



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:

37-11/20/2024-0956

STATE CLEARING HOUSE NUMBER (If applicable)

## SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SWEETWATER UNION HIGH SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 11/20/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0956	

PROJECT TITLE  
MAR VISTA ACADEMY BUILDING AND SITE IMPROVEMENTS PROJECT

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

## 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 type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<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 \$ 50.00

SIGNATURE

X ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #53493



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

**FILED**  
Nov 20, 2024 01:06 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001038  
State Receipt # 37112020240956

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

MAR VISTA ACADEMY 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 EXEMPTION

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

From: Sweetwater Union High School District

1130 Fifth Avenue

Chula Vista, CA 91911

☒ County Clerk  
County of San Diego

1600 Pacific Highway, Room 260

San Diego, CA 92101

Mar Vista Academy Building and Site Improvements Project

Project Title

1267 Thermal Avenue

Project Location - Specific

San Diego

Project Location - City

San Diego

Project Location - County

The District proposes to construct two academic-related buildings, redevelop the student quad, relocate the campus's main entry to the south side of the campus and provide entrance improvements associated with the relocated main entry and side entry (proposed project). Relocating the main entry would allow for increased security at the main entrance. See further discussion below.

The proposed project will demolish two academic-related buildings (Buildings 900 and 105) along with the attached overhang that shades the adjacent walkways. The two academic-related buildings (Buildings 900 and 105) on the south side of campus will be replaced with two new academic-related buildings in the same general footprint and size of the existing buildings. The new Building 105 will include the MPR. The new Building 900 will include student services with administrative offices, a counseling room, nurses' office, two special education classrooms, and other student service rooms. The proposed project will construct a new special education play area adjