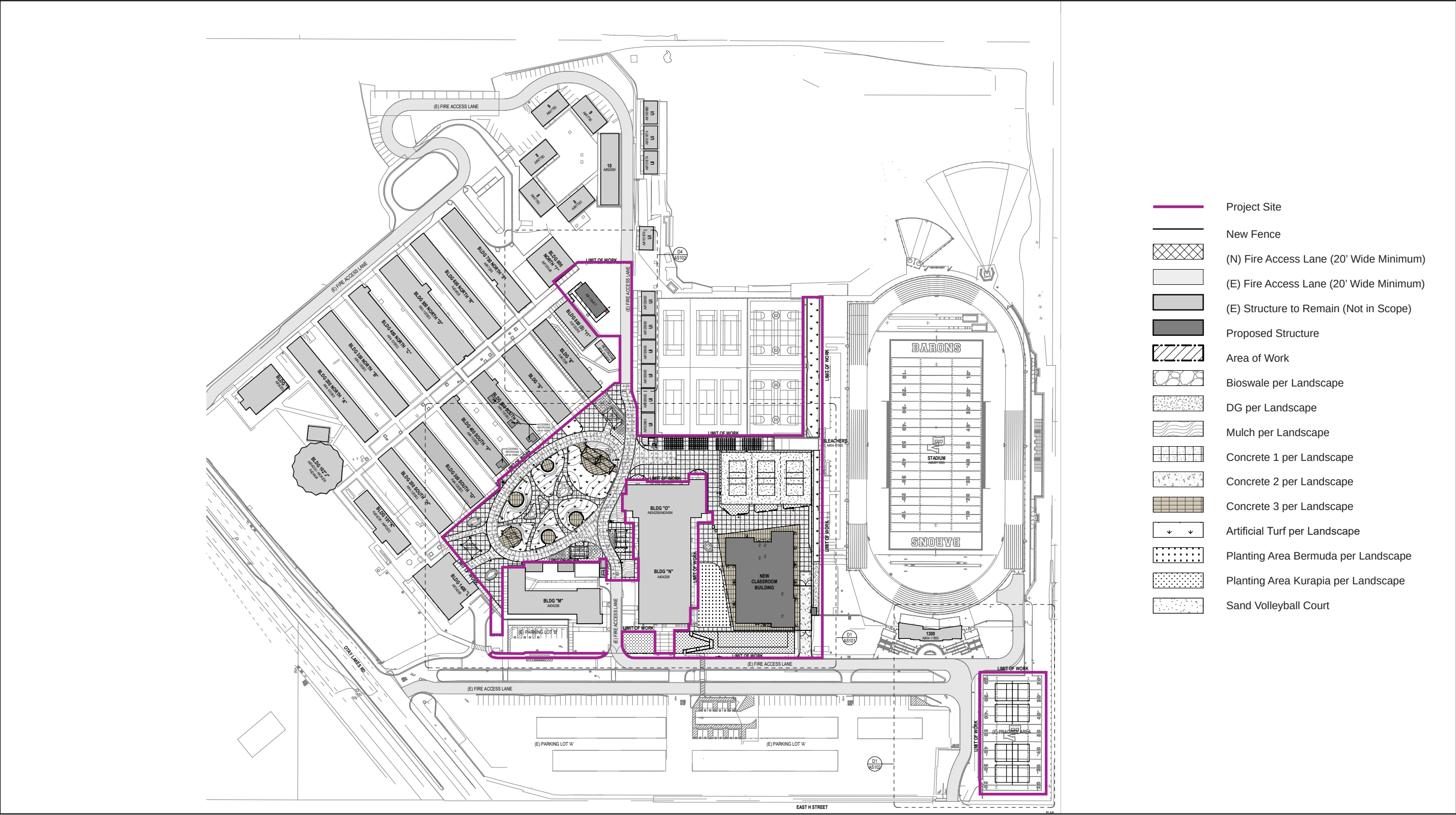
Architectural Design and Character

Architecturally and functionally, the proposed building is rectangular in shape. Figure 5, *Proposed Building Elevations*, and Figure 6, *Conceptual Building Rendering*, illustrate the conceptual elevations and architectural design and feature of the proposed building. As shown in these figures, the building would incorporate a contemporary architecture style and aesthetic design, which express the proposed building's educational use and purpose. The proposed building's shape and stylistic character would mimic the existing buildings within the BVHS campus.

Lighting

Project lighting for the proposed replacement building would consist of exterior building-mounted light fixtures and interior lighting.

Figure 4 - Proposed Site Plan



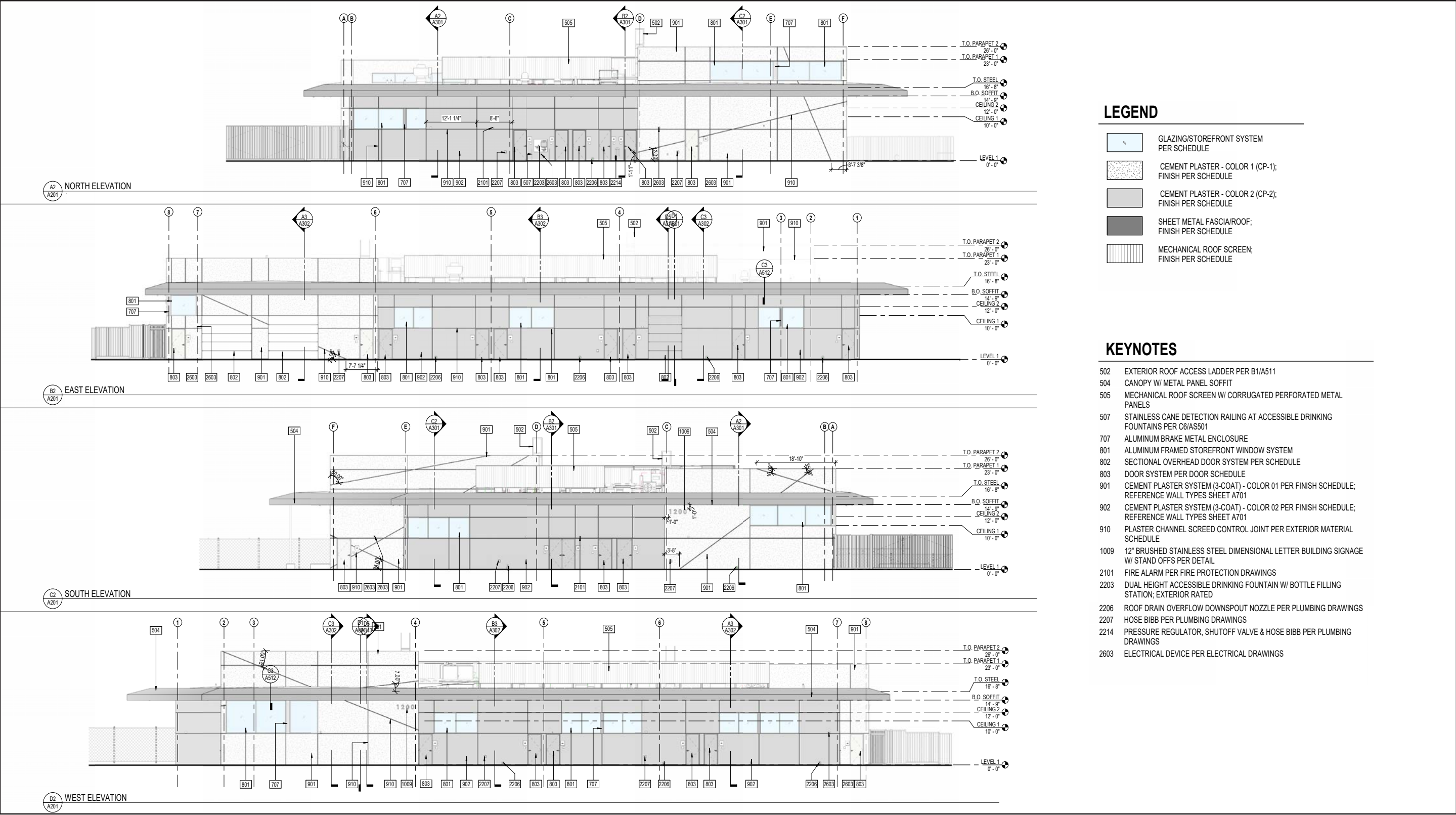
Source: Mosher Drew Architects, 2024.



1. Introduction

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Figure 5 - Proposed Building Elevations



0 24
Scale (Feet)

Source: Mosher Drew Architects, 2024.

1. Introduction

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Figure 6 - Conceptual Building Rendering



1_VIEW OF THE AUTO SHOP FROM SOUTHEAST



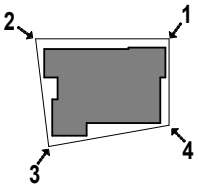
2_VIEW OF SPORTS MEDICINE FROM NORTHEAST



3_VIEW OF DANCE STUDIO FROM NORTHWEST



4_VIEW OF MULTIMEDIA/DIGITAL PHOTOGRAPHY FROM SOUTHWEST



KEY MAP

1. Introduction

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1. Introduction

1.3.1.2 QUAD IMPROVEMENTS

The proposed project's quad improvement component includes the demolition of existing quad structures (seating, shade structures, paved areas, ornamental landscaping, and ornamental trees). The existing modular dance classroom (approximately 2,300 sf) would also be demolished, and the dance use would be accommodated in the proposed replacement classroom building. The existing girls team locker room would be relocated somewhere else on campus.

Architecturally and functionally, the proposed quad area would be oval in shape. The proposed quad improvements include five new lunch structures, one performance stage, seat walls, fire access lane, hardscape, landscaping, and artificial turf. Figure 7, *Conceptual Quad Rendering*, illustrates the conceptual architectural design of the proposed quad improvements.

Lighting

Project lighting for the quad improvements would include light poles with base throughout the quad.

1.3.1.3 VOLLEYBALL COURTS

The proposed project's volleyball court component includes the removal of the existing paved area north of existing Building Q/replacement building, which includes four hard volleyball courts, and the restriping of the marching band area located south of existing track/field and football stadium to accommodate the hard four volleyball courts being demolished.

Specifically, the proposed project would include the installation of three new sand volleyball courts north of the proposed replacement building. Other improvements associated with the sand volleyball courts includes installation of artificial turf, hardscape, landscaping, seat walls, reconstruction of the existing concrete drainage swale along the eastern boundary of the sand volleyball courts, and the construction of an approximately 68 foot long retaining wall along the reconstructed concrete drainage swale.

The proposed project's volleyball component also includes the restriping of the existing marching band practice area (southeast corner of the campus) to include four replacement volleyball courts on top of the existing marching band practice markings.

Lighting

Project lighting for the sand volleyball courts would include light poles with base. There are existing light poles along the western boundary of the existing marching band practice area.

1.3.1.4 ADA/ACCESS IMPROVEMENTS

The proposed project includes ADA access improvements and ADA compliance upgrades to the drop-off area located south of the proposed replacement building. The proposed project would update the existing ADA ramp located south of existing Building N.

1. Introduction

1.3.2 Enrollment and Schedule

As previously discussed, the project site is developed with uses that support the BVHS educational use. The proposed replacement building and site improvements would not affect BVHS enrollment or bell schedule. The proposed replacement building and site improvements would continue to support the BVHS educational use. Refer to Section 1.2.3 for a detailed description of existing enrollment and bell schedules.

1.3.3 Landscaping

The new paving and hardscaping would be provided throughout the project site. The project's proposed ornamental landscaping would be provided around the quad area, south of the proposed sand volleyball courts, and along the southern perimeter of the project site. The site landscaping would include a variety of ornamental trees, shrubs, and groundcover.

1.3.4 Infrastructure Improvements

1.3.4.1 WATER SYSTEM

The Otay Water District (OWD) currently provides water services to the BVHS campus. As part of the proposed project, onsite water lines (for potable water, irrigation, and fire suppression purposes) would connect to the existing potable water mains within the campus.

Additionally, one new fire hydrant would be install onsite and two existing fire hydrants would be relocated within the quad area, to ensure adequate fire protection infrastructure. The new and relocated fire hydrants would connect to the existing water mains within the campus.

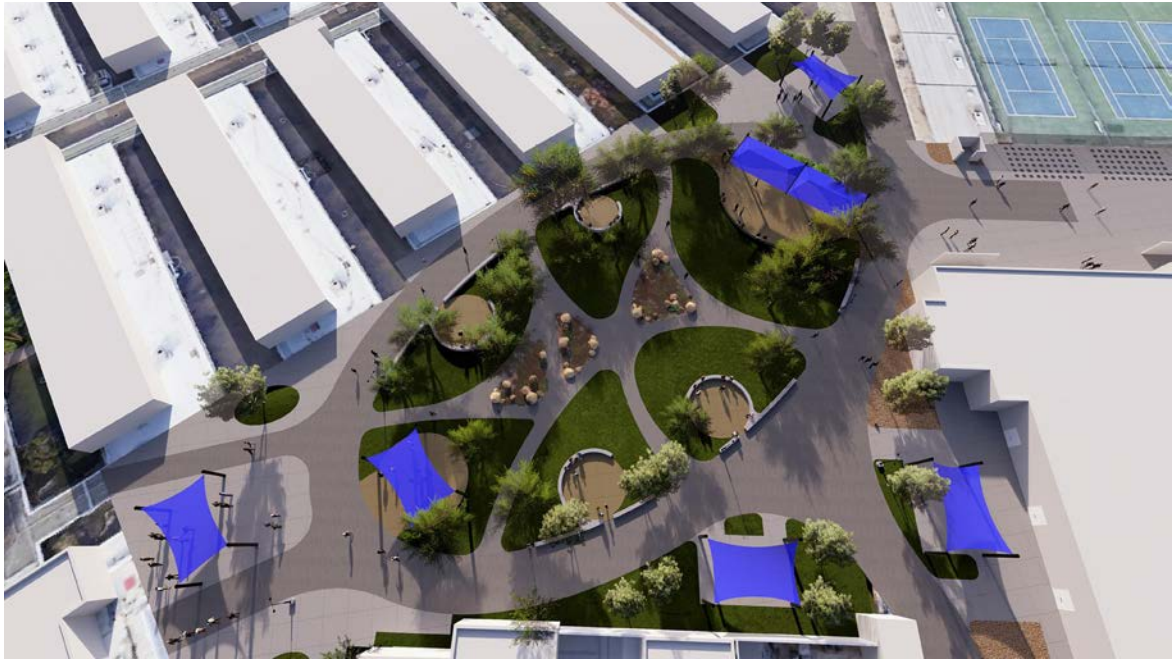
1.3.4.2 WASTEWATER SYSTEM

Wastewater generated at the BVHS campus is currently collected and conveyed by the OWD. As part of the proposed project, onsite wastewater lines would connect to the existing sewer mains within the campus.

1.3.4.3 DRAINAGE SYSTEM

As shown in Figure 3, the project site is developed with structures that support the BVHS academic uses. Under existing conditions, the project site consists of mostly impervious surfaces and is relatively flat. The BVHS campus has existing storm drain infrastructure, including existing water quality features onsite that provide treatment for stormwater runoff ("first flush"). Further, there are existing curb-and-gutter improvements along the streets that front the campus. Under existing conditions, runoff is directed to stormwater inlets on campus, which discharge to public stormwater infrastructure along public rights-of-way surrounding the campus, or flows directly to the stormwater infrastructure along public rights-of-way.

Figure 7 - Conceptual Quad Rendering



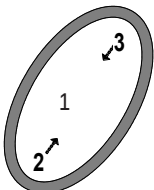
1_AERIAL VIEW OF THE QUAD AREA



2_VIEW OF THE QUAD LOOKING TOWARDS THE PERFORMANCE STAGE



3_VIEW FROM THE PERFORMANCE STAGE



KEY MAP

1. Introduction

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1. Introduction

The proposed project would generate stormwater similar to existing conditions since the project site is substantially developed with impervious surfaces (except small landscaped areas) and would continue to be impervious with small landscaped areas. The proposed project would connect to the existing storm water infrastructure onsite; it would also install storm drain catch basins, bio swales within the central portion of the quad area, and an underground stormwater biofiltration system near the southeast corner of the proposed replacement building. Similar to existing conditions, stormwater would flow to stormwater infrastructure on campus and/or flow to surrounding stormwater infrastructure.

1.3.4.4 SOLID WASTE

Solid waste and recycling generated at the campus is collected and hauled away by Republic Services and transported to/disposed of at the appropriate waste and recycling facilities (e.g. Otay Landfill). Republic Services would continue to provide solid waste collection and hauling services to the campus following the construction of the proposed project. No change would occur.

1.3.4.5 DRY UTILITIES

The proposed project would include new electricity and telecommunications connections. The proposed replacement building would connect to existing electrical power and telecommunication facilities within the campus. No natural gas usage is proposed as part of the project.

1.3.4.6 GREEN BUILDING STANDARDS

According to the US Green Building Council, green building is the practice of designing, constructing and operating buildings to maximize occupant health and productivity, use fewer resources, reduce waste and negative environmental impacts, and decrease life cycle costs (ACI 2020). The Project would be designed and constructed using green building practices, including those of the most current California Building Energy Efficiency Standards (Title 24, California Code of Regulations, Part 6) and CALGreen (Title 24, California Code of Regulations, Part 11). The Building Energy Efficiency Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. CALGreen is California's statewide "green" building code. Its purpose is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts that have a reduced negative impact or positive environmental impact and by encouraging sustainable construction practices in the following categories: planning and design, energy efficiency, water efficiency and conservation, water conservation and resource efficiency, and environmental quality.

As proposed, project development would include mandatory standards from CALGreen Divisions 5.1, Planning and Design; 5.2, Energy Efficiency; 5.3, Water Efficiency and Conservation; 5.4, Material Conservation and Resource Efficiency; and 5.5, Environmental Quality. Some of the specific green building standards include but are not limited to:

- Building commissioning
- Water-conserving plumbing fixtures and fittings

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- Construction waste reduction, disposal, and recycling
- Finish-material-pollutant control

1.3.5 Project Phasing

The proposed project would be constructed over one construction phase with construction activities anticipated to begin in December 2024 and be completed by January 2026. Figure 8, *Conceptual Phasing Plan*, shows the approximate construction schedule for the three main construction areas. A description of the timing of each phase is provided below.

- Area 1: 14 months from start of construction (December 2024)
- Area 2: Two months during summer break 2025
- Area 3: Approximately seven months between summer 2025 to winter 2025/26 (January 2026)

Construction activities would include vegetation removal, building demolition, asphalt demolition and excavation, site preparation and rough grading, utility trenching, fine grading, building construction, architectural coating, asphalt paving, finishing, and landscaping. No soil import or export would be required as the site is anticipated to balance. Construction staging and equipment storage would be staged in Area 1 and the Contractor Parking Area (18 parking stalls) for the entirety of the proposed project.

Uses within areas 1-3 would be temporarily relocated to other areas of the campus during construction. Campus operations would continue to function as normal throughout the construction period.

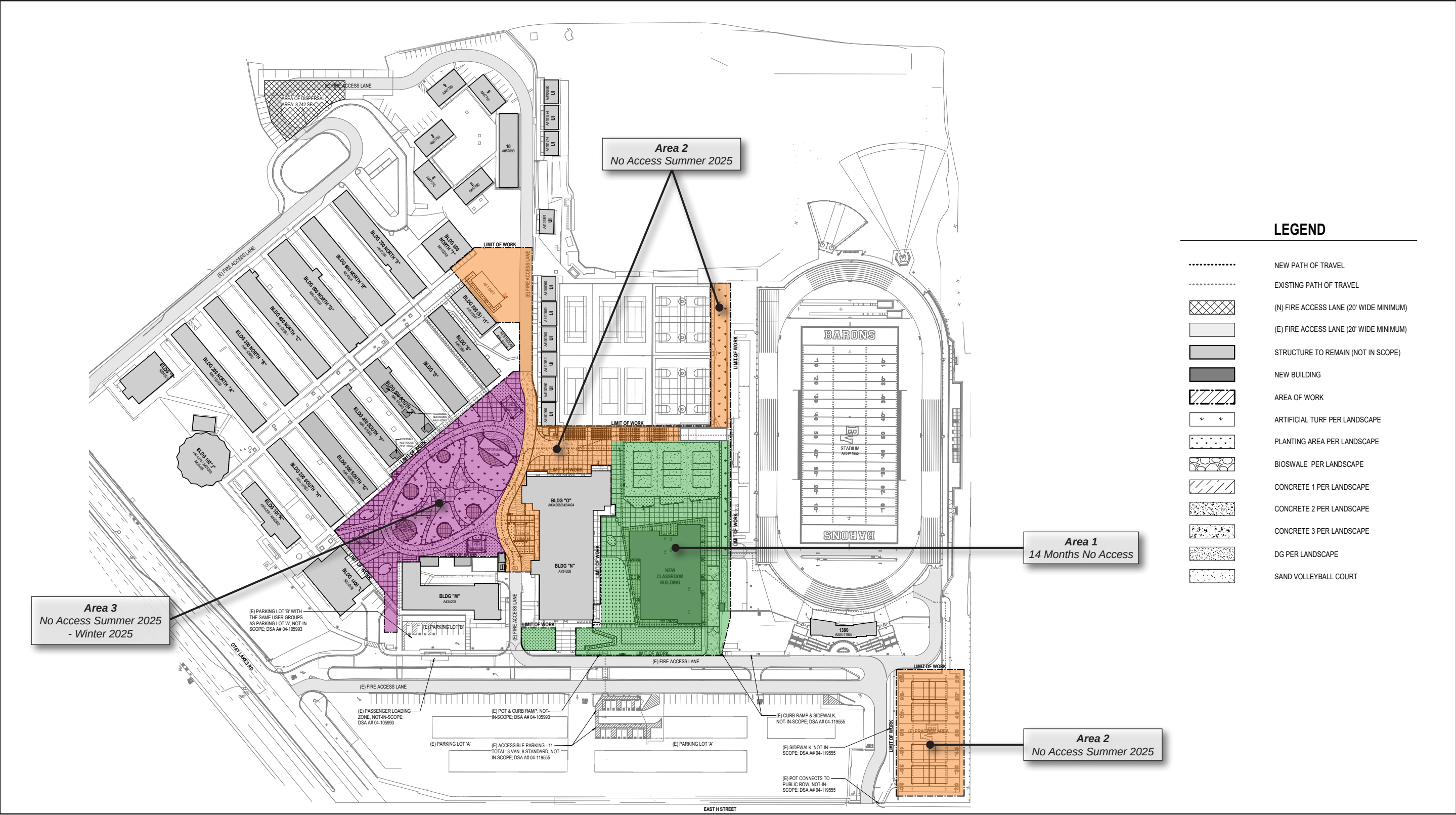
1.4 ACTION REQUESTED

The District is the Lead Agency under CEQA and has the approval authority over the proposed project. Discretionary actions for the proposed project would include: (1) approval of the proposed project, (2) adoption of the Initial Study/Mitigated Negative Declaration, and (3) adoption of the Mitigated Monitoring and Reporting Program (MMRP).

The District would require approval and/or coordination from the following agencies to implement the proposed project.

- Division of the State Architect (DSA) for review and approval of the proposed project
- State Water Resources Control Board for the review of notice of intent to obtain permit coverage, issuance of general permit for discharges of stormwater associated with construction activity, review of Storm Water Pollution Prevention Plan
- San Diego Regional Water Quality Control Board for the issuance of a National Pollution Discharge Elimination System permit, Clean Water Act 401 Water Quality Certification
- Otay Water District for new water, wastewater, and fire hydrant connections

Figure 8 - Conceptual Phasing Plan



Source: Mosher Drew Architects, 2022.

1. Introduction

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2. Environmental Checklist

2.1 PROJECT INFORMATION

1. **Project Title:** Bonita Vista High School Building & Site Improvements Project

2. **Lead Agency Name and Address:**
Sweetwater Union High School District
Planning and Construction Department
1130 5th Avenue
Chula Vista, CA 91911

3. **Contact Person and Phone Number:**
Janett Gaytan, Planning Project Manager
P. 619.585.4489

4. **Project Location:**
751 Otay Lakes Road
Chula Vista, CA 91913

5. **Project Sponsor's Name and Address:**
Sweetwater Union High School District
Planning and Construction Department
1130 5th Avenue
Chula Vista, CA 91911

6. **General Plan Designation:** Public & Quasi-Public

7. **Zoning:** Single-Family Residential (R-1)

8. **Description of Project:**
The proposed project would include the demolition of the existing 7,280 square foot Building Q and the construction of one 16,445 square foot replacement building; demolition of the existing hard volleyball courts, installation of three new sand volleyball courts north of the proposed replacement building; renovation of the quad area, which includes but is not limited to, the demolition of the dance classroom building, installation of new shade structures, seating areas, artificial turf, and fire access lane; relocation of the girls team locker room building to elsewhere on campus; striping of four replacement volleyball courts at the existing marching band practice area, and removal of trees, ADA access improvements, and ADA compliance upgrades to the drop-off area. The proposed project would be developed within the boundaries of the BVHS campus and no new property acquisition would be required to implement the proposed project. The proposed project would not affect the enrollment at the BVHS campus and would not affect access to the campus. Additionally, the proposed project would support the existing academic use within the BVHS campus.

2. Environmental Checklist

9. Surrounding Land Uses and Setting:

The BVHS campus and the project site are within the City of Chula Vista and southern San Diego County. The BVHS campus is surrounded by residential land uses to the north and east, commercial uses to the west, and commercial and residential uses to the south. A series of canyons mark the landscape located to the north and northwest of the BVHS campus. In addition to a small strip commercial retail center featuring fast food and professional services, a church and single-family residences are located to the south across East H Street. A neighborhood commercial retail center and a two-story multi-family apartment complex are located to the west across Otay Lakes Road. A 20-acre park is located immediately east of the neighborhood commercial retail center. Southwest College is located southwest of the BVHS campus across the East H Street and Otay Lakes Road intersection.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participating agreement):

- Division of the State Architect (DSA) for review and approval of the proposed project
- State Water Resources Control Board for the review of notice of intent to obtain permit coverage, issuance of general permit for discharges of stormwater associated with construction activity, review of Storm Water Pollution Prevention Plan
- San Diego Regional Water Quality Control Board for the issuance of a National Pollution Discharge Elimination System permit, Clean Water Act 401 Water Quality Certification
- Otay Water District for new water, wastewater, and fire hydrant connections

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.94 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The Sweetwater Union High School District invited California Native American tribes that are traditionally and culturally affiliated with the project area to consult on the proposed project pursuant to Assembly Bill 52 (AB 52). The Mesa Grade Band of Diegueno Mission Indians, Campo Band of Diegueno Mission Indians, Iipay Nation of Santa Ysabel, San Pasqual Band of Diegueno Mission Indians, La Posta Band of Diegueno Mission Indians, Sycuan Band of the Kumeyaay Nation, Ewiiapaayp Band of Kumeyaay Indians, Inaja-Cosmit Band of Indians, Viejas Band of Kumeyaay Indians, Kwaaymii Laguna Band of Mission Indians, Manzanita Band of Kumeyaay Nation, and Jamul Indian Village were invited to consult based on Native American Heritage Commission's Native American Contact List. The District mailed and/or emailed notification letters to these tribes on July 2, 2024. One response was received from the Viejas Band of Kumeyaay Indians and consultation was conducted with this tribe on August 22, 2024. Refer to Section 3.18, *Tribal Cultural Resources*, for further discussion.

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture / Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Janea Quirk

Signature

08/26/2024

Date

Janea Quirk

Print Name

2. Environmental Checklist

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analyses Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

2. Environmental Checklist

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3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is generally defined as a public view of natural, historic, or architectural features that have aesthetic and visual qualities that are valuable to a community. Scenic vistas within the City include Otay River and Sweetwater River Valleys; Upper and Lower Otay Lakes, Sweetwater Reservoir, San Miguel/Mother Miguel Mountains; and the San Diego Bay (Chula Vista 2005). The scenic resources in the project area are the San Miguel Mountain and Mother Miguel Mountains. Specifically, relatively long (albeit brief and regularly screened) views across the BVHS campus to the San Miguel Mountain and Mother Miguel Mountain are available to south and northbound Otay Lakes Road motorists from approximately Ridgeback Road/Canyon Drive to the westerly campus intersection driveway. Along this segment, the prominent mountain terrain is regularly screen by ornamental trees, rising foreground terrain, and structures and fencing at the BVHS softball field. Because the proposed project are internal to the campus, the proposed project would not be within the motorists' line of sight to San Miguel Mountain and Mother Miguel Mountain. The proposed project would not block or substantially interrupt or detract from existing views to the General Plan identified scenic resources.

San Miguel Mountain and Mother Miguel Mountain are also briefly visible from the segment of eastbound East H Street that fronts the BVHS campus. Specifically, San Miguel Mountain is visible front H Street by northwesterly views above the solar panel covered campus parking lot. Additionally, tall ornamental trees along the southern campus perimeter regularly screen distant mountainous terrain to the northwest from view of eastbound motorists. Further, existing mountain views are occasionally interrupted by vertical elements including streetlights, parking lot lights, and public and private landscaping. The proposed project would not be readily visual by the motorists traveling along East H Street due to intervening development, structures, and vegetation; thus, the proposed project would not substantially block or substantially interrupt nor detract from existing views to the General Plan identified scenic resources.

The City has several designated scenic roadways as identified in Figure 5.4, *Designated Scenic Roadways*, in the General Plan, where views of unique natural features and roadway characteristics, including enhanced landscaping, adjoining natural slopes, or special design features make traveling a pleasant visual experience (Chula Vista 2005). The nearest designated scenic roadways to the project site are East H Street from Interstate 805 to Mount Miguel Road, which borders BVHS campus to the south, and Otay Lakes Road from Bonita

3. Environmental Analysis

Road to Telegraph Canyon Road, which borders BVHS campus to the west. Due to topography and intervening buildings, structures, ornamental landscaping and fencing around the campus, the project's proposed on-site improvements and replacement building would be partially screened from view from these roadways. The proposed project includes improvements to an existing school campus that would be visually similar to existing development on the campus. The proposed project would not create a substantial adverse effect of a scenic vista from a scenic roadway.

As such, the proposed project would have a less than significant impact on scenic vistas and would not substantially change the scenic views along East H Street or Otay Lakes Road.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the closest officially designated State scenic highway is California State Route 125 (SR-125) — between Interstate 8 (I-8) and SR-94— approximately 7.44 miles north (Caltrans 2024). The closest eligible State scenic highway is also the Interstate 5 (I-5)—from the intersection between CA-75 and Interstate 5 (I-5) (north end) to the end of the I-5 near the state border (south end)— approximately 6.7 miles to the southwest (Caltrans 2024). The proposed project would not affect scenic resources along these highways due to distance, intervening buildings, structures, and vegetation between the project site and these highways, and the types of improvements proposed (i.e., the proposed project would demolish and replace one classroom building, demolish the modular dance classroom, quad renovations, other associated site improvements, ADA improvements, and volleyball courts). The proposed project would not affect scenic resources along any officially designated or eligible scenic highways.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. Urbanized area is defined by PRC Section 21071, which for an incorporated City like Chula Vista means either of the following (1) has a population of at least 100,000 persons or (2) has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons. According to the U.S. 2020 Decennial Census, Chula Vista has a population of 275,487 persons (Census 2020). Therefore, due to the size of the City's population, the project site is in an urbanized area.

Based on the project site's urban setting, the proposed project's consistency with applicable zoning and other regulations governing scenic quality is evaluated. The proposed project would construct a replacement building and site improvements on the BVHS campus. As agencies of the State for the local operation of a Statewide school system, school districts are generally exempt and not subject to local regulations. The BVHS campus is designated as Public & Quasi-Public and is zoned as Single-Family Residence Zone. The proposed project would be consistent with and would support the existing academic uses on site.

3. Environmental Analysis

Construction Impacts

Construction-related impacts would be short-term and temporary as construction activity would not be continuous. Potential visual impacts associated with construction activities would include exposed pads and staging areas for grading, excavation, and construction equipment. Additionally, temporary structures could be located on the project site during various stages of construction, within materials storage areas, or associated with construction debris piles on site.

The City does not have specific regulations to mitigate visual construction impacts. However, construction areas would be fenced and screened from view. Potential views of the construction areas from public rights of way would be shielded by existing vegetation and development and fencing around construction areas that would block views. The District will ensure that the pre-construction and/or construction documents include language stating that all construction contractors will strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Moreover, the construction documents shall include language requiring that construction vehicles shall be kept clean and free of mud and dust prior to leaving the project site and streets surrounding the project site shall be swept daily and maintained free of dirt and debris. Therefore, construction of the proposed project would not substantially degrade the visual quality nor conflict with applicable zoning and other regulations governing scenic quality. A less than significant impact would occur.

Operational Impacts

The project site is currently developed with structures that support the academic uses at the BVHS campus. The campus is partially visible from Otay Lakes Road and East H Road. As previously discussed, the proposed project would result in the demolition of existing Building Q and the construction of one replacement building; quad improvements; construction of a fire access lane; construction of three new sand volleyball courts; striping of the existing band practice area with new and replacement volleyball courts; and ADA access improvements. Additionally, the project's proposed replacement building and on-site improvements would be consistent with the existing development on campus and existing development surrounding the BVHS campus and would support the existing academic uses on site. Thus, the proposed project would be consistent with applicable zoning and other regulations governing scenic quality. As designed, the proposed project would have a less than significant impact on the existing visual character of the project site and the overall BVHS campus and would not conflict with applicable zoning and other regulations governing scenic quality.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Existing sources of lighting on the project site and surrounding area include security and accent lighting from outdoor commercial and residential lights, indoor lights emanating from windows, streetlights, parking lights, and vehicle headlights. Glare can occur when a light source reflects off a reflective/light-colored surface. Existing sources of glare include light reflecting off vehicles traveling along the public rights-of-way, parked in parking lots, and light-colored building materials.

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The proposed project would include lighting for the proposed replacement building would consist of exterior building-mounted light fixtures and interior lighting. Exterior lighting would be shielded to direct light downward. The proposed project's lighting would be similar to existing uses on the campus and consistent with the surrounding urban context. Glare from the proposed project would be minimal, since the improvements that can generate glare would be setback from East H Street and Otay Lakes Road and interior to the campus. Building materials and colors would be similar to existing uses and would not contribute to substantial amounts of daytime glare. Further, the proposed project does not affect enrollment at BVHS and therefore would not generate new cars that could generate additional sources of glare associated with the proposed project. Therefore, the proposed project would have less than significant impacts related to light and glare.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. The Farmland Mapping and Monitoring Program produces maps and statistical data for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status and is divided into five categories: Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland, and Grazing Land. The best quality land is Prime Farmland (California Department of Conservation (DOC 2020). Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Unique Farmland is farmland of lesser quality soils used for the production of the state's leading agricultural crops.

According to the Farmland Mapping and Monitoring Program, the project site is mapped as 'Urban and Built-up Land' (DOC 2020). The proposed project would be developed within the existing BVHS campus. The project site is primarily surrounded by residential and commercial development. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. The project site is located within the existing BVHS campus, which is designated as Public & Quasi-Public by the City of Chula Vista's General Plan and is zoned as Single-Family Residence Zone (R-1) (Chula Vista 2021a; Chula Vista 2019). Therefore, implementation of the proposed project would not conflict

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with existing zoning for agricultural use. Further, the project site is developed with Building Q, modular dance classroom building, a modular building (girls team locker room), existing marching band practice area (striped), and quad area with shade trees, pedestrian walkways, and seating area. No impacts would occur.

Williamson Act contracts restrict the use of privately owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. There is no Williamson Act contract in effect on the project site (DOC 2022a). Therefore, the project would not conflict with an existing Williamson Act contract. No impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The project site is located within the existing BVHS campus, which is designated as Public & Quasi-Public by the City of Chula Vista's General Plan and is zoned as R-1 (Chula Vista 2021a; Chula Vista 2019). Therefore, implementation of the proposed project would not conflict with existing zoning for, or cause rezoning of forestland, timberland, or timberland zoned Timberland Production. Further, the project site is developed with Building Q, modular dance classroom building, a modular building (girls team locker room), existing marching band practice area (striped), and quad area with shade trees, pedestrian walkways, and seating area. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is located within the existing BVHS campus within an urbanized area, and no significant forest land uses are present onsite nor in the immediate vicinity. Development of the proposed project would not require any changes to the existing environment that could result in the conversion of forest land to non-forest use. No impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site is located within the existing BVHS campus within an urbanized area, and no significant agricultural uses or forest land uses are present onsite nor in the immediate vicinity. Development of the proposed project would not result in any changes to the existing environment that could result in the conversion of farmland to nonagricultural uses or forest land to non-forest use. No impact would occur.

3.3 AIR QUALITY

The Air Quality section of this IS/MND addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthy pollutant concentrations. The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O₃), carbon monoxide (CO), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), and lead (Pb). Areas are classified under the federal and California

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Clean Air Act (CCAA) as in either attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved. The San Diego Air Basin (SDAB), which is managed by the San Diego County Air Pollution Control District (SDAPCD), is designated under the California AAQS as a nonattainment area for PM₁₀ and PM_{2.5} and designated under both the California AAQS and the Federal AAQS as nonattainment for O₃ (8-Hour) (SDAPCD 2024).

This section analyzes the types and quantities of air pollutant emissions that would be generated by the construction and operation of the proposed project. A background discussion on the air quality regulatory setting, meteorological conditions, existing ambient air quality in the vicinity of the project site, and air quality modeling can be found in Appendix A to this Initial Study.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the San Diego Regional Air Quality Strategy (RAQS). The region's most current RAQS is the 2022 RAQS adopted in March 2023 (SDAPCD 2022). The RAQS fulfills the CEQA goal of informing decision-makers of the environmental effects of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals contained in the RAQS. Only new or amended general plan elements, specific plans, and major projects need to undergo a consistency review. This is because the RAQS is based on projections from local general plans. Projects that are consistent with the local general plan or do not trigger the San Diego Association of Government's (SANDAG) intergovernmental review criteria are considered consistent with the RAQS.

The proposed project involves building and site improvements at the existing BVHS campus. The proposed project would not expand enrollment nor enrollment capacity at the BVHS campus and would continue to serve the student population in the nearby communities. Construction of the proposed project would not create a significant number of new employment opportunities that could result in a greater demand for local housing, as construction work would be considered temporary, and workers will come from the region. Therefore, the proposed project would not have the potential to substantially affect housing, employment, and population projections within the San Diego region, which is the basis of the RAQS projections.

The proposed project is in Chula Vista and would be subject to the County of San Diego thresholds under the SDAPCD. Projects whose stationary source emissions do not exceed the San Diego County's emission thresholds would not be considered to violate an air quality standard or contribute substantially to an existing or projected air quality violation. As described in Section 3.3b of this IS/MND, the proposed project's short-term construction and long-term operational emissions would not result in significant impacts based on the San Diego County's regional significance thresholds. Therefore, the proposed project would not conflict or obstruct implementation of the RAQS and impacts are less than significant. No mitigation measures are required.

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b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. As stated previously, the SDAB is designated under the California and Federal AAQS as nonattainment for O₃ and under the California AAQS as nonattainment for PM₁₀ and PM_{2.5} (SDACPD 2024). SDAPCD recommends using the County of San Diego thresholds of significance when evaluating air quality impacts for a project. Any project that produces a significant project-level regional air quality impact in an area that is designated as nonattainment would substantially contribute to the cumulative impact. While development projects below the San Diego County’s regional significance thresholds are not expected to generate sufficient criteria pollutant emissions to violate any air quality standard or contribute substantially to an existing or projected air quality violation. The following describes project-related impacts from short-term construction activities and long-term operation of the proposed project.

Short-Term Air Quality Impacts

Construction activities would result in the generation of air pollutants. These emissions would primarily be 1) exhaust emissions from powered construction equipment; 2) dust generated by soil transport and other construction activities; and 3) motor vehicle emissions.

The proposed project would be constructed in three phases (Areas 1-3), with construction activities anticipated to begin in October 2024 and be completed in January 2026 (refer to Figure 8, *Conceptual Phasing Plan* and Section 1.3.5, *Project Phasing*). For the purposes of this analysis, the three construction phases were combined into one phase based on the District’s preliminary construction schedule in order to provide a conservative estimate of construction emissions on a worst-case day and worst-case year. Construction activities would include building demolition and reprocessing, asphalt demolition, site preparation, grading, utility trenching, building construction, asphalt paving, architectural coating, and finishing, and landscaping. Construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), Version 2022.1. and results of the modeling are included in Table 1, *Maximum Daily Regional Construction Emissions*. As shown in Table 1, maximum daily and annual emissions from project-related construction activities would not exceed the County’s regional emissions thresholds.

Table 1 Maximum Daily and Annual Regional Construction Emissions

Construction Phase	Pollutants (lbs/day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Year 2024						
Site Preparation, Grading, and Utility Trenching 2024	4	43	41	<1	11	6
Year 2025						
Site Preparation, Grading, Utility Trenching, and Building Demolition and Building Demolition Reprocessing 2025	6	51	50	<1	12	6
Building Demolition and Building Demolition Reprocessing	1	13	12	<1	1	1
Building Construction	1	11	13	<1	1	<1
Building Construction and Asphalt Demolition	4	33	34	<1	2	1
Building Construction and Finishing/Landscaping	1	11	14	<1	1	<1

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Table 1 Maximum Daily and Annual Regional Construction Emissions

Construction Phase	Pollutants (lbs/day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Year 2026						
Building Construction and Finishing/Landscaping 2026	1	11	14	<1	1	<1
Building Construction, Finishing/Landscaping, Paving, and Architectural Coating	10	17	23	<1	1	1
Maximum Daily Emissions (lbs/day)	10	51	50	<1	12	6
County of San Diego Screening-Level Thresholds	75	250	550	250	100	55
Significant?	No	No	No	No	No	No
Annual Construction Emissions						
2024	<1	1	<1	<1	0.16	0.11
2025	<1	2	2	<1	0.22	0.16
2026	<1	<1	<1	<1	0.05	0.05
Maximum Annual Emissions (tons/year)	<1	2	2	<1	0.22	0.16
County of San Diego Screening-Level Thresholds	13.7	40	100	40	15	10
Significant?	No	No	No	No	No	No

Source: CalEEMod, Version 2022.1.; San Diego 2007.

Notes:

¹ Air quality modeling based on a construction schedule and information provided by the District. Where specific information regarding project-related construction activities was not available, construction assumptions were based on CalEEMod defaults, which are based on construction surveys conducted by South Coast Air Quality Management District of construction equipment and phasing for comparable projects.

² Includes implementation of fugitive dust control measures required by SDAPCD under Rule 55, including watering disturbed areas a minimum of two times per day, reducing speed limit to 25 miles per hour on unpaved surfaces, and street sweeping.

The existing building to be demolished may release asbestos fibers, which is a mineral fiber that has been used in a variety of building construction materials for insulation and as a fire retardant (USEPA 2024a). Exposure to asbestos increases the risk of major health effects, including lung cancer, mesothelioma, and asbestosis. As such, SDAPCD Rule 12064 incorporates the requirements of the federal asbestos requirements found in National Emission Standards for Hazardous Air Pollutants (NESHAP) and includes additional requirements to minimize exposure to asbestos fibers. SDAPCD Rule 1206 requires a facility survey for certain projects to determine if asbestos is present prior to commencement of renovation or demolition. If more than 100 square feet of asbestos containing materials will be disturbed or a demolition will occur, a notification must be submitted to the SDAPCD and procedures for asbestos emission control and waste handling/disposal must be in compliance with SDAPCD Rule 1206.

Therefore, criteria pollutant emissions generated during construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Air quality impacts from project-related construction activities would be less than significant.

Long-Term Operation-Related Impacts

Typical long-term air pollutant emissions generated by a land use would be generated by area sources (e.g., landscape fuel use, aerosols, and architectural coatings), mobile sources from vehicle trips, and energy use

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(natural gas) associated with the land use. The proposed project would not expand enrollment or capacity at the BVHS campus and thus would not result in new mobile emissions to the project site. In addition, the proposed replacement building would be required to comply with the latest energy efficiency standards set forth by California Building Energy Efficiency Standards and would not require the use of natural gas during operation. Lastly, the proposed project would install LED luminaires that would be more energy efficient and would not result in direct generation of criteria air pollutants.

Overall, operation of the proposed project would not result in a substantial increase in emissions compared to existing conditions and would not exceed the San Diego County's operational screening-level thresholds. Therefore, impacts to the regional air quality associated with operation of the proposed project would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The significance of localized project impacts depends on whether the project would cause substantial concentrations of criteria air pollutants for which the SDAB is designated as nonattainment under the California or National AAQS.

Localized Impacts

Pursuant to the County of San Diego's *Guidelines for Determining Significance and Report Format and Content Requirements, Air Quality* (San Diego 2007), a project whose stationary source emissions do not exceed or can be mitigated to less than the screening-level thresholds outlined in SDAPCD Rule 20.2 would not be considered to violate an air quality standard or contribute substantially to an existing or projected air quality violation. Projects that exceed these thresholds would be required to conduct an air quality impact analysis to determine the concentrations of stationary emissions at nearby sensitive receptors. As identified above, onsite construction and operation of the proposed project would be substantially below the County's thresholds; and therefore, localized emissions are also considered less than significant.

CO Hotspots

Prior to 1998, the SDAB was designated as nonattainment for CO under the California AAQS and National AAQS. Concentrations of CO in the SDAB and in the state have steadily declined with the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities. In 1998, the SDAPCD was designated as in attainment for CO under both the California AAQS and National AAQS and was under a 10-year federal maintenance plan for CO as a result of its redesignation. The current version of the maintenance plan is the 2004 Revision to the California State Implementation Plan (SIP) for Carbon Monoxide Updated Maintenance Plan for Ten Federal Planning Areas, which was approved as a SIP revision in January 2006. Currently, the Proposed 2023 Revision to the California SIP for Carbon Monoxide (2023 CO SIP revision) is updating the 2004 CO Maintenance Plan to remove the contingency measures and monitoring requirement for 3 of the 10 maintenance areas included in the 2004 CO Maintenance Plan, which includes Chico, Modesto, and Stockton Urbanized Areas (CARB 2024).

Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or

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horizontal air does not mix—in order to generate a significant CO impact (BAAQMD 2023). As the proposed project would not result in an increase in student or staff capacity, there would be no change in the number of daily trips. In addition, the potential for CO hotspots to be generated in the SDAB is extremely unlikely because of the improvements in vehicle emission rates and control efficiencies. Typical projects, like the proposed project, would not expose sensitive receptors to substantial pollutant concentrations and analysis of CO hotspots is not warranted. Therefore, no significant impacts would occur, and no mitigation measures are required.

Health Risk

Construction

The SDAPCD does not require a health risk assessment to be conducted for short-term emissions from construction equipment. Emissions from construction equipment primarily consist of diesel particulate matter (DPM). The Office of Environmental Health Hazards Assessment (OEHHA) has recently adopted new guidance for the preparation of health risk assessments issued in March 2015. OEHHA has developed a cancer risk factor and non-cancer chronic reference exposure level for DPM, but these factors are based on continuous exposure over a 30-year time frame. No short-term acute exposure levels have been developed for DPM.

The proposed project would be developed in approximately thirteen months, which would limit the exposure to onsite and offsite receptors. The SDAPCD does not require the evaluation of long-term excess cancer risk or chronic health impacts for a short-term project. In addition, construction activities would not exceed the County's significance thresholds. For the reasons stated above, it is anticipated that construction emissions would not pose a threat to onsite and offsite receptors at or near the school, and project-related construction health impacts would be less than significant.

Operation

The purpose of this environmental evaluation is to identify the significant effects of the proposed project on the environment, not the significant effects of the environment on the proposed project (California Building Industry Association v. Bay Area Air Quality Management District [2015] 62 Cal.4th 369 [Case No. S213478]). In general, CEQA does not require an environmental evaluation to analyze the environmental effects of attracting development and people to an area. However, the environmental evaluation must analyze the impacts of environmental hazards on future users when the proposed project exacerbates an existing environmental hazard or condition or if there is an exception to this exemption identified in the Public Resources Code. Schools, residential, commercial, and office uses do not use substantial quantities of TACs and typically do not exacerbate existing hazards, so these thresholds are typically applied to new industrial projects. However, Section 21151.8 of the Public Resources Code requires evaluation of air quality hazards for school site acquisition or construction of a K-12 schools.

The proposed project involves site improvements at the existing BVHS campus and would not include uses typically associated with generating substantial stationary sources of emissions. The proposed school building would only generate a nominal increase in electricity demand and would not directly generate criteria pollutants. Therefore, the proposed project would not expose receptors to substantial concentrations of criteria air

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pollutants, operational criteria air pollutant emissions would not exceed the California AAQS, and impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The proposed project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to SDAPCD Rule 51, Nuisance, which states:

A person shall not discharge from any source whatsoever 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. The provisions of this rule do not apply to odors emanating from agricultural operations in the growing of crops or raising of fowls or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project involves site improvements at the existing BVHS campus and would not fall within the objectionable odors land uses or generate odors different than what is already generated onsite. Emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be low in concentration, temporary, and would not affect a substantial number of people. Odor impacts would be less than significant.

3.4 BIOLOGICAL RESOURCES

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation plan developed to address the needs of multiple species and the preservation of natural vegetation communities in southwestern San Diego County. The MSCP addresses the potential impacts of urban growth, loss of natural habitat, and species endangerment and creates a plan to mitigate for the potential loss of Covered Species and their habitat due to the direct, indirect, and cumulative impacts of future development of both public and private lands within the MSCP area. The City of Chula Vista MSCP Subarea Plan (Subarea Plan), approved on May 13, 2003, is a policy document through which the MSCP Subregional Plan is implemented within the City's jurisdiction. The City of Chula Vista prepared the Subarea Plan with the intent to meet the following goals (Chula Vista 2003):

1. To conserve Covered Species and their habitats through the conservation of interconnected significant habitat cores and linkages.
2. To delineate and assemble a Preserve using a variety of techniques including public acquisition on- and off-site mitigation, and land use regulations.

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3. To provide a Preserve management program that, together with federal and State management activities, will be carried out over the long-term, further ensuring the conservation of Covered Species.
4. To provide necessary funding for a Preserve management program and biological monitoring of the Preserve.
5. To reduce or eliminate redundant federal, State, and local natural resource regulatory and environmental review of individual project by obtaining federal and State Take Authorizations for 86 species.

This section was prepared based, in part, on the Biological Resources Letter Report prepared by Blackhawk Environmental contained in Appendix B.

Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Less Than Significant Impact. As stated above, the MSCP Subarea Plan provides guidance on biological resource preservation within the City. Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife (CDFW); and plant species listed as rare by the California Native Plant Society. The project site has been previously disturbed by the development of the existing campus structures. The project site and campus have operated as a high school since 1966 and is surrounded by residential, institutional, religious, and commercial uses.

Based on the biological resources survey conducted by Blackhawk Environmental (Blackhawk) on February 28, 2024, the project site consists of un-vegetated land and areas that are vegetated, regularly maintained or mowed and dominated by ruderal, non-native, and/or landscaped plant species typical of athletic facilities (Blackhawk Environmental 2024). The vegetation type onsite was determined to be “urban/developed.” The regional value of urban/developed habitat is low (Blackhawk Environmental 2024). Impacts to this type of habitat type are not considered significant. The project site is already disturbed and developed and surrounded by urban development.

A total of 13 sensitive wildlife species were evaluated during the literature review and biological resource assessment survey (Attachment C of Appendix B). One special status invertebrate species, the monarch butterfly (Federal Candidate Species), was determined to have a low potential to occur on the project site based on its known use of urban environments throughout the San Diego region. The project site does not include a substantial amount of nectar sources or stands of milkweed (monarch butterfly hostplant). Based on this information, impacts to monarch nectar sources will be largely avoided and no impacts to monarch hostplant will occur. Furthermore, re-development of the project site may result in more abundant irrigated landscaping that will provide a net increase in the nectar sources available for the monarch butterfly, potentially providing a benefit to this species. No additional avoidance and impact minimization measures are proposed for this species. Potential direct impacts to the monarch butterfly are therefore considered less than significant.

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The proposed project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species. Impacts would be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. As previously discussed, the vegetation type onsite was determined to be “urban/developed.” No riparian habitat was identified onsite. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. Although the literature review conducted by Blackhawk revealed 60 sensitive plant species occurring in the vicinity of the project site, none were observed during the field survey. (Blackhawk 2024) Furthermore, no suitable habitat for these sensitive plant species occurs on the project site (Attachment D of Appendix B). As a result of previous development, frequent mowing, historical grading, and lack of connectivity to natural source populations, sensitive plant species, including narrow endemics, are not expected to occur within the project site.

No native vegetation communities occur within or immediately adjacent to the project site, therefore short-term and long-term indirect impacts to native vegetation communities are not expected to occur. Indirect impacts to non-sensitive vegetation communities/land cover types are not considered significant; therefore, implementation of Best Management Practices (BMPs) is not required to reduce indirect impacts below a significant level. Re-development of these areas may result in a net reduction of invasive plant species abundance and subsequently reduce potential dispersal of seed to any nearby areas.

The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impacts would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is developed with the existing BVHS campus structures (e.g., existing Building Q, marching band practice area, quad area, etc.). Jurisdictional resources, including wetlands and non-wetland waters regulated by United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW), were not identified within the project site. Development of the project site would not result in direct impacts to any jurisdictional resources (Blackhawk 2024). No impacts would occur to State or federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact With Mitigation Incorporated. The project site is in an urbanized area of the City of Chula Vista and is developed with structures associates with the BVHS campus (e.g., existing

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Building Q, marching band practice area, quad area, etc.). No federally designated critical habitat exists on site or in the vicinity of the project site (USFWS 2024). The project site contains several trees that could be used for nesting by bird species. The biological resources survey identified suitable habitat and substrate for migratory birds protected under the Migratory Bird Treaty Act (MBTA) and CDFW Codes 3503 and 3503.5. Permanent direct impacts to migratory birds as a result of the proposed project may include habitat loss, nesting habitat removal, roosting site loss and/or loss of individuals. Nesting birds are protected by the Migratory Bird Treaty Act (MBTA) which governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests (US Code, Title 16, Sections 703–712). The MBTA prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. The United States Fish and Wildlife Service administers permits to take migratory birds in accordance with the MBTA.

Through the implementation of project design features and environmental commitments, such as pre-construction nesting bird surveys, potential direct impacts to protected avian species would be avoided, reduced, and/or minimized. Compliance with the existing California Department of Fish and Wildlife regulations and implementation of mitigation measure BIO-1 below would ensure that impacts remain less than significant with respect to nesting and migratory birds. Impacts would be less than significant with mitigation incorporated.

Mitigation Measure

BIO-1 Preconstruction Avian Survey. If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting birds and raptors (birds of prey) within the existing trees onsite, which would be removed during construction, shall be conducted by a qualified biologist 14 days prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of construction-related activities, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds and a minimum of 200 feet for raptors. The distance shall be determined by a qualified biologist based on the site conditions (topography, if the nest is in a line of sight of the construction, and the sensitivity of the birds nesting). Additional protective measures shall include establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by a qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance, and proximity to existing development. The nest site(s) shall be monitored by a qualified biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The BVHS campus, including the project site, is within the Development Areas of Covered Projects as described in the MSCP Subarea Plan and is therefore not governed by habitat loss and incidental take ordinances or any other additional mitigation or habitat preservation requirements. There would also be no habitat loss due to the proposed project; as such, mitigation of habitat loss per the habitat loss and incidental take ratios or protection of biological resources would not be required. The project site has not been identified as a strategic preserve area within the City, nor is it located within a designated conservation area (Chula Vista 2003). Therefore, the proposed project would not impact the goals and objectives of the Subarea Plan.

The City does have a Tree Preservation Policy (Policy Number 576-05) City Council Resolution No. 6192. However, this Policy covers the preservation of street trees. No street trees are proposed for removal as part of the proposed project. The project site has not been identified as a strategic preserve area within the City, nor is it located within a designated conservation area. Therefore, the proposed project would not impact the goals and objectives of the local policies protecting biological resources. Implementation of the project would not conflict with any local policies or ordinances protecting biological resources and the project would have less than significant impacts.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. The project site is developed with the existing BVHS structures. The project site is within the Development Areas of Covered Projects as described in the Subarea Plan (Chula Vista 2003). The Development Areas of Covered Project would not be subject to the habitat loss and incidental take ordinance or any additional mitigation or habitat preservation requirements beyond those incorporated into individual project approvals and Section 7.0 of the Subarea Plan. Additionally, the project site has not been identified as a strategic preserve area within the City, nor is it located within a designated conservation area; therefore, the project would not impact the goals and objectives of the Subarea Plan. Impacts would be less than significant.

3.5 CULTURAL RESOURCES

This section was prepared based, in part, on the Cultural Resources Technical Report prepared by ASM Affiliates contained in Appendix C.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant Impact. 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,

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or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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;
4. Has yielded, or may be likely to yield, information important in prehistory or history.

ASM Affiliates (ASM) prepared a cultural technical report which evaluated the campus and proposed project (including the quad and Building Q) for eligibility for listing in the California Register of Historical Resources (CRHR), and as historical resources under CEQA following established guidelines (see Appendix C). ASM conducted a records search for the project site, including a 0.5-mile radius, and an archaeological pedestrian survey, with no cultural resource identified on the project site (ASM 2024).

The original BVHS campus was officially completed in 1966, and additional school structures were constructed after 1966 (ASM 2024). The Building Q classroom building is older than 45 years old, built in 1971 and the student quad is also more than 45 years old, part of the original 1966 campus planned by the architectural firm Kistner, Curtis & Foster and signed by George Foster, the primary architect for SUHSD (ASM 2024). The cultural technical report determined that Building Q was not a historically significant structure under CRHR criteria 1, 2, 3, and 4, and ASM recommended that Building Q is not eligible as a contributing resource to the potentially eligible BVHS historic district (ASM 2024). The student quad is part of the original plan/design for the campus and was an integral part of spatial relationship of the cluster plan design and the historic setting of the campus (ASM 2024). Therefore, ASM recommended that the student quad is a contributing resource to the potentially eligible BVHS historic district for the CRHR under Criterion 3 with a period of significance of 1966.

The proposed project would significantly alter the student quad and would no longer be a contributing resource eligible for the BVHS historic district. However, the overall BVHS campus would still be eligible for listing on the CRHR as the majority of the contributing resources on campus would remain (ASM 2024). Additionally, the proposed renovations to the quad area would not introduce an incompatible design to the campus and the student quads’ function as a landscaped and hardscape open circulation area would remain. Similarly, the proposed classroom building to replace Building Q would be of a similar scale and would not introduce new elements to the potential historic district that will result in a loss of eligibility (ASM 2024). Although construction of the proposed project would alter the campus quad as a contributing resource, the BVHS campus would retain its potential eligibility for CRHR, thus, impacts would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact With Mitigation Incorporated. Implementation of the proposed project would result in limited ground disturbance to construct the 16,445 square foot replacement classroom building,

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demolish the existing modular dance classroom building, relocate of the girls team locker room, install the three new sand volleyball courts, construct new shade structures, install landscaping and hardscape; renovate the quad area; stripe the existing marching band practice area with four replacement volleyball courts; and ADA access improvements. Earthwork associated with the proposed project would include grading for proper base and slope for the classroom building, and campus quad and utility trenching. The earthwork activities associated with the proposed project would generally be surface level since no subterranean levels are proposed, which typically requires extensive excavation. Additionally, the project site has been previously disturbed since it is currently developed with Building Q, existing modular dance classroom building, modular building (girls team locker room), existing marching band practice area, and quad area with shade trees, pedestrian walkways, and seating area.

ASM, conducted an intensive archaeological survey on the project site with no archaeological resources identified, and no previously undocumented archaeological resources were identified as a result of the survey (ASM 2024). Therefore, it is unlikely that the proposed project would encounter unknown archaeological resources. Nevertheless, the potential still exists that ground disturbing activities from the construction of the proposed project may uncover unknown archaeological resources. In the unlikely event that archaeological resources are discovered during excavation, grading, and other earthwork, work would cease in the area of the find and a qualified archaeologist would be contacted. A qualified archaeologist and tribal monitor will evaluate the find in accordance with federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2. Construction activity may continue unimpeded on other portions of the project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2 and follow mitigation measure CUL-1, below. Implementation of Mitigation Measure CUL-1 would address the treatment of cultural resources that may be inadvertently discovered. Therefore, impacts would be less than significant with Mitigation Measure CUL-1 incorporated.

Mitigation Measure

CUL-1 Prior to the start of construction, the District shall retain a qualified archaeologist. If archaeological resources are uncovered during ground disturbing activities, work at the place of discovery should be halted immediately until a qualified archaeologist and/or the tribal monitor can evaluate the finds (CEQA Guidelines 15064.5 [f]). If any find is determined to be significant, the qualified archaeologist shall determine, in consultation with the implementing agencies and any local Native American groups expressing interest, appropriate avoidance measures or other appropriate mitigation. Ground-disturbing activities around the find shall not continue until the discovery has been assessed by the archaeologist and/or tribal monitor. The archaeologist and/or tribal monitor shall be afforded the necessary time to assess the find. With monitoring, construction activities may continue on other areas of the project site during evaluation and treatment of historic or unique archaeological resources. Under CEQA Guidelines Section 15126.4(b)(3), preservation in place is the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Methods of avoidance may include, but shall not be limited to, (i) Project re-route or re-design, (ii) Project cancellation, or (iii) identification of protection measures such as capping or fencing. Consistent with CEQA

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Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery or other appropriate measures, in consultation with the implementing agency and any local Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as an historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Given the project site was previously disturbed, it is unlikely to support conditions conducive to the discovery of human remains. However, there is a remote possibility that human remains could be encountered during excavation and grading activities associated with the proposed project.

If human remains are encountered during ground-disturbing activities, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt and remain halted. The County coroner shall investigate the circumstances, manner, and cause of any death and recommend the treatment and disposition of the human remains to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the California Public Resources Code. The coroner is required to make a determination within two working days of being notified of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC), who will contact the “most likely descendant.” The most likely descendant shall receive access to the discovery and will provide recommendations or preferences for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods, if encountered, shall be treated in accordance with procedures and requirements in Sections 5097.94 and 5097.98 of the Public Resources Code; Section 7050.5 of the California Health and Safety Code; and CEQA Guidelines Section 15064.5.

While unlikely, any accidental discovery of human remains during project construction and operation would be required to comply with all applicable laws and regulations establishing the proper handling of human remains. Compliance with these laws and regulations would ensure that proposed project would result in a less than significant impact.

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3.6 ENERGY

Would the project:

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less Than Significant Impact. The following discusses the potential energy demands associated with the construction and operation of the proposed project.

Short-Term Construction Impacts

Electrical Energy

Electricity use during construction would vary during different phases of construction. The majority of equipment during construction of the proposed project would be gas- or diesel-powered, and electricity would not be used to power most of the large off-road construction equipment. Later construction phases could result in the use of electricity-powered equipment for interior construction and architectural coatings. It is anticipated that the majority of electric-powered construction equipment would be hand tools (e.g., power drills, table saws) and lighting, which would result in minimal electricity usage during construction activities. Therefore, project-related construction activities would not result in wasteful or unnecessary electricity demands, and impacts would be less than significant.

Natural Gas Energy

It is not anticipated that construction equipment used for the proposed project would be powered by natural gas, and no natural gas demand is anticipated during construction. Therefore, impacts would be less than significant with respect to natural gas usage.

Transportation Energy

Transportation energy use during construction of the proposed project would come from delivery vehicles, haul trucks, and construction employee vehicles. In addition, transportation energy demand would come from use of off-road construction equipment. It is anticipated that the majority of off-road construction equipment, such as those used during demolition, site preparation, and grading, would be gas or diesel powered.

The use of energy resources by vehicles and equipment would fluctuate according to the phase of construction and would be temporary. In addition, all construction equipment would cease operating upon completion of project construction. Thus, impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Furthermore, to limit wasteful and unnecessary energy consumption, the construction contractors are anticipated to minimize nonessential idling of construction equipment during construction, in accordance with the California Code of Regulations, Title 13, Article 4.8, Chapter 9, Section 2449.

Construction trips would also not result in unnecessary use of energy since the project site is centrally located and is served by numerous regional freeway systems (e.g., SR-125) that provide the most direct routes from

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various areas of the region. Thus, energy use during construction of the proposed project would not be considered inefficient, wasteful, or unnecessary. Impacts would be less than significant.

Long-Term Impacts During Operation

Operation of the proposed project would generate new demand for electricity on the project site from the proposed school building.

Electrical Energy

The proposed increase in electricity consumption from the proposed project is shown in Table 2, *Operation-Related Electricity Consumption*.

Table 2 Operation-Related Electricity Consumption	
Land Use	Electricity (kWh/year)
Building Energy	111,013
Source: CalEEMod Version 2022.1, see Appendix A. Note: kWh=kilowatt-hour, includes increased electricity demand from fuel-switching for All-Electric building.	

Electrical service to the campus would continue to be provided by San Diego Gas & Electric (SDG&E) through connections to existing off-site electrical lines as needed. As shown in Table 2, the new electricity demand from the proposed school building would be 111,013 kilowatt-hours per year. However, the proposed project would be subject to the more stringent California Building Energy Efficiency Standards, which require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Additionally, the proposed project would use LED luminaires that are energy efficient and last longer than metal halide or high—pressure sodium lights. Therefore, operation of the proposed project would not result in wasteful, inefficient, or unnecessary electricity demands. Operation of the proposed project would result in a less than significant impact related to electricity.

Natural Gas Energy

The proposed replacement building would not require the use of natural gas during operation. Therefore, operation of the proposed project would have no impact with respect to natural gas usage.

Transportation Energy

The proposed project does not entail a use that would affect student enrollment, thus no changes to existing trips or VMT generated at BVHS would occur. The proposed project would also enhance Americans with Disabilities Act (ADA) access to the campus and improve emergency vehicle access to the campus. Therefore, impacts would be less than significant with respect to operation-related fuel usage.

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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The State's electricity grid is transitioning to renewable energy under California's Renewable Portfolio Standard (RPS) Program. Eligible renewable sources under the RPS include wind, small hydropower, solar, geothermal, biomass, and biogas. The RPS goals have been updated since adoption of SB 1078 in 2002. In general, California has RPS requirements of 33 percent renewable energy by 2020 (SB X1-2), 40 percent by 2024 (SB 350), 50 percent by 2026 (SB 100), 60 percent by 2030 (SB 100), 90 percent by 2035 (SB 1020), and 100 percent carbon free by 2045 (SB 100 and SB 1020).

The Statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SDG&E, whose compliance with RPS requirements would contribute to the state objective of transitioning to renewable energy. As previously stated, the proposed project would be required to comply with the current Building Energy Efficiency Standards. Therefore, implementation of the proposed project would not conflict with or obstruct implementation of California's RPS program or other plans or policies adopted for renewable energy and energy efficiency. Impacts would be less than significant.

3.7 GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. Wherever an active fault exists, if it has the potential for surface rupture, structures for human occupancy cannot be placed within 50 feet (typically) of these features. According to the California Geological Survey's (CGS) *Earthquake Zones of Required Investigation* (CGS 2024), there are no fault zones within the project site's footprint. Additionally, Figure 2, *Regional Fault Locations*, and Figure 3, *Local Fault Locations*, of the General Plan Safety Element indicate that there are no faults in proximity to the BVHS campus (Chula Vista 2024a). The nearest Alquist-Priolo Earthquake Fault Zone is the Point Loma Quadrangle located approximately 9.4 miles northwest of the BVHS campus at its closest point (CGS 2024). As such, the proposed project would not be located on the Alquist-Priolo Earthquake Fault Zone. No impacts would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The project site is in Southern California, an area known for seismic activity. Figure 4, *Shake Potential Map*, of the General Plan Safety Element shows that the intensity of ground shaking from anticipated future earthquakes. As shown in Figure 4 of the General Plan Safety Element,

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the BVHS campus is within a 35 percent shake potential area of the City, which is located in the eastern portion of the City. The strongest ground shaking that occur in the City are within the most western areas of the City. The proposed replacement building would be constructed in accordance with the current California Building Code (CBC), which regulates all building and construction projects and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, evacuation, foundations, retaining walls, and site demolition. Additionally, the Division of State Architects (DSA) will ensure that the structures are sufficiently designed to withstand ground shaking. Compliance with the CBC would ensure that impacts are less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction occurs when saturated, low-density, loose materials (e.g. sand or silty sand) are weakened and transformed from a solid to a near liquid state as a result of increased pore water pressure. The increase in pressure is caused by strong ground motion from an earthquake. Liquefaction most often occurs in areas underlain by silts and fine sands and where shallow groundwater exists. According to Figure 5, *Liquefaction Zones*, of the General Plan Safety Element, the project site is not in an area susceptible to liquefaction. As previously discussed, the proposed project would be required to comply with the CBC, which would ensure that impacts related to liquefaction would be less than significant.

iv) Landslides?

Less Than Significant Impact. According to Figure 6, *Landslide Areas*, of the General Plan Safety Element, the BVHS campus is within an area of the City that is susceptible to landslides. It should be noted that the project site is relatively flat and developed. Notwithstanding, to reduce potential for seismic hazards, including potential landslides, implementation of the proposed project would be done in accordance with CBC requirements. Impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Construction as part of the proposed project would result in pavement and soil disturbance and exposure, thereby potentially accelerating soil erosion conditions. Erosion is a normal and inevitable geologic process whereby earthen materials are loosened, worn away, decomposed, or dissolved and removed from one place to transported to another. The project site contains relatively flat terrain, which decreases the proposed project's potential to accelerate erosion. Implementation of the proposed project would require limited earthwork which include grading for proper base and slope for the proposed replacement building. Additionally, the proposed project does not contain any subterranean levels and would not require extensive excavation, which could expose more soils to erosion. Moreover, because the proposed project encompasses an area of more than one acre, the proposed project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. These include the preparation of a Stormwater Pollution Prevention Permit (SWPPP) and Monitoring Program. The SWPPP for the proposed project would describe minimum and advanced construction best practices for erosion control at the site. Additionally, with adherence with existing State and local laws regulating construction activities would minimize soil erosion.

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Therefore, the proposed project would not result in a substantial soil erosion or loss of topsoil. Impacts would be less than significant.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Less Than Significant Impact. Liquefaction and landslide potential in the project area are described above under Section 3.7(a)(iii) and (a)(iv), land subsidence is a gradual settling or sudden sinking of the earth's surface due to subsurface movement of earth materials, including groundwater, gas, or petroleum. The main cause of subsidence in California is groundwater pumping. Land subsidence can also occur during an earthquake because of offset along fault lines and as a result of settling and compacting of unconsolidated sediment from the shaking of an earthquake. The United States Geological Survey (USGS) documents area of land subsidence throughout the State. According to the General Plan Safety Element, the USGS has not identified any regional subsidence as a result of groundwater pumping or oil extraction in the City or surrounding communities. Notwithstanding, the proposed project would be required to comply with the CBC, which would minimize the potential effects of unstable earth materials. Further, DSA would review project plans and would ensure that structures are designed to withstand unstable soils. Impacts would be less than significant.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less Than Significant Impact. Expansive soils are fine-grained soils (generally high-plasticity clays) that can undergo a substantial increase in volume with an increase in water content as well as a substantial decrease in volume with a decrease in water content. Changes in the water content of highly expansive soils can result in severe distress for structures constructed on or against the soils. According to the biological resources report, the project site is underlain by Diablo-Urban Land complex, 5 – 15 percent slopes (DcD) (Blackhawk 2024). The Diablo clay soil is an expansive soil. As such, the proposed project would be required to comply with the requirements of the CBC to ensure adequate structural integrity. Therefore, expansive soils are anticipated to have less than significant impacts on direct or indirect risk to life or property due to expansive soils.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. The proposed project does not propose the use of septic tanks or alternative wastewater disposal systems. The proposed project is in an urban area of the City and the proposed project would connect to the existing wastewater system within the BVHS campus. No impacts related to septic system would occur.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant Impact with Mitigation Incorporated. Paleontological resources or fossils are remains of ancient plants and animals that can provide scientifically significant information about the history of life on earth. This sensitivity is determined by rock type, history of the geologic unit in producing significant fossils, and fossil localities that are recorded from that unit. A number of distinct geologic formations that

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record portions of the past 140 million years of Earth's history are present within the City. The geologic formations present within the City consist of: Mission Valley Formation; Otay Formation; San Diego Formation; Sweetwater Formation; Bay Point Formation; Unnamed nearshore marine sandstone; Lindavista Formation; Unnamed river terrace deposits; Later Quaternary alluvium; and Santiago Peak Volcanics. The paleontological resource sensitivity of these formations ranges from marginal to high. According to the CDC's *Geologic Map of California* the project site is underlain by Pliocene aged marine sedimentary rocks. The project site is completely developed with structures associated with the BVHS. Because the project site has been affected by modern development, ground-disturbing activities are unlikely to encounter any buried unique paleontological resources. Nevertheless, while paleontological resources are not expected to be discovered during project construction, it is possible that unknown paleontological resources could be discovered during grading activities. Implementation of Mitigation Measure GEO-1 would ensure that impacts to unknown paleontological resources is less than significant.

