



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-11/20/2024-0954
STATE CLEARING HOUSE NUMBER(If applicable) 2024081374

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SWEETWATER UNION HIGH SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 11/20/2024
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0126
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PROJECT TITLE  
 BONITA VISTA HIGH SCHOOL BUILDING AND SITE IMPROVEMENTS PROJECT

PROJECT APPLICANT NAME SWEETWATER UNION HIGH SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-585-5553
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PROJECT APPLICANT ADDRESS 1130 FIFTH AVENUE	CITY CHULA VISTA	STATE CA	ZIP CODE 91911
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    2,966.75

SIGNATURE X <i>ERS</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #53492



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
Nov 20, 2024 12:47 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001036  
State Receipt # 37112020240954  
Document # 2024-NOD-126

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

Project Title

**BONITA VISTA HIGH SCHOOL BUILDING AND SITE IMPROVEMENTS PROJECT**

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** November 20, 2024  
**Posted** November 20, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

CEQA: California Environmental Quality Act

## NOTICE OF DETERMINATION

To:	<input checked="" type="checkbox"/>	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	From:	(Public Agency) Sweetwater Union High School District
	<input checked="" type="checkbox"/>	County Clerk County of <u>San Diego</u> 1600 Pacific Hwy #260 San Diego, CA 92101		<hr/> 1130 Fifth Avenue <hr/> Chula Vista, CA 91911

**Subject:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

Bonita Vista High School Building and Site Improvements Project  
Project Title

<u>2024081374</u>	<u>Jason Brust</u>	<u>619. 585.5553</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

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

The proposed project would include the demolition of the existing 7,280 square foot Building Q (autoshop classroom) 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 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; Americans with Disabilities Act (ADA) access improvements, and ADA compliance upgrades to the drop-off area. These components are further discussed below.

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. Additionally, the proposed project would support the existing academic use within the BVHS campus and would not affect enrollment.

*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 (autoshop classroom), relocation of storage containers to elsewhere on campus, removal of existing paved areas associated with Building Q (autoshop classroom), and ornamental ground covering located west of Building Q (autoshop classroom). 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 wall, and connections to existing utility and stormwater infrastructure. A detailed discussion of the proposed project's utility and infrastructure improvements is discussed under Section, *Infrastructure Improvements*, below.

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

**CEQA: California Environmental Quality Act**

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*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 dance classroom (approximately 2,300 sf) would also be demolished, and 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. Project lighting for the quad improvements would include light poles with base throughout the quad.

*Volleyball Courts*

The proposed project volleyball court component includes the removal of the existing paved area north of existing Building Q (autoshop classroom)/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 four hard volleyball courts being demolished.

Specifically, the proposed project would include the installation of three 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 wall, 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.

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.

*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.

*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.

*Infrastructure Improvements*

The Otay Water District 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.

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**CEQA: California Environmental Quality Act**

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Wastewater generated at the BVHS campus is currently collected and conveyed by the Otay Water District. As part of the proposed project, the proposed replacement building's onsite wastewater lines would connect to the existing sewer mains within the campus.

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.

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.

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.

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.

*Construction*

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. 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.

Project Description:

This is to advise that the Sweetwater Union High School District has approved the above described  
( Lead Agency or  Responsible Agency)

project on November 18, 2024 and has made the following determinations regarding the above described project:  
(Date)

1. The project [  will  will not ] have a significant effect on the environment.
  2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
  3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
  4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
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- 5. A Statement of Overriding Considerations [  was  was not ] adopted for this project.
- 6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final Initial Study/Mitigated Negative Declaration and the record of project approval is available to the General Public at:

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

Date received for filing and posting at OPR: \_\_\_\_\_

  
Signature (Public Agency)

\_\_\_\_\_  
Director of Planning and Construction

Title

**SWEETWATER UNION HIGH SCHOOL DISTRICT**

**RESOLUTION NO. 4936**

**RESOLUTION APPROVING THE PROJECT AND )**  
**ADOPTING THE INITIAL STUDY/MITIGATED )**  
**NEGATIVE DECLARATION AND ADOPTING A )**  
**MITIGATION MONITORING AND REPORTING )**  
**PROGRAM IN ACCORDANCE WITH THE )**  
**CALIFORNIA ENVIRONMENTAL QUALITY )**  
**ACT (CEQA) FOR THE BONITA VISTA HIGH )**  
**SCHOOL BUILDING AND SITE IMPROVEMENTS )**  
**PROJECT; AND DIRECTING THE FILING OF A )**  
**NOTICE OF DETERMINATION WITH THE SAN DIEGO )**  
**COUNTY CLERK AND STATE CLEARINGHOUSE )**

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

WHEREAS, the Sweetwater Union High School District (District) proposes to construct improvements at Bonita Vista High School, located at 751 Otay Lakes Road, Chula Vista, CA 91913, which includes the demolition of the existing 7,280 square foot Building Q (auto shop classroom) and the construction of one 16,445 square foot replacement building; removal of the existing hard volleyball courts and striping of new volleyball courts in the marching band area, and installation of three sand volleyball courts; renovation of the quad area, and installation of new shade structures, seating areas, artificial turf, landscaping and fire access lane; relocation of the team locker room building; and Americans with Disabilities Act (ADA) access improvements (Project); and

WHEREAS, the District, acting as a lead agency pursuant to and in accordance with the California Environmental Quality Act (Public Resources Code, § 21000 *et seq.*, (CEQA) and the Guidelines for Implementation of the California Environmental Quality Act (Title 14, Cal. Code of Regs., § 15000 *et seq.*, the CEQA "Guidelines"), hired a firm specializing in CEQA environmental compliance to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the Project; and

WHEREAS, the District circulated the Notice of Intent and IS/MND for the Project for a 30-day public review in accordance with CEQA and the Guidelines commencing on August 30, 2024, and concluding on September 30, 2024; and

WHEREAS, the District received three comment letters, one from the Department of Toxic Substances Control and two from members of the public, and all comments received have been considered; and

Resolution No. 4936  
November 18, 2024  
Page 2

WHEREAS, the District and its Environmental Consultant reviewed the comments, prepared a Response to Comments Memorandum, and found that none of the comments prompt recirculation of the IS/MND pursuant to Guidelines Section 15073.5, which is attached hereto as Exhibit A; and

WHEREAS, the IS/MND has identified mitigation measures to reduce the potentially significant impacts on the environment to a less-than-significant level, such mitigation measures are shown in the "Mitigation Monitoring and Reporting Program" (MMRP) prepared for the Project in conjunction with the IS/MND, which is attached hereto as Exhibit B, which is incorporated herein by this reference; and

WHEREAS, the Board has independently reviewed and considered the mitigation measures identified and listed in the MMRP; and

WHEREAS, the Board has independently reviewed and considered the environmental information in the IS/MND, response to comments memorandum, and has evaluated and considered all comments, written and oral, received from persons and agencies; and

WHEREAS, based upon an independent review and evaluation of the information contained within the IS/MND, Response to Comments Memorandum, MMRP, and all evidence in the administrative record before it, the Board concludes that the interests of the students and employees of the District and the members of the public residing within District would be best served by approval of the Project.

NOW, THEREFORE, THE GOVERNING BOARD OF THE SCHOOL DISTRICT FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

- Section 1: The Board adopts the foregoing recitals as true and correct.
- Section 2: The IS/MND for the Project has been completed and is in compliance with the provisions of the California Environmental Quality Act, Public Resource Code §§ 21000, *et seq.* (CEQA), with State and local Guidelines for implementing CEQA, and all other applicable laws and regulations.
- Section 3: The Board finds and declares that the IS/MND for the Project was presented to the Board and that the Board independently reviewed and considered the information contained in the IS/MND prior to approving the Project, as the Project is defined in the IS/MND.
- Section 4: Based upon its review of the IS/MND, the Board finds that the IS/MND for the Project is an adequate assessment of the potentially significant environmental impacts of the Project, as described in the IS/MND.

Resolution No. 4936  
November 18, 2024  
Page 3

- Section 5: The Board hereby adopts the IS/MND as complete and adequate under CEQA and adopts that the IS/MND represents the independent judgment of the Board.
- Section 6: The Mitigation Measures and the MMRP set forth in the IS/MND attached hereto as Exhibit B are deemed appropriate, adopted, and incorporated into the Project.
- Section 7: The Board approves the Project as specifically described in the IS/MND.
- Section 8: The Board directs the superintendent or his designee to file a Notice of Determination confirming adoption of the IS/MND and approval of the Project.
- Section 9: The Board directs the superintendent or his designee to take any and all required or appropriate actions necessary to proceed with the Project.
- Section 10: This Resolution shall take effect immediately upon its adoption.


PASSED AND ADOPTED by the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, this 18<sup>th</sup> day of November 2024, by the following vote:

AYES: 3 (ARANCIBIA, SEGURA, SOLIS)  
 NOES: 0  
 ABSTAIN: 0  
 ABSENT: 2 (EMERALD, LOPEZ-ZEPEDA)

\*\*\*\*\*

State of California )  
 ) SS  
 County of San Diego )

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

  
 \_\_\_\_\_  
 Deanne Vicedo, Clerk

November 18, 2024  
 Date

11/15/24, 1:13 PM

Print Item



**Regular Board Meeting**  
**11/18/2024 06:00 PM**  
 Board Room, 1130 Fifth Avenue  
 Chula Vista, CA

Printed : 11/15/2024 1:13 PM PT

**ITEM : O.1. Adopt Resolution No. 4936, Approving the Project and Adopting the Initial Study/Mitigated Negative Declaration and Adopting a Mitigation Monitoring and Reporting Program in Accordance with the California Environmental Quality Act (CEQA) for the Bonita Vista High School Building and Site Improvements Project; and Directing the Filing of a Notice of Determination with the San Diego County Clerk and State Clearinghouse.**

**Issue**

Resolution No. 4936.

**Recommendation**

Adopt Resolution No. 4936, Approving the Project and Adopting the Initial Study/Mitigated Negative Declaration and Adopting a Mitigation Monitoring and Reporting Program in Accordance with the California Environmental Quality Act (CEQA) for the Bonita Vista High School Building and Site Improvements Project; and Directing the Filing of a Notice of Determination with the San Diego County Clerk and State Clearinghouse.

**Analysis**

Placeworks, Inc. (Environmental Consultant), has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Bonita Vista High School Building and Site Improvements Project to comply with Public Resources Code Section 21000 et. Seq., the California Environmental Quality Act (CEQA). The CEQA Guidelines required that the IS/MND be circulated to the general public and public agencies to solicit comments on the proposed project. The IS/MND was circulated for 30-days beginning on August 30, 2024, and ending on September 30, 2024.

Three comment letters were received. The district and its Environmental Consultant reviewed the comments, prepared a Response to Comments Memorandum, and found that none of the comments prompt recirculation of the IS/MND pursuant to CEQA Guidelines Section 15073.5. The IS/MND and the Mitigation Monitoring and Reporting Program (MMRP) prepared for the proposed project identifies mitigation measures to reduce the potentially significant impacts on the environment to a less-than-significant level.

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

**Fiscal Impact**

None.

**Supporting Documents**

- [O-1 - Reso 4936 BVH Building & Site Improvements - IS-MND](#)
- [O-1 - Reso 4936 BVH Building & Site Improvements - IS-MND - BackUp Exhibit A](#)
- [O-1 - Reso 4936 BVH Building & Site Improvements - IS-MND - BackUp Exhibit B](#)

San Diego County



Transaction #: 8101753  
 Receipt #: 2024421581

JORDAN Z. MARKS  
 Assessor/Recorder/County Clerk  
 1600 Pacific Highway Suite 260  
 P. O. Box 121750, San Diego, CA 92112-1750  
 Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 11/20/2024  
 Cashier Location: SD

Print Date: 11/20/2024 12:47 pm

Payment Summary

Total Fees:	\$2,966.75
Total Payments:	\$2,966.75
Balance:	\$0.00

Payment	
CHECK PAYMENT #53492	\$2,966.75
<b>Total Payments</b>	<b>\$2,966.75</b>
Filing	
CEQA - NOD	FILE #: 2024-001036 Date: 11/20/2024 12:47PM Pages: 9
	State Receipt # 37-11/20/2024-0954
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,916.75
<b>Total Fees Due:</b>	<b>\$2,966.75</b>
<b>Grand Total - All Documents:</b>	<b>\$2,966.75</b>