The project site is entirely developed with structures associated with BVHS. No unique geologic features exist on the project site. The proposed project would not directly or indirectly destroy unique geologic features. Impacts would be less than significant.

Mitigation Measure

GEO-1 In the event that fossils or fossil locality deposits are discovered during construction, excavations within 50-feet of the fossil locality shall be temporarily halted until removal of the fossil localities. The contractor shall notify a qualified paleontologist to investigate its significance. If the fossil locality is determined to be significant by the qualified paleontologist the paleontologist shall work with the District to follow accepted professional standards such as further testing for evaluation or data recovery, as necessary. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important.

3.8 GREENHOUSE GAS EMISSIONS

Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as greenhouse gases (GHGs), into the atmosphere. The primary source of these GHG is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHGs—water vapor, carbon dioxide (CO₂), methane (CH₄), and ozone (O₃)—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries. Other GHG identified by the IPCC that contribute to global warming to a lesser extent include nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons, perfluorocarbons, and chlorofluorocarbons.¹

¹ Water vapor (H₂O) is the strongest GHG and the most variable in its phases (vapor, cloud droplets, ice crystals). However, water vapor is not considered a pollutant, but part of the feedback loop rather than a primary cause of change.

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Information on manufacture of cement, steel, and other “life cycle” emissions that would occur as a result of the project are not applicable and are not included in the analysis.² Black carbon emissions are not included in the GHG analysis because the California Air Resources Board (CARB) does not include this pollutant in the State’s Senate Bill 32 (SB 32) and Assembly Bill (AB 1279) inventory and treats this short-lived climate pollutant separately.³ A background discussion on the GHG regulatory setting and GHG modeling can be found in Appendix A to this Initial Study.

Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less Than Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

The latest guidance for evaluating GHG emissions released by the County of San Diego is the guidance document entitled, *Guidelines for Determining Significance: Climate Change* (2018 Guidelines) (2018). In general, the guidelines to determine potential project impacts under County’s 2018 Guidelines is based on consistency to the adopted Climate Action Plan (CAP) for the jurisdiction. However, in December 2018, the County’s CAP was invalidated by the San Diego Superior Court of California in *Sierra Club vs Count of San Diego*. Additionally, school districts are not directly under the jurisdiction of the County of San Diego. Therefore, the CAP consistency checklist is not directly applicable to the Sweetwater Union High School District. In light of, and since the ruling, the County has not formally released updated guidelines in assessing GHG emissions impacts to account for the recent ruling.

Therefore, consistency with the 2022 Scoping Plan is used to evaluate GHG emissions impacts. CARB adopted the *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 15, 2022, which lays out a path to achieve carbon neutrality by 2045 or earlier and to reduce the State’s anthropogenic GHG emissions (CARB 2022). Based on Appendix D of the 2022 Scoping Plan, for residential and mixed-use development projects, CARB recommends first demonstrating that these land use development projects are aligned with State climate goals based on the attributes of land use development that reduce operational GHG emissions

² Life cycle emissions include indirect emissions associated with materials manufacture. However, these indirect emissions involve numerous parties, each of which is responsible for GHG emissions of their particular activity. The California Resources Agency, in adopting the CEQA Guidelines Amendments on GHG emissions found that lifecycle analyses was not warranted for project-specific CEQA analysis in most situations, for a variety of reasons, including lack of control over some sources, and the possibility of double-counting emissions (CNRA 2018). Because the amount of materials consumed during the operation or construction of the proposed project is not known, the origin of the raw materials purchased is not known, and manufacturing information for those raw materials are also not known, calculation of life cycle emissions would be speculative. A life-cycle analysis is not warranted (OPR 2008).

³ Particulate matter emissions, which include black carbon, are analyzed in Section 3.3, Air Quality. Black carbon emissions have sharply declined due to efforts to reduce on-road and off-road vehicle emissions, especially diesel particulate matter. The state’s existing air quality policies will virtually eliminate black carbon emissions from on-road diesel engines within 10 years (CARB 2017).

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while simultaneously advancing fair housing. Attributes that accommodate growth in a manner consistent with the GHG and equity goals of SB 32 have all the attributes shown in Table 3, *2022 Scoping Plan Attributes that Reduce GHG Emissions*.

Table 3 2022 Scoping Plan Attributes that Reduce GHG Emissions

2022 Scoping Plan Attribute	Consistency
Transportation Electrification. Provide EV charging infrastructure that, at a minimum, meets the most ambitious voluntary standards in the California Green Building Standards Code at the time of project approval	Not Applicable. The proposed project would not expand enrollment or capacity at the BVHS campus and would not increase mobile trips or VMT to the project site. The on-site improvements would be consistent with the existing development on campus to continue to support academic uses and the proposed project would not include additional parking.
VMT Reduction - Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer). - Does not result in the loss or conversion of the State's natural and working lands; - Consists of transit-supportive densities (minimum of 20 residential dwelling units/acre), or is in proximity to existing transit stops (within a half mile), or satisfies more detailed and stringent criteria specified in the region's Sustainable Communities Strategy (SCS); - Reduces parking requirements by: - Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or - Providing residential parking supply at a ratio of <1 parking space per dwelling unit; or - For multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit. - At least 20 percent of the units are affordable to lower-income residents; - Result in no net loss of existing affordable units.	Not Applicable. The proposed project would not expand enrollment or capacity at the BVHS campus and would not increase mobile trips or VMT to the project site.
Building Decarbonization Use all electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooking	Consistent. Operational GHG emissions from building energy use would be minimized because the new replacement building would be designed to be an all-electric building and overall, more energy-efficient in order to meet the latest California Building Energy Efficiency Standards and CALGreen

Source: CARB 2022.

As identified in Table 3, the proposed project would provide its “fair share” contribution towards the statewide goal of carbon neutrality by 2045 and would not conflict with implementation of the 2022 Scoping Plan. Therefore, GHG emissions generated by the proposed project are considered less than significant and no mitigation measures are required.

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. Applicable plans adopted for the purpose of reducing GHG emissions include CARB's Scoping Plan and the San Diego Association of Governments (SANDAG) San Diego Forward: The Regional Plan. A consistency analysis of the proposed project with the 2022 Scoping Plan key attributes is presented above under checklist question 3.8(a). A consistency analysis SANDAG's The Regional Plan is presented below.

SANDAG's San Diego Forward: The Regional Plan

The California legislature passed Senate Bill 375 (SB 375) to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. SANDAG adopted San Diego Forward: The 2021 Regional Plan (2021 Regional Plan) in December 2021 which includes the region's SCS along with the Regional Transportation Plan (RTP) and Regional Comprehensive Plan (RCP). Currently, SANDAG is developing the Draft 2025 RTP with expected public feedback in spring 2025.

The SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS, but provides incentives for consistency for governments and developers. The proposed project would involve various site improvements at BVHS campus and would not result in new trips to the project site, as there would not be an increase in student or staff capacity. The proposed project would not change underlying zoning or uses on the project site. Thus, the proposed project would not interfere with SANDAG's ability to implement the regional strategies outlined in the 2021 Regional Plan. The proposed project would not have the potential to interfere with the State of California's or SANDAG's ability to achieve GHG reduction goals and strategies. Therefore, no impact would occur.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less Than Significant Impact with Mitigation Incorporated. Construction of the proposed project would require small amounts of hazardous materials during construction, such as vehicle fuels, lubricants, grease and transmission fluids, and paints and coatings. The handling, use, transport, and disposal of hazardous materials during the construction phase of the proposed project would comply with existing regulations of several agencies—the Environmental Protection Agency (EPA), California Division of Occupational Safety and Health, US Occupational Safety and Health Administration (OSHA), and US Department of Transportation (USDOT). The delivery of hazardous materials to the project site would be made by carriers following 49 Code of Federal Regulations (CFR) Part 173. In addition, the transportation of hazardous materials would be subject to 49 CFR Part 172, which contains the hazardous materials communication requirements, including shipping

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papers, marking, labeling, and placarding, in addition to emergency response requirements, training, and security plan. Compliance with existing Cal/OSHA lead and asbestos regulations would also be required. Furthermore, all on-site generated waste that meets hazardous waste criteria shall be stored, transported, and disposed of in accordance with the California Code of Regulations (Title 22).

Demolition could require the transport of hazardous materials (e.g., asbestos-containing materials [ACM] and lead-based paint [LBP]) as Building Q was constructed in 1971. SDAPCD Rule 12064 incorporates the requirements of the federal asbestos requirements found in National Emission Standards for Hazardous Air Pollutants (NESHAP) and includes additional requirements to minimize exposure to asbestos fibers. SDAPCD Rule 1206 requires a facility survey for certain projects to determine if asbestos is present prior to commencement of renovation or demolition. If more than 100 square feet of asbestos containing materials will be disturbed or a demolition will occur, a notification must be submitted to the SDAPCD and procedures for asbestos emission control and waste handling/disposal must be in compliance with SDAPCD Rule 1206. As such, the proposed project would incorporate HAZ-1, which requires that the District retain a licensed abatement contractor to prepare an asbestos operations and maintenance program and abate any ACMs to reduce potential impacts related to routine transport, use, and disposal of hazards materials. Impacts would be less than significant with implementation of mitigation.

Operation of the proposed project would transport, use, store and dispose of small amounts of hazardous materials typical of school facilities such as cleaning and maintenance supplies (cleaners, gasoline, paint and pesticides). The proposed project includes school facilities and various site improvements that would use cleaners and other chemicals in relatively small quantities, which is not typically considered hazardous materials that could result in a significant hazard to the public or the environment. No manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur within the campus. Compliance with applicable federal and State laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur. Therefore, the proposed project would not create substantial hazards to the public or the environment. Impacts would be less than significant.

Mitigation Measure

HAZ-1 **Hazardous Materials Assessment Recommendations.** Prior to construction activities, the District shall retain a licensed abatement contractor to prepare an asbestos operations and maintenance program. Until asbestos-containing materials must be removed prior to demolition, all listed asbestos materials shall be effectively managed under the asbestos operations and maintenance program, designed to repair any damage and otherwise inspect and maintain asbestos containing materials in their original condition.

Prior to demolition where asbestos is present, the District shall obtain a licensed abatement contractor to abate asbestos containing materials. Similarly, disturbance of lead-based paints and ceramic tile, particularly those efforts involving manual demolition, mechanical abrasion, torching or cutting shall be performed by a licensed abatement contractor. Demolition of thermostats, light switches, and light fixtures shall be performed carefully and electronic

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components shall be disposed of separately from other demolition materials. All hazardous materials shall be disposed of at a landfill that accepts hazardous waste and the licensed contractor shall provide a copy of the profile results to the accepting landfill.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact with Mitigation Incorporated. The project site is currently developed with existing structures associated with the BVHS campus. Six environmental lists were searched for hazardous materials site on the project site:

- GeoTracker: State Water Resources Control Board (SWRCB 2024)
- EnviroStor: Department of Toxic Substances Control (DTSC 2024a)
- Cortese: Department of Toxic Substances Control (DTSC 2024b)
- EJScreen: US Environmental Protection Agency (USEPA 2024a)
- EnviroMapper: US Environmental Protection Agency (USEPA 2024b)
- Solid Waste Information System (SWIS): California Department of Resources Recovery and Recycling (CalRecycle 2024)

Based on the six databases, there is no evidence that a hazardous materials release or threatened release have occur on the project site. The BVHS campus is surrounded by residential, commercial, and institutional uses. As discussed, construction activities would require small amounts of hazardous materials, which include vehicle fuels, lubricants, grease and transmission fluids as well as paints and coatings. The use, transportation, and disposal of hazardous materials would be in accordance with regulatory standards and manufacturers' specifications. Hazardous materials would be used in small quantities and properly stored, so they do not pose health and safety hazards.

As described above, hazardous waste would be removed during construction due to the demolition of Building Q, which has the potential contain hazardous materials. Therefore, due to the potential presence of and removal of hazardous materials during construction, there is the potential for release of hazardous materials if accident conditions were to occur. However, if an accident were to occur, clean up would be conducted in accordance with State and federal regulations regarding hazardous materials, including regulations under the United States Environmental Protection Agency (USEPA), Cal/OSHA, and California Department of Toxic Substances Control (DTSC). Implementation of mitigation measure HAZ-1 would reduce potential significant impacts from accident conditions to a less than significant level.

Operation of the proposed project would transport, use, store and dispose of small amounts of hazardous materials typical of school facilities such as cleaning and maintenance supplies (such as cleaners, gasoline, paint, and pesticides). Operation of the proposed project would use cleaners and other chemicals in relatively small quantities, which is not typically considered hazardous materials that could result in a significant hazard to the

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public or the environment. Compliance with applicable federal and State laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure impacts would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The project site is within the BVHS campus. Additionally, at its closest point, Bonita Vista Middle School is located at 650 Otay Lakes Road approximately 0.29 miles northwest of the project site. As discussed, construction and operation of the proposed project would handle small amounts of hazardous materials typical of construction activities and scholastic athletic activities (during operation). The use, transportation and storage of hazardous materials would be required to comply with all applicable State and federal regulations that would ensure the proper handling of such materials. As discussed, there is no evidence that a hazardous materials release or threatened release have occurred on the project site. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Thus, impacts would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The project site is currently developed with existing BVHS structures. Six environmental lists were searched for hazardous materials site on the project site.

- GeoTracker: State Water Resources Control Board (SWRCB 2024)
- EnviroStor: Department of Toxic Substances Control (DTSC 2024a)
- Cortese: Department of Toxic Substances Control (DTSC 2024b)
- EJScreen: US Environmental Protection Agency (USEPA 2024a)
- EnviroMapper: US Environmental Protection Agency (USEPA 2024b)
- Solid Waste Information System (SWIS): California Department of Resources Recovery and Recycling (CalRecycle 2024)

Based on the six databases, the project site and properties within a quarter of a mile radius of the proposed project are not identified on GeoTracker, EJScreen, EnviroMapper, or SWIS as a hazardous materials site. The project site is not identified on EnviroStor or the Cortese List. It should be noted that five sites consisting of three Cleanup Program sites and two Leaking Underground Storage Tank Cleanup sites within a quarter of a mile radius of the proposed project are identified on EnviroStor; however, all five sites have been cleaned and cases closed. Therefore, the project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5 and the proposed project will not create a hazard to the public. Impacts would be less than significant.

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- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The nearest airport to the project site is Brown Field Municipal Airport located approximately 5.0 miles south. The project is not within the noise contours of the Brown Field Municipal Airport Land Use Compatibility Plan (ALUCP) (SDCALUC 2010). The proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area. No impact would occur.

- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The City of Chula Vista does not have an adopted emergency response plan or emergency evacuation plan. However, the City of Chula Vista Fire Department has the following scenarios that require disaster preparedness: wildfire, earthquakes, flood, terrorism, and tsunamis. The City identifies evacuation routes related to tsunamis; these evacuation routes are along the coast and direct evacuees inland. According to the tsunami evacuation map, a tsunami would not affect the project site (Chula Vista 2024b). It should be noted that Figure 19, *Evacuation Routes*, of the City's General Plan Safety Element identifies routes within the City. Evacuation routes effectively include all improved (paved) roads within the City and include roadways classified as Freeways/Highways, Major Roadways, Gateway Streets, Urban Arterials, Commercial Boulevard, Neighborhood and Local Streets (in select areas), and Collector Streets (Chula Vista 2024a). With respect to the project site, the nearest evacuation routes include East H Street to the south and Otay Lakes Road to the west.

Construction associated with the proposed project would not include any characteristics (e.g., permanent road closures, long-term blocking of road access) that would physically impair or otherwise interfere with emergency response or evacuation in the project site's vicinity. If lane closures are required, they would be on a temporary basis. All large construction vehicles entering and exiting the project site would be guided by the use of personnel using signs and flags to direct traffic. Additionally, construction activities would comply with any applicable general plan, the San Diego County Multi-Jurisdictional Hazard Mitigation Plan, and fire department or police department response requirements by providing adequate emergency access, minimizing temporary impacts on local evacuation routes, and not permanently affecting major arterials surrounding the project site.

Project access would be provided via the existing access points provided along East H Street and Otay Lakes Road. The proposed project would provide adequate emergency vehicle access, including street widths and vertical clearance. Implementing federal, State, and local laws and regulations in the project's construction and operation would result in less than significant impacts.

- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Less Than Significant Impact. As further discussed in Section 3.20, *Wildfire*, of this IS/MND, the project site is not within a fire hazard severity zone and is surrounded by urban development (Chula Vista 2024; CalFire

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2024). Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant.

3.10 HYDROLOGY AND WATER QUALITY

Would the project:

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Less Than Significant Impact. Urban runoff from storms or nuisance flows (runoff during dry periods) from development projects can carry pollutants to receiving waters. Runoff can contain pollutants such as oil, fertilizers, pesticides, trash, and sediment. This runoff can flow directly into local streams or into storm drains and continue through pipes until it is released untreated into a local waterway and eventually the ocean. Untreated stormwater runoff degrades water quality in surface waters and groundwater and can affect drinking water, human health, and plant and animal habitats. The construction and operational phases of the proposed project could have the potential to impact water quality. The following is a discussion of the potential impacts that the construction and operational phases of the proposed project could have on water resources and quality.

Construction

Clearing, grading, excavation, and construction activities associated with the proposed project may impact water quality through soil erosion and increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials such as fuels, solvents, and paints may present a risk to surface water quality. Finally, the refueling and parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system.

The proposed project would be required to comply with all applicable regulatory requirements governing water quality. The proposed project would be required to comply with the NPDES Construction General Permit (CGP; 2022-0057-DWQ). The CGP requires the preparation of a SWPPP that incorporates Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The State Water Resource Control Board (SWRCB) mandates that projects that disturb one or more acres of land must obtain coverage under the Statewide CGP. Prior to the start of construction activities, the project applicant must file Permit Registration Documents (PRDs) with the SWRCB, which includes a Notice of Intent, risk assessment, site map, annual fee, signed certification statement, SWPPP, and post-construction water balance calculations. The construction contractor is required to maintain a copy of the SWPPP on-site at all times and implement all construction BMPs identified in the SWPPP during construction activities. Prior to the issuance of a grading permit, the project applicant is required to provide proof of filing of the PRDs with the SWRCB, which include preparation of SWPPP.

The SWPPP must describe construction BMPs that address pollutant source reduction and provide measures/controls to mitigate potential pollutant sources. Which include, but are not limited to erosion controls, sediment controls, tracking controls, non-storm water management, materials and waste management

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and good housekeeping practices. Submittal of the PRDs and implementation of the SWPPP and its associated BMPs throughout the construction phase would result in an impact of less than significant.

Operation

Once the proposed project has been completed, urban runoff could include a variety of contaminants that are typical of operation of school facilities, that could impact water quality. As discussed, the proposed project would be required to comply with applicable federal and State laws and regulations governing the use, storage, transport, and disposal of hazardous materials which would ensure impacts on water quality would be less than significant.

Further, the proposed project would implement BMPs such as bio swales, to control the amount and quality of the stormwater leaving the project site. The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Thus, impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The project site is not within a groundwater basin (DWR 2024). Moreover, the project site is currently developed and contains impervious and pervious surfaces and runoff from the proposed project would be directed to storm drains on the BVHS campus. The project site is not used for groundwater recharge activities or extraction. The proposed project would result in similar impervious surfaces as compared to existing conditions with the installation of a slightly larger replacement building and quad improvements. The increase in impervious surfaces due to the proposed project would be minor and the remaining portion the BVHS campus would remain in its current state. Therefore, the proposed project would not substantially interfere with rainwater percolating into a groundwater basin.

The proposed project would be required to comply with all applicable regulations governing water quality and use. According to the San Diego County Water Authority's (Authority) 2020 Urban Water Management Plan (UWMP), which provides water to the OWD who provides water to the BVHS campus, the Authority would be able to meet demands for water up to the year 2045 (OWD 2021). The OWD does not pump groundwater for distribution within its boundaries. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site?

Less Than Significant Impact. Erosion and siltation impacts that could result from alteration of drainage patterns would, for the most part, occur during the proposed project's construction phase, which would include site preparation and grading activities. Environmental factors that affect erosion include topography, soil type, wind, and rainfall. Siltation is associated with sediment transport and deposition in waterways. The proposed project would not involve the alteration of any natural drainage channels or any

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water course. As discussed above, the proposed project would only result in a minor increase of impervious surfaces on the project site, and the remaining portion of the BVHS campus would remain in its current state.

The proposed project's construction includes grading, utilities trenching, and asphalt demolition. If not controlled, the transport of these materials to local waterways would temporarily increase suspended sediment concentrations and release pollutants attached to sediment particles into local waterways. As discussed in Section 3.10(a), the proposed project would be required to submit PRDs and a SWPPP to the SWRCB for approval prior to the commencement of construction activities. The SWPPP would describe the BMPs to reduce the impact of erosion and siltation to less than significant.

For project operation, ground surfaces would be stabilized by project structures, paving, and landscaping upon completion of construction activities. Therefore, impacts associated with soil erosion and the loss of topsoil would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact. The project site is currently developed with structures associated with the BVHS campus that support the academic uses. The proposed project would not involve the alteration of any natural drainage or watercourse. The proposed project would result in a similar amount of impervious surfaces on the project site as compared to existing conditions. The proposed project would include the installation of catch basins that are designed to adequately handle the proposed project's stormwater flows. The remaining portions of the BVHS campus would remain in its current state. Thus, the amount of stormwater runoff reaching the City's storm drain system would be similar to existing conditions. The proposed project would not substantially increase the rate or amount of surface runoff in a manner that would cause flooding on or off site. Therefore, impacts related to stormwater drainage and flooding would be less than significant.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. The project site is built out with impervious and pervious surfaces and implementation of the proposed project would result in a similar amount of impervious surfaces as compared to existing conditions. The remaining portions of the BVHS campus would remain in its current state. Therefore, the proposed project would generate stormwater similar to existing conditions. Stormwater generated at the would flow to proposed catch basins and be directed to existing storm drains on the BVHS campus and to surrounding storm drains in the public rights-of-way. Construction and operation of the proposed project would be required to implement BMPs that would control the amount and quality of stormwater leaving the project site. The small quantities of hazardous materials used onsite would be properly handled, stored, and used in accordance with applicable federal, State, and local laws and regulations.

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The proposed project would not exceed the capacity of existing stormwater drainage systems and would not create substantial additional sources of polluted runoff. Impacts would be less than significant.

iv) Impede or redirect flood flows?

No Impact. As previously discussed, the project site does not have a natural drainage or watercourse. Moreover, according to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, the project site is within Flood Zone X, which is designated as an area of minimal flood hazard (FEMA 2012). Thus, the proposed project would not impede or redirect flood flows. No impacts would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. As previously discussed, the project site is not within a flood hazard zone. Additionally, due to distance and topography, the project site would not be subject to inundation due to a tsunami. The Pacific Ocean is located approximately 8.4 miles west of the project site.

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest enclosed body of water to the project site is the Sweetwater Reservoir located approximately 2.8 miles north. Therefore, due to distance and topography, the project site would not be subject to inundation due to a seiche.

While the proposed project is anticipated to use small amounts of hazardous materials during construction and operation (e.g., paints, cleaners, oils, etc.), the construction and operation of the proposed project would be required to comply with applicable regulations for proper handling, usage, and storage of potentially hazardous (see Section 3.9, *Hazards and Hazardous Materials*). The proposed project would not risk the release of pollutants due to project inundation related to flood hazard, tsunami, or seiche zones. No impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The San Diego Regional Water Quality Control Board prepares and maintains the Water Quality Control Plan for the San Diego Basin (Basin Plan) and designates beneficial uses for surface water bodies and groundwater within the area. The Basin Plan also contains water quality criteria for groundwater. The proposed project would not conflict or obstruct the implementation of a water quality control plan. Project construction would be subject to the Statewide CGP and implementation of BMPs specified in the SWPPP. This would minimize the potential for erosion or siltation impacts to occur that would impact receiving waters. Therefore, the proposed project would comply with the Basin Plan. Impacts would be less than significant.

Additionally, the project site is not within a groundwater basin. Therefore, no sustainable groundwater management plan applies to the project site. Neither the construction or operational phase of the proposed project would interfere with groundwater recharge or supply; therefore, the proposed project would not conflict with sustainable groundwater management. No impacts would occur.

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3.11 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The proposed project is within the BVHS campus. The proposed project would construct facilities that would continue to support the existing academic uses at the BVHS campus. The proposed project would be limited to the project site within the BVHS campus. Therefore, the proposed project would not physically divide an established community and no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. As agencies of the State for the local operation of a Statewide school system, school districts are generally exempt and not subject to local regulations. The City of Chula Vista's General Plan designates the project site as Public & Quasi-Public. The Public & Quasi-Public land use designation allows for school uses (Chula Vista 2021a). The City of Chula Vista's zoning code designates the project site are R-1 – Single – Family Residence Zone. This zoning designation is primarily intended for single-family detached homes. School use in the R-1 zoning are allowed with the issuance of a conditional use permit (Chula Vista 2022a). According to Section 19.54.020, schools are considered an unclassified use and may be allowed in any zoning designation with the issuance of a conditional use permit (Chula Vista 2022b). The BVHS campus has been in operation since 1966. The proposed project would consist of the replacement of an existing building and other improvements located within the BVHS campus. The proposed project would not alter or modify the project site's current land use and zoning designations or the established school uses. The proposed project would be consistent with land use and zoning designations, and would support the existing academic uses on site. Development of the proposed project would not conflict with any applicable land use plans, policies or regulations. Therefore, impacts would be less than significant.

3.12 MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. In 1975, the State legislature adopted the Surface Mining and Reclamation Act (SMARA). This designated Mineral Resources Zones that were of statewide or regional importance. The classifications used to define MRZs are:

- **MRZ-1.** Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.

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- **MRZ-2.** Areas where the available geologic information indicates that there are significant mineral deposits or that there is a likelihood of significant mineral deposits.
- **MRZ-3.** Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.

According to the Department of Conservation's Mineral Classification study map, the project site is located in an MRZ-3 zone (DOC 2022b). The BVHS campus and project site are developed and used as a high school. Construction and operation of the proposed project would not interfere with the availability of known mineral resources because there are no mining activities occurring onsite. Additionally, there are no known oil wells and gas fields that exist on the project site or the surrounding vicinity (DOC 2024). Therefore, the proposed project would not result in the loss of availability of a known mineral resource valuable to the region and the state, and no impact would occur.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The City of Chula Vista's General Plan Environmental Element states that there is one area the City and two areas just outside the City that are within MRZ-2 zones. These three areas are places where adequate information indicates that significant mineral deposits are present. The one area within the City is located within the Otay River Valley, approximately three miles south of the project site. The other two areas adjacent to the City include the Sweetwater River Valley east of the Sweetwater Reservoir and along the Jamul/Dulzura Creek east of Lower Otay Lake. The Sweetwater River Valley area is located approximately four miles northeast of the project site and the Jamul/Dulzura Creek area is located approximately six miles southeast of the project site. These three areas produce sand, gravel, and crushed rock that are also known as construction aggregate (City of Chula Vista 2005).

According to the California Department of Conservation Mines Only map, the nearest active mine is approximately four miles south of the project site, near the intersection of Heritage Road and Hard Rock Road, and produces sand and gravel (DOC 2016). As a result of the distance, the proposed project would not interfere with mining operations during the construction or operations phase. Therefore, the proposed project would not cause a loss of availability of a resource, and no impact would occur.

3.13 NOISE

Environmental Setting

Noise is defined as unwanted sound. It is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government, State of California, and City of Chula Vista have established criteria to protect public health and safety and to prevent disruption of certain human activities. Additional information on noise and vibration fundamentals and applicable regulations are also contained in Appendix D.

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Sensitive Receptors

Certain land uses are particularly sensitive to noise and vibration. The City of Chula Vista General Plan Environmental Element identifies residences, schools; hospitals; libraries; parks; and places of worship as noise sensitive uses. The nearest noise sensitive receptors to the project site are single-family residential uses to the east and north of the project, and the Church of Jesus Christ of Latter-Day south of the project site.

Existing Conditions

The project site is in a predominantly residential neighborhood. The dominant noise environment is traffic noise on East H Street and Otay Lakes Road. Typical noise conditions would include noise associated with existing school marching band practice, after school sports activities, parking lot events, children yelling and playing on existing school grounds. In addition, typical residential activities, dogs barking, birds, and wind noise also contribute to the existing ambient noise environment.

Applicable Standards

City of Chula Vista General Plan

Section 3.5 of Chapter 9 Part 3, *Noise*, in the Chula Vista General Plan establishes noise related goals and land use compatibility standards under the Environmental Element. The City has adopted the following applicable objectives and policies:

Objectives

- **E-21** Protect people from excessive noise through careful land use planning and the incorporation of appropriate mitigation techniques.

Implementation Policies

- **E 21.3.** Promote the use of available technologies in building construction to improve noise attenuation capacities.

City of Chula Vista Municipal Code

The City of Chula Vista Municipal Code includes noise regulations (referred to generally as the Noise Ordinance). The City of Chula Vista's regulations with respect to noise are included in Title 19, Planning and Zoning, Chapter 19.68, Performance Standards and Noise Control, of the City Code. Section 19.68.030 B(4), Exterior Noise Limits, presents exterior noise standards for the various land uses measured at any residence, school, hospital, church or public library. These standards are presented in Table 4, *Exterior Noise Level Standards*.

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Table 4 Exterior Noise Level Standards ^{1, 2}

Receiving Land Use Category	Noise Level [dB(A)]	
	10:00 p.m. to 7:00 a.m. (Weekdays)	7:00 a.m. to 10:00 p.m. (Weekdays)
	10:00 p.m. to 8:00 a.m. (Weekends)	8:00 a.m. to 10:00 p.m. (Weekends)
All residential (except multiple dwelling)	45	50
Multiple dwelling residential	50	65
Commercial	60	65
Light industry – I-R and I-L zone	70	70
Heavy industry – I zone	80	80

Source: City of Chula Vista Municipal Code Section 19.68.030

Notes:

(1) If the noise is continuous, the L_{eq} for any hour will be represented by any lesser time period within that hour. Noise measurements of a few minutes only will thus suffice to define the noise level.

(2) If the noise is intermittent, the L_{eq} for any hour may be represented by a time period typical of the operating cycle. Measurement should be made of a representative number of noisy/quiet periods. A measurement period of not less than 15 minutes is, however, strongly recommended when dealing with intermittent noise.

(3) In the event the alleged offensive noise, as judged by the enforcement officer, contains a steady, audible sound such as a whine, screech or hum, or contains a repetitive impulsive noise such as hammering or riveting, the standard limits set forth in Table III shall be reduced by five dB.

(4) If the measured ambient level exceeds that permissible in Table III, the allowable noise exposure standard shall be the ambient noise level. The ambient level shall be measured when the alleged noise violations source is not operating.

¹ Environmental Noise – L_{eq} in any hour.

² Nuisance Noise – Not to be exceeded any time.

Section 19.68.060 of the Municipal Code consists of special provisions from noise emanating sources associated with different uses. Section 19.68.060 (B) exempts outdoor activities applicable to regularly scheduled school athletic events; provided, the events are conducted pursuant to a permit or license issued by the City relative to the staging of the events. The permit authority, as set forth in Chapter 19.58, may, aside from this chapter, regulate and control noise caused by such outdoor activity. In addition, Section 19.68.060 (C) exempts noise sources associated with construction and demolition activities.

The City of Chula Vista does not have a quantified threshold for temporary construction noise and vibration. Therefore, to determine impact significance, the Federal Transit Administration (FTA) criteria are used in this analysis. A construction noise impact would occur if project construction generates noise levels greater than 80 dBA L_{eq} at noise sensitive residential property lines. A vibration impact would occur if project vibration levels exceed 0.20 inches per second (in/sec) peak particle velocity (PPV) at the façade of a non-engineered structure (e.g., wood-frame residential) of a sensitive uses (e.g., residential, place of worship)

Would the project result in:

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact. Noise generated by on-site construction equipment is based on the type of equipment used, its location relative to sensitive receptors, and the timing and duration of noise-generating activities. Each phase of construction involves different types of equipment and has distinct noise characteristics. Noise levels from construction activities are typically dominated by the loudest three pieces of

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equipment. The dominant equipment noise source is typically the engine, although work-piece noise (such as dropping of materials) can also be noticeable.

The noise produced at each construction phase is determined by combining the L_{eq} contributions from the top-three loudest pieces of equipment used at a given time, while accounting for the ongoing time-variations of noise emissions (commonly referred to as the usage factor). Heavy equipment, such as a dozer or a loader, can have maximum, short-duration noise levels of up to 85 dBA at 50 feet. However, overall noise emissions vary considerably, depending on what specific activity is being performed at any given moment.

Noise attenuation due to distance, the number and type of equipment, and the load and power requirements to accomplish tasks at each construction phase would result in different noise levels from construction activities at a given receptor. Since noise from construction equipment is intermittent and diminishes at a rate of 6 dBA per doubling of distance (conservatively disregarding other attenuation effects from air absorption, ground effects, and shielding effects provided by intervening structures or existing solid walls), the average noise levels at noise-sensitive receptors could vary considerably, because mobile construction equipment would move around the site (site of each development phase) with different equipment mixes, loads, and power requirements.

The expected construction equipment mix was estimated and categorized by construction activity using the Federal Highway Administration Roadway Construction Noise Model (RCNM). Average noise levels from project-related construction activities are calculated by modeling the three loudest pieces of equipment per activity phase. Equipment for grading and site preparation is modeled at spatially averaged distances (i.e., from the acoustical center of the general construction site to the property line of the nearest receptors) because the area around the center of construction activities best represents the potential average construction-related noise levels at the various sensitive receptors for mobile equipment. Similarly, construction noise from demolition is modeled from the center of the project site. Building construction and architectural coating are measured from the edge of the proposed buildings to the nearest sensitive receptors. Additionally, paving and finishing and landscaping are measured from the edge of the nearest paving areas to the nearest sensitive receptors. Results are summarized in Table 5, *Project Related Construction Noise Levels (dBA)*, at the nearest receptors. Construction noise levels near noise sensitive uses to the east, north, and south of site, were modeled between 54 dBA and 69 dBA L_{eq} at the nearest noise sensitive residences to the north and east, to the project site and The Church of Jesus Christ of Latter-Day to the south. Construction noise levels would not exceed the FTA threshold of 80 dBA L_{eq} at noise sensitive uses near the project site. Therefore, construction noise impacts would be less than significant.

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Table 5 Project-Related Construction Noise Levels

Construction Activity Phase	Noise Levels in dBA L_{eq}			
	RCNM Reference Noise Level	Residential Receptors to North	Residential Receptors to East	The Church of Jesus Christ of Latter Days Saints Receptor to South
<i>Distance in feet</i>	50	980	420	420
Building Demolition	85	59	67	67
<i>Distance in feet</i>	50	730	810	360
Asphalt Demolition	85	62	61	68
Site Prep	82	59	58	65
Grading	85	62	61	68
Utility Trenching	86	63	62	69
<i>Distance in feet</i>	50	980	420	420
Building Construction	81	55	63	63
Architectural Coating	80	54	62	62
<i>Distance in feet</i>	50	400	400	360
Paving	80	62	62	63
Finish/Landscape	76	58	58	59
Exceeds FTA's 80 dBA L_{eq} Threshold?		No	No	No

Source: FHWA's RCNM software. Distance measurements were taken using Google Earth (2024).
dBA L_{eq} = Energy-Average (L_{eq}) Sound Levels.

On Campus Receptors

Students would remain on site during demolition, site preparation, and building construction. Construction activities could occur within 60 feet of existing classroom buildings. As shown in Table 5, construction noise levels would range between 76 and 86 dBA L_{eq} at 50 feet per the RCNM Reference Noise Level and would propagate to 74 and 84 dBA L_{eq} at 60 feet⁴. Typical exterior-to-interior noise attenuation with windows and doors closed is 25 dBA. This would result in interior noise levels of approximately 49 to 59 dBA L_{eq} . Speech interference is considered intolerable when background noise levels exceed 60 dBA. Therefore, average construction noise levels are not expected to exceed 60 dBA L_{eq} within adjacent classrooms based on typical exterior-to-interior noise attenuation. Construction would occur throughout the project site and thereby would be further than 60 feet at times, which would reduce interior noise levels. In addition, to avoid classroom disruption, some work would be done during instructional breaks when students are off campus. Additionally, construction of the proposed project would occur during the exempt hours per Chula Vista Municipal Code 19.68.030 B(4). Therefore, on-campus construction noise impacts would be less than significant.

⁴ Since noise from construction equipment is intermittent and diminishes at a rate of at least 6 dBA per doubling of distance (conservatively disregarding other attenuation effects from air absorption, ground effects, and shielding effects), the average noise levels at noise-sensitive receptors could vary considerably, because mobile construction equipment would move around the site with different loads and power requirements.

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Operational Noise

The three sand volleyball courts would replace the existing hard volleyball courts in the same location and the stripping of the existing marching band practice area for hard court volleyball would be used during school hours for P.E. classes. The proposed project's primary onsite operational noise source would be rooftop heating, ventilation, and air conditioning (HVAC) units for the replacement building. The proposed replacement building would include rooftop HVAC units consisting of units between 4-ton and 7.5-ton. The proposed project is not anticipated to host any programming or large-scale events that could potentially disrupt nearby residential areas.

The proposed replacement building would have twelve rooftop HVAC units ranging between 4-ton and two 7.5-ton. Rooftop HVAC units would generate noise levels of up to 74 dBA (York 2006). Assuming all proposed replacement building HVAC units (12 total) operating continuously would result in a combined HVAC noise levels of 45 dBA Leq at the nearest noise sensitive receptor (residence to the east at 480 to 525 feet from HVAC units). The proposed school building does include rooftop parapets, similar to existing school buildings, that would break line of sight from source to receiver and reduce HVAC noise levels at nearby receptors below 45 dBA Leq. Furthermore, operational noise from HVAC equipment would not substantially increase ambient noise levels at nearby residences. Thus, noise impacts from mechanical equipment would be less than significant.

Operational Off-Site Traffic Noise

A project will normally have a significant effect on the environment related to traffic noise if it substantially increases the ambient noise levels for adjoining areas. According to the proposed project description, there will be no change in programming or school enrollment. Because there are no changes to existing conditions, traffic noise is not anticipated to increase. Therefore, no impact would occur.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Potential vibration impacts associated with development projects are usually related to the use of heavy construction equipment during the demolition phase of construction. Construction can generate varying degrees of ground vibration depending on the construction procedures and equipment. Construction equipment generates vibration that spreads through the ground and diminishes with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The effects from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that cause damage to structures.

Architectural Damage

For reference, a peak particle velocity of 0.20 in/sec PPV is used as the threshold for nonengineered timber and masonry buildings (which would apply to the off-site surrounding residential structures) (FTA 2018). Table 6, *Vibration Impact Levels for Typical Construction Equipment*, shows typical construction equipment vibration levels and reference vibration levels at a distance of 25 feet. The nearest construction activity associated with would occur closest to the residences east of the project site along Baylor Avenue/Dartmouth Street. The nearest

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construction activity associated with potential architectural damage would occur closest to the commercial uses to the west of the project site. Striping is not anticipated to use equipment typically associated with vibration impacts. The closest buildings to the project site are 320 feet west across Otay Lakes Road. At 320 feet construction vibration levels would be up to 0.005 in/sec PPV or less, as shown in Table 6.

Table 6 Vibration Impact Levels for Typical Construction Equipment

Equipment	in/sec PPV				
	Reference Levels at 25 Feet	Residential Receptors to North at 380 feet	Residential Receptors to East at 400 feet	The Church of Jesus Christ of Latter Days Saints Receptor to South at 425 feet	Commercial Receptor to the West at 320 feet
Vibratory Roller	0.21	0.004	0.003	0.003	0.005
Large Bulldozer	0.089	0.002	0.001	0.001	0.002
Loaded Trucks	0.076	0.001	0.001	0.001	0.002
Small Bulldozer	0.003	<0.001	<0.001	<0.001	<0.001

Source: FTA 2018.

¹ As measured from the edge of construction site using Google Earth Pro.

The City of Chula Vista does not have an established threshold for assessing construction vibration impacts. The FTA maximum acceptable vibration standard of 0.2 in/sec PPV for nonengineered timber and masonry buildings is applied for assessing vibration impacts from project construction-related activities. The nearest structure to the site's construction activities, the commercial use to the west, is approximately 320 feet away from the proposed construction. At this distance, construction vibration from a vibratory roller would attenuate to 0.005 in/sec PPV or less. Proposed construction activities would not exceed the FTA vibration standard of 0.2 in/sec PPV at the building façade. Therefore, impacts from construction vibration would be less than significant.

Operational Vibration

The operation of the proposed project would not include any substantial long-term vibration sources from operations source. Thus, no impact would occur.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The nearest airport or airstrip to the project site associated with the project is the Brown Field Municipal Airport, approximately 5 miles to the south. At this distance, project implementation would not expose people residing or working in the project area to excessive levels. No impact would occur.

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3.14 POPULATION AND HOUSING

Would the project:

- a) **Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less than Significant Impact. The proposed project is developed with the existing BVHS campus structures (existing Building Q, marching band practice area, quad area, etc.). The proposed project would not expand the existing enrollment of 2,140 students or the capacity at the BVHS campus. The proposed project will continue to serve students within the City of Chula Vista. The existing BVHS campus does not contain any housing, and the proposed project would not result in the construction of any new housing. Construction of the proposed project would not create a significant number of new employment opportunities that could result in a greater demand for local housing, as construction work would be considered temporary, and workers will come from the region. Thus, the proposed project would not directly or indirectly result in population growth within the City or the region. Additionally, the proposed project would continue to utilize the existing roads and infrastructure; with no new roads, or expanded utility lines are proposed. Therefore, project development would not induce substantial population growth in the area, either directly or indirectly. Thus, a less than significant impact would occur.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Less than Significant Impact. The proposed project is developed with the existing BVHS campus structures (existing Building Q, marching band practice area, quad area, etc.). The proposed project would not expand enrollment or capacity at the BVHS campus. The proposed project will continue to serve students within the City of Chula Vista. No housing units exist within the BVHS campus. Since project development would occur on the developed school campus there would be no relocation or construction of replacement housing. Therefore, a less than significant impact would occur.

3.15 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) **Fire protection?**

Less Than Significant Impact. The Chula Vista Fire Department (CVFD) would provide fire protection and emergency services to the project site. CVFD provides fire protection, emergency services, fire investigation and hazardous materials, fire prevention and emergency management (Chula Vista 2024c). The nearest CVFD

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to BVHS is Station #4, located at 850 Paseo Ranchero approximately 1.0-mile southwest of campus. Other stations may also respond to calls from the project site and/or support fire protection needs at the project site.

Construction

During the construction phase of the proposed project, construction workers would temporarily be on-site. Construction of the proposed project would be required to comply with State building and fire codes to ensure onsite safety during construction. The code includes standards for building and construction, requirements for emergency access, hazardous material handling, and fire protection systems. Construction plans of the proposed project would be reviewed and inspected by the DSA to ensure all requirements are met, such as adequate emergency access to the project site during construction. Construction of the proposed project would further implement Occupational Safety and Health Administrative (OSHA) regulations to ensure the building would not interfere with access and travel of emergency vehicles. Therefore, project construction would not affect fire/emergency response protection services to the extent that new or physically altered fire facilities would be needed to maintain acceptable service ratios, response times, or other performance objectives for fire protection services, construction-related impacts on fire protection would be less than significant.

Operation

The proposed project would not introduce a new use to the project site or overall BVHS campus that would affect student enrollment or capacity. The proposed project would provide enhanced educational facilities and structures that would support the existing academic use on-site. The proposed project would not alter the existing access features at BVHS, which would continue to accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. However, the proposed project would alter the internal emergency access roadway to the BVHS campus (see Figure 4). The proposed project would be designed to accommodate emergency access to the facility in accordance with the fire code and would be reviewed by the DSA, and CVFD. Additionally, the proposed project would enhance ADA access to the campus and improve emergency vehicle access to the campus. The proposed project would repave the fire access route and the new student quad would construct walkways in accordance with CBC and the fire code, thus more accessible than existing conditions. Although the proposed project would provide enhanced educational facilities and structures and improve ADA features, the demand for fire protection services would remain the same as compared to existing constructions. Thus, the proposed project would not generate an increase in fire protection facilities nor personnel in manner that would require new or physically altered fire protection facilities. The proposed project would not require new or physically alter fire protection facilities or access routes. The proposed project would have less than significant impact on fire protection services.

b) Police protection?

Less Than Significant Impact. The Chula Vista Police Department (CVPD) would provide police protection services to the project site. CVPD provides police protection services out of the Chula Vista Station, located at 315 Fourth Avenue approximately 4.9-mile east of BVHS campus.

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Construction

During the construction phases of the proposed project, construction workers would temporarily be on-site. Construction of the proposed project would maintain emergency access and emergency egress routes during project construction. Active construction areas would be fenced during the construction phase, and construction site access would be limited to authorized personnel. Further, the storage and staging of construction equipment would occur on the BVHS campus, which is fenced, and equipment and vehicles would be locked and only accessible by authorized personnel. Therefore, the temporary construction of the proposed project would not materially increase the demand for police protection services. It would not result in the need for physically altered or new police facilities, which could result in environmental impacts, and impacts would be less than significant.

Operation

The proposed project would not introduce a new use to the project site or overall BVHS campus that would affect student enrollment or capacity. The proposed project would provide enhanced educational facilities and structures that would support the existing academic use on-site. Further as discussed under Section 3.15(a) above, the proposed project would alter the existing emergency access lane; however, the proposed project would comply with the California fire code and would be reviewed by the DSA, and CVFD. Additionally, the proposed project would enhance ADA access to the campus and improve emergency vehicle access to the campus. The proposed project would repave the fire access route and the new student quad would construct walkways in accordance with CBC and the fire code, thus more accessible than existing conditions. The proposed project would maintain existing circulation and access points on the campus and project site. Although the proposed project would provide enhanced educational facilities and structures, and improve ADA features the demand for police protection services would remain the same to existing constructions. Thus, the proposed project would not generate an increase in police protection facilities nor personnel in manner that would require new or physically altered police protection facilities. The proposed project would not require new or physically alter police protection facilities or routes. The proposed project would have no impact on police protection services.

c) Schools?

Less than Significant Impact. The proposed project would provide enhanced educational facilities and structures that would support the existing academic use at BVHS campus. An evaluation of the proposed project's potential impacts to the environment during construction and operation is provided within this IS/MND. Furthermore, demand for schools is largely generated by new housing developments. The proposed project would serve existing students and would not generate an increase in student capacity nor enrollment. Therefore, less than significant impact to schools would occur.

d) Parks?

Less than Significant Impact. The City of Chula Vista Parks and Recreation Department owns and operates various City parks within the City. As of 2004, the City operates 177 acres of community parks, 195 acres of neighborhood parks and approximately 20 acres of mini-parks (Chula Vista 2021a). Typically, an increase in

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demand for parks is created by the development of new housing and/or population generating actions. The proposed project would enhanced educational facilities and structures that would support the existing academic use on the BVHS campus. The proposed project would serve the existing needs of the campus and would not increase enrollment. The proposed project would not result in an increase in population requiring parkland. As such, the proposed project would not result in an increase in use of existing parks or recreational facilities, or the need for new parks or recreational facilities. The BVHS would continue to be available to authorized community groups during weekends and outside school hours, subject to District facility use policies and the Civic Center Act. Thus, a less than significant impact to parks would occur.

e) Other public facilities?

Less than Significant Impact. The City of Chula Vista contains four public libraries, three of which are operated by the Chula Vista Public Library which includes the Civic Center Branch, Eastlake Branch, and South Chula Vista Branch, and the County of San Diego Public library operates a fourth facility in Bonita that also serves the residence of Chula Vista (Chula Vista 2021a). The closest library to the project site is the San Diego County Library – Bonita Sunnyside Brach approximately 2.3 miles northwest, and the closest City library, Otay Rach Brach Library, approximately 2.4 miles southeast of the campus. The proposed project would not induce population growth in the City nor increase student enrollment or capacity on campus. Therefore, the proposed project would not generate any additional demand for library facilities. The proposed project would not require new or physically altered libraries facilities. A less than significant impact to libraries would occur.

3.16 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The proposed project would include the construction of a 16,445 square foot replacement building, demolition of the existing modular dance classroom building, relocation the girls team locker room, installation of three new sand volleyball courts, new shade structures, landscaping, hardscape; renovation of the quad area; striping of the existing marching band practice area with four replacement volleyball courts, and ADA access improvements. The proposed project would be limited to the project site within the BVHS campus, and the proposed project would not increase the enrollment at BVHS nor generate population growth in the City. The three new proposed sand volleyball courts, four replacement hard volleyball courts, and other existing recreational facilities would serve the existing students' academic and sport needs. Since the proposed project does not affect enrollment, the proposed project would not result in the increased use of existing parks or recreational facilities in the City. Therefore, less than significant impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less than Significant Impact. The proposed project would consist of replacing an existing building and other improvements on the BVHS campus. The proposed project would serve the BVHS students and staff and would not change the school's enrollment nor capacity. The proposed project would include the installation

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of three new sand volleyball courts and four replacement hard volleyball courts for academic and school sport use for the BVHS students. While the proposed project does not include park or recreational facilities, the existing recreational facilities and proposed volleyball courts would be available for public use after school hours consistent with the Civic Center Act. An evaluation of the proposed project's potential impacts to the environment during construction and operation are provided in this IS/MND. Since the proposed project does not affect enrollment of BVHS, the proposed project would not require the construction nor expansion of recreational facilities. The proposed project would not induce population growth nor increase demand for the construction or expansion of recreational facilities. Therefore, less than significant impact would occur.

3.17 TRANSPORTATION

Would the project:

- a) **Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Less Than Significant Impact.

Construction

Construction of the proposed project would entail large construction equipment, transportation of equipment to and from the project site, and worker vehicles. However, construction traffic would be temporary and all construction activity and staging areas would be on the project site/campus. Therefore, the proposed project would not obstruct traffic lanes or have any long-term effects on the circulation system. Impacts would be less than significant.

Operation

The proposed project would not introduce a new use to the project site and would not affect student enrollment. The proposed project would provide enhanced educational facilities and structures that would support the existing academic use at the campus. Therefore, because the proposed project would not affect student enrollment, no changes to existing trips generated at BVHS would occur. The proposed project would enhance ADA access to the campus and improve emergency vehicle access to the campus. The proposed project would not conflict with the City's circulation system.

With regard to public transit, the SDMTS operates Routes 705, 707, 709, and 712 adjacent to the BVHS campus along East H Street and Otay Lakes Road. Because the proposed project would not affect student enrollment at BVHS, the proposed project would not affect the ridership of Routes 705, 707, 709, and 712 as the project site currently operates as a high school with adequate pedestrian and bicycle facilities.

The proposed project would not conflict with applicable goals and policies related to transit, pedestrian, and bicycle travel within the General Plan Land Use and Transportation Element. Impacts would be less than significant.

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b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

No Impact. The proposed project would provide enhanced educational facilities at BVHS. The proposed project would not affect enrollment at BVHS; thus, the proposed project would not affect vehicle miles traveled (VMT) generated at BVHS. The proposed project would have no adverse impact relative to VMT.

Moreover, the City of Chula Vista transportation analysis guidelines “Transportation Study Guidelines” states that a project can be screened from requiring a CEQA VMT analysis if the project is a local-serving type of land use (Chula Vista 2022c). The proposed project is within the BVHS campus and would continue to serve as a high school. The proposed project fulfills the City’s guidelines as a local-serving type of land use; therefore, the proposed project is screened from quantitative VMT analysis.

Therefore, the proposed project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b). No impact would occur.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed project would not alter existing vehicle and pedestrian access to the BVHS campus. The proposed project would be within the boundaries of the BVHS campus and would not feature sharp curves or dangerous intersections. The proposed project includes a replacement building and site improvements that would enhance the existing surrounding BVHS educational facilities. The proposed project would improve ADA access on-site and would improve emergency vehicle access. The proposed project would not alter or modify the existing roadways or pedestrian circulation in any way that would substantially increase hazards due to a geometric design feature or incompatible use. Impacts would be less than significant.

d) Result in inadequate emergency access?

Less Than Significant Impact. Both East H Street and Otay Lakes Road are designated as City evacuation routes (Chula Vista 2005). All construction would take place on the BVHS campus, and access to the construction site for emergency service providers would be provided. The proposed project would not alter existing vehicle and pedestrian access to the BVHS campus. Access to the BVHS campus would be provided via driveways along Otay Lakes Road and East H Street. It should be noted that as part of the proposed project, a fire lane would be constructed at the southern end of the project site between the quad area and existing Building N/O. The new proposed portion of the fire lane would terminate near the portable classroom building in the northern portion of the campus. The proposed fire lane would be restricted to emergency vehicle access only; therefore, adequate emergency access would be achieved to support the proposed project. Impacts would be less than significant.

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3.18 TRIBAL CULTURAL RESOURCES

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

Less Than Significant Impact With Mitigation Incorporated. As discussed in Threshold 3.5 (a), Building Q of BVHS was determined to not be a historically significant structure under CRHR criteria 1, 2, 3, and 4, and that Building Q is not eligible as a contributing resource to the potentially eligible BVHS historic district. Additionally, the campus quad is a contributing resource to the potentially eligible BVHS historic district for the CRHR under Criterion 3 with a period of significance of 1966. As such, BVHS has been identified as a potentially eligible historic district, it therefore meets the definition of a CEQA historical resource. The cultural resources report for the proposed project determined that BVHS will retain its eligible to the CRHR with the implementation of the proposed project (ASM 2024) (see Appendix C).

As stated in Section 3.5, *Cultural Resources*, ASM prepared a cultural resources report for the proposed project (contained in Appendix C). As part of the cultural resources report, the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was searched and yielded a positive result. The NAHC provided a list of 12 tribes who may have additional information on the project area. In addition to searching the SLF, a cultural resources records search and an archaeological pedestrian survey of the project site were conducted. Neither the records search nor the pedestrian survey yielded any results.

The District does not have any tribes on its Assembly Bill 52 list; however, the District invited the 12 tribes identified on NAHC's list to consult on the proposed project. Letters were mailed, and where available emailed, to the 12 tribes on July 2, 2024. One tribe, the Viejas Band of Kumeyaay Indians responded and requested that the District follow all applicable laws regulating the discovery of archaeological and tribal resources. A consultation call with the Viejas Band of Kumeyaay Indians was held on August 22, 2024. Viejas Band of Kumeyaay Indians requested to have a tribal monitor present during all soil disturbing activities.

To avoid potential impacts to a tribal cultural resource, CUL-1 and TCR-1 would be implemented. With the implementation of CUL-1 and TCR-1, impacts would be less than significant.

ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource**

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Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact With Mitigation Incorporated. In accordance with Public Resources Code Section 21080.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The District does not have any tribes on its Assembly Bill 52 list; however, the District invited the 12 tribes identified on NAHC's list to consult on the proposed project. The Mesa Grade Band of Diegueno Mission Indians, Campo Band of Diegueno Mission Indians, Iipay Nation of Santa Ysabel, San Pasqual Band of Diegueno Mission Indians, La Posta Band of Diegueno Mission Indians, Sycuan Band of the Kumeyaay Nation, Ewiiapaayp Band of Kumeyaay Indians, Inaja-Cosmit Band of Indians, Viejas Band of Kumeyaay Indians, Kwaaymii Laguna Band of Mission Indians, Manzanita Band of Kumeyaay Nation, and Jamul Indian Village were contacted pursuant to AB 52. The District provided consultation letters to these tribes on July 2, 2024.

One response was received from the Viejas Band of Kumeyaay Indians on July 2, 2024. The tribe identified that the project area may contain sacred sites to the Kumeyaay people. A consultation call with the Viejas Band of Kumeyaay Indians was held on August 22, 2024. Viejas Band of Kumeyaay Indians requested to have a tribal monitor present during all soil disturbance activities. No additional responses were received during the 30-day consultation period.

In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Section 5097.94 and 5097.98 must be followed.

Consistent with Viejas Band of Kumeyaay Indians' request and to avoid potential impacts to a tribal cultural resource, CUL-1 and TCR-1 would be implemented. Therefore, with the implementation of CUL-1 and TCR-1, impacts would be less than significant.

Mitigation Measures

Mitigation measure CUL-1 shall apply.

TCR-1 Prior to the start of construction, the District shall enter into a service agreement with the Viejas Band of Kumeyaay Indians for a tribal monitor. The tribal monitor shall be onsite during soil disturbing activities during construction of the proposed project. The District shall notify the Viejas Band of Kumeyaay Indians of soil disturbing activities at least 24 hours in advance of such activities.

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3.19 UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact.

Water

The proposed project includes the demolition of existing Building Q, which consists of 7,280 square feet, and existing dance classroom (approximately 2,300 sf) and the construction of one 16,445 square foot replacement building. The existing Building Q is currently provided with potable water. Potable water would be provide to the replacement building through connections to existing water mains within the BVHS campus. The proposed water system, which consists of 1.25-inch, 3-inch, and 6-inch polyvinyl chloride (PVC) pipes, for the replacement building would be designed and constructed in accordance with current CBC and CALGreen requirements, such as CALGreen Division 5.3, *Water Efficiency and Conservation*, including those of Section 5.303, *Indoor Water Use*, and 5.304, *Outdoor Water Use*. The OWD provides potable water services to the BVHS campus and would continue to provide potable water service to the campus. Using the OWD 2015 Water Facilities Master Plan Update, prepared March 2016, it was determined the proposed replacement building would result in a net increase in water demand by 300 gallons per day per acre (gpd/ac) (refer to Table 7, *Existing and Proposed Potable Water Demand*).

Table 7 Existing and Proposed Potable Water Demand

Project Site Condition	Building Square Footage	Potable Water Demand ¹
Existing	7,280 (0.17 ac)	243 gpd
Proposed	16,445 (0.38 ac)	543 gpd
Change	9,165 (0.21 ac)	300 gpd

¹ Water Unit Use and Duty Factor of 1,428 gallon per day (gpd) per acre (ac) for school land use type (OWD 2016).

It should be noted that the proposed project also includes the installation of a proposed 6-inch fire service main that would connect to an existing 6-inch water main within the southern portion of the project site.

Although there would be a net increase in water demand, the increase in demand would not require the construction of new or expanded potable water facilities because proposed project would be consistent with the underlying land use designation for the project site. The proposed replacement building would support the existing academic use on-site. Projected future water use methodology considered new development demands that are, in part, based on buildout of the General Plan, and the proposed project would be consistent with the underlying General Plan land use designation associated with the BVHS campus. Additionally, it should be noted that the proposed project would not affect the enrollment at the BVHS campus. Moreover, the OWD

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has sufficient water capacity to serve existing commitments and the proposed project through 2045 (OWD 2021). Impacts would be less than significant.

Wastewater

As with the existing Building Q on the project site, the proposed replacement building would generate wastewater. The proposed replacement building would include the installation of wastewater connections consisting of 2-inch and 4-inch PVC pipes to the 6-inch existing wastewater main within the BVHS campus to serve the proposed replacement building. OWD provides wastewater collection and conveyance service to the BVHS campus and would continue to provide wastewater collection and conveyance services under proposed project conditions.

The preliminary sewer generation rate for the proposed project is based on the planning requirements provided in the City of Chula Vista Subdivision Design Manual and the City of Chula Vista Wastewater Collection System Plan. The Wastewater Master Plan methodology calculates sanitary flows based on the current or planned parcel zoning, lot area, and duty factor demands obtained from Table 3-2 of the Wastewater Master Plan. The proposed replacement building would result in a net increase in wastewater generated on the project site by 226 gpd, see Table 8, *Existing and Proposed Wastewater Generation*.

Table 8 Existing and Proposed Wastewater Generation

Project Site Condition	Building Square Footage	Wastewater Generation
Existing	7,280 (0.17 ac)	184 gpd
Proposed	16,445 (0.38 ac)	410 gpd
Change	9,165 (0.21 ac)	226 gpd

¹ Wastewater Duty Factor of 1,080 gallon per day (gpd) per acre (ac) for Junior/Middle/High school land use type (Chula Vista 2014).

Although there would be a net increase in wastewater generated at the project site, the proposed increase would not require the construction of new or expanded wastewater conveyance facilities because the proposed project would not introduce a new use to the project site or overall BVHS campus. The proposed replacement building would support the existing academic use on-site and would be consistent with the underlying land use designation for the project site. It should be noted that the proposed project would not affect the enrollment at the BVHS campus. Impacts would be less than significant.

Stormwater Drainage

The proposed project would result in a slight increase in impervious surfaces compared to existing conditions with the installation of larger replacement building, and quad improvements. The increase in impervious surfaces due to the proposed project would be minor. The stormwater from the proposed project would be conveyed to existing stormwater drains on campus. The BVHS campus is designated for Public/Quasi-Public use by the City's General Plan, and proposed project would be consistent with the intentions of the underlying land use designation. Since the project would not entail an increase in density on site or redevelopment of the site with a use that would be inconsistent with the underlying Public/Quasi-Public land use designation, the City's existing drainage system and facilities is anticipated to be adequate to accommodate the increased

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stormwater flows generated by the proposed BVHS replacement building and site improvements. The proposed project would not require or result in the construction of new stormwater drainage facilities, nor would it necessitate the expansion of existing facilities. Impacts would be less than significant.

Electricity, Natural Gas, and Telecommunication

Electricity is provided to the BVHS campus by San Deigo Gas and Electric (SDG&E). The proposed replacement building would connect to existing electric and telecommunication facilities within the BVHS campus. The proposed replacement building would be larger 126 percent larger⁵ than the existing Building Q and would result in a proportionate increase in electrical power demand. Although the proposed project would result in a higher electricity demand than existing conditions, the increase would be negligible in SDG&E capacity. The proposed project would use LED luminaires that are energy efficient and last longer than metal halide or high—pressure sodium lights. Furthermore, development of the replacement building and light poles would be required to comply with energy efficiency standards set forth by Title 24. Implementation of the proposed project would not result in major construction related to electrical power facilities that could cause significant environmental impacts. Impacts would be less than significant.

The proposed project would not require the use of natural gas during operation. The proposed replacement building would not require the construction of new or expanded natural gas facilities. Impacts would be less than significant.

The proposed replacement building would connect to existing telecommunication facilities within the BVHS campus. The proposed project would not require off-site construction or relocation of telecommunication facilities. Impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The OWD's 2020 UWMP found that water resources available to OWD is reliable and adequate to meet existing and projected demands over the next 20 years (OWD 2021). The 2020 UWMP assumes buildout of the City of Chula Vista and other cities within the service area, which would result in the ultimate buildout potable water demand.

The proposed replacement building component of the project would require water use and installation of water line connections to serve the building. Due to the proposed replacement building's larger size, as compared to the existing building, the proposed replacement building would result in a net increase in water demand. However, because the proposed replacement building would not increase enrollment at the BVHS campus and is consistent with the underlying general plan land use designation for the project site, the proposed project's water demand would be captured by the projected demand of the 2020 UWMP. Furthermore, development of the proposed project would be required to comply with the provisions of CALGreen Division 5.3, *Water Efficiency and Conservation*, including those of Sections 5.303, *Indoor Water Use*, and 5.304, *Outdoor Water Use*. Based

⁵ $(9,165 \text{ sf}/7,280 \text{ sf}) \times 100 = 126\%$

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on the UWMP, OWD contains adequate water supplies to meet the water demands of the proposed project and the City during normal, dry and multiple dry years. Impacts would be less than significant.

- c) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact. Wastewater generated at the campus is conveyed by the City's sewer system to the City of San Diego Metropolitan Wastewater (METRO) system for treatment and disposal. The City of Chula Vista currently has capacity rights in the METRO system equal to 20.864 million gallons per day (mgd) based on the capacity allocation of 1.021 mgd from the South Bay Water Reclamation Facility.

The proposed replacement building is within the existing BVHS campus and would generate wastewater and installation of wastewater line connections to serve the building. Due to the proposed replacement building's larger size, as compared to the existing building, the proposed replacement building would result in a net increase in wastewater generated. However, because the proposed replacement building would not increase enrollment at the BVHS campus and is consistent with the underlying general plan land use designation for the project site, the proposed project's wastewater generation would be within the City's capacity rights in the METRO. The proposed project would not require the construction of new or expanded wastewater treatment facilities. Impacts would be less than significant.

- d) **Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Less Than Significant Impact. During construction the proposed project would generate demolition debris from demolition of the existing building and structures and waste debris that would be disposed of at a regional landfill with remaining capacity. In accordance with CALGreen Section 5.408, *Construction Waste Reduction, Disposal, and Recycling*, requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Impacts would be less than significant.

Once operational and similar to existing conditions, solid waste would be generated on site and would be regularly collected and disposed of by the BVHS's waste collection service provider. Waste collection services in the City are provided by Republic Services, and it is anticipated that waste collection at BVHS is and would be disposed of at an active regional solid waste landfill with remaining capacity, such as the Otay Landfill or Sycamore Landfill (CalRecycle 2024). It should be noted that the proposed project would not affect student enrollment and the proposed project would be consistent with the underlying land use designation per the General Plan. Therefore, the amount of solid waste generated and disposed of in nearby landfills would not constitute an unplanned increase in waste not envisioned by the regional waste planning process. Impacts would be less than significant.

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e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The City's 2022 per capita disposal rates of 4.2 pounds per day (PPD) per capita population and 15.8 PPD per capita employee are well below the assigned target rate per capita disposal rates of 5.3 PPD per capita population and 22.8 PPD per capita employee (CalRecycle 2022). The District complies with federal, State, and local statutes and regulations related to solid waste, such as the California Integrated Waste Management Act and local recycling and waste programs. The District and its construction contractor would comply with all applicable laws and regulations and make every effort to reuse and/or recycle the construction debris. The proposed project would comply with all applicable federal, State, and local statutes and regulations related to solid waste disposal. Impacts would be less than significant.

3.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project site is located within a local responsibility area (LRA) and is not within a Very High Fire Hazard Severity Zone (VHFHSZ) (Cal Fire 2024a). The project site is not located in state responsibility area (SRA), or lands classified as VHFHSZ. Additionally, based on Figure 9, Fire Hazard Severity Zone, of the Chula Vista General Plan Safety Element the project site is not located within the a FHSZ (Chula Vista 2024a). The nearest FHSZ is approximately 1.75 miles northeast of the project site and designated as a VHFHSZ in an LRA.

The City of Chula Vista Emergency Operations Plan (EOP), adopted in 2021, provides the structure and processes that the City utilizes to respond and recover from an emergency event. Evacuations would be carried out by the Law enforcement/ the Chula Vista Police Department and supported by the Chula Vista Fire Department, and City Public works and emergency management team (Chula Vista 2021a). According to Figure 8-15, Emergency Evacuation Routes, of the Chula Vista General Plan the nearest evacuation routes include Otay Lakes Road and East H street which bound the BVHS campus to the west and south, respectively. Additionally, other evacuation routes would include Interstate 805, State Route 54 and State Route 125 nearby. The proposed project would not physically impede the evacuation routes or the circulation network surrounding the campus. The proposed project would be designed in accordance with the California Building Code and California Fire Code. Project design plans would be reviewed by the DSA. Fire suppression equipment specific to construction would be maintained on site. Additionally, project construction would comply with applicable existing codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

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- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less Than Significant Impact. The project site is located within a local responsibility area (LRA) and is not within a VHFHSZ (Cal Fire 2024). Additionally, based on Figure 9, Fire Hazard Severity Zone, of the Chula Vista General Plan Safety Element the project site is not located within a FHSZ (Chula Vista 2024a). The nearest FHSZ is approximately 1.75 miles northeast of the project site and designated as a VHFHSZ in an LRA.

The project site and surrounding area is relatively flat with a slight downward slope from southwest to northeast. The Chula Vista General plan did not identify winds as a potential hazard or could exacerbate wildfire hazards risk; however, the wind within the City is characterized by 4 meters per second (i.e. approximately 9 mph) or less (Department of Energy 2024). The proposed project would not affect prevailing winds and would be designed in accordance with the California Building Code and California Fire Code. Project design plans would be reviewed by the DSA. Fire suppression equipment specific to construction would be maintained on site. Project construction would comply with applicable existing codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. Therefore, the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire due to slope, prevailing winds, and other factors. Impacts would be less than significant.

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less Than Significant Impact. The project site is located within a local responsibility area (LRA) and is not within a VHFHSZ (Cal Fire 2024). Additionally, based on Figure 9, Fire Hazard Severity Zone, of the Chula Vista General Plan Safety Element the project site is not located within the a FHSZ (Chula Vista 2024a). The nearest FHSZ is approximately 1.75 miles northeast of the project site and designated as a VHFHSZ in an LRA.

The BVHS campus is currently served by existing utility infrastructure, which includes water and electricity. Development of the proposed project would require new utility hook-ups to the existing utilities that serve the project site. All utility lines would be underground. The proposed project would be designed and constructed in accordance with the CBC and the CFC. These project features would not exacerbate fire risk. Development of the proposed project would not require the installation of roads and fuel breaks. Therefore, the proposed project does not include the installation or maintenance of infrastructure that could exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts would be less than significant.

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- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Less Than Significant Impact. The project site is located within a local responsibility area (LRA) and is not within a VHFHSZ (Cal Fire 2024). The nearest FHSZ is approximately 1.75 miles northeast of the project site and designated as a VHFHSZ in an LRA.

The project site is within FEMA Flood Zone X, which is designated as an area of minimal flood hazard, a non-100-year FEMA hazard flood zone (FEMA 2012). As discussed in Section 3.7 (i.v.), although the BVHS campus is within an area that is susceptible to landslides the project site is relatively flat, developed, and the proposed project would be constructed in accordance with CBC requirements. The proposed project would not involve the alteration of any natural drainage or watercourse paths. The project site and surrounding area is generally flat and would have low potential of post-fire slope instability. Therefore, the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. A less than significant impact would occur.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant Impact With Mitigation Incorporated. As discussed above in Section 3.4, *Biological Resources*, the monarch butterfly was determined to have a low potential to occur within the project site. However, project site does not include a substantial amount of nectar sources or stands of milkweed (monarch butterfly hostplant, and impacts to monarch nectar sources will be largely avoided and no impacts to monarch hostplant will occur. Operation of the proposed project may result in a net increase in the nectar sources available for the monarch butterfly, potentially providing a benefit to this species. Therefore, no additional avoidance and impact minimization measures are proposed for monarch butterflies and impacts would be less than significant. Additionally, the biological resources survey identified suitable habitat and substrate for migratory birds protected under the MBTA and CDFW Codes 3503 and 3503.5. However, through the implementation of project design features, compliance with the existing CDFW regulations, and implementation of mitigation measure BIO-1 impacts to nesting birds would be less than significant with mitigation measure.

As discussed under Section 3.5, *Cultural Resources*, Section 3.7, *Geology and Soils*, and Section 3.18, *Tribal Cultural Resources*, the project site is developed with the Building Q, a dance classroom modular building, a quad area, a marching band practice area, and campus access ways at the BCHS campus, and therefore the project site has been previously disturbed. Since the project site has been previously disturbed and proposed project does not contain subterranean levels, it is unlikely buried archaeological resources, tribal cultural resources, and/or paleontological resources would be encountered. Nevertheless, mitigation measures GEO-1, CUL-1, and TCR-

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1 include processes in the unlikely event that archaeological, tribal cultural, or paleontological resources are encountered. With incorporation of mitigation measures GEO-1, CUL-1, and TCR-1, impacts to paleontological, archaeological, and tribal cultural resources would be less than significant. Additionally, a cultural resources technical report was prepared for the BVHS campus, which identified BVHS as a potentially eligible historic district. With the implementation of the proposed project, the overall BVHS campus would still be eligible for listing on the CRHR (ASM 2024). Thus, a less than significant impact would occur.

With identified mitigation measures, the proposed project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal nor eliminate important examples of the major periods of California history or prehistory. A less than significant impact would occur with the incorporation of measures.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Less Than Significant Impact. The potential for cumulative impacts occurs when the independent impacts of a given project are combined with the impacts of related projects in proximity to the project site that would create impacts that are greater than those of the project alone. As discussed previously in this IS/MND, the proposed project would have no impact, a less than significant impact, or a less than significant impact with mitigation measures to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Therefore, all impacts are individually limited and would not result in any cumulatively significant impact. Impacts would be less than significant, and no mitigation measures are required.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact. The project would comply with applicable local, state, and federal laws governing general welfare and environmental protection. The implementation of required mitigation measures specified in this IS/MND would reduce impacts to less than significant. The proposed project would not, directly nor indirectly, result in environmental effects that could cause substantial adverse effects on human beings. A less than significant impact would occur.

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5. List of Preparers

SWEETWATER UNION SCHOOL DISTRICT (LEAD AGENCY)

Janett Gaytan, Planning Project Manager

PLACEWORKS (CEQA CONSULTANT)

Malia Durand, Associate Principal

Mariana Zimmermann, Senior Associate

Christhi Mroska, Associate

Jared Bradford, Associate

Angel Castro, Project Planner

Nicole Vermilion, Principal – Air Quality and Greenhouse Gas Emissions

Emily Parks, Associate – Air Quality and Greenhouse Gas Emissions

Chris Shields, Senior Associate – Noise

Jacob Cisneros, Associate – Noise

Cary Nakama, Graphics Specialist

5. List of Preparers

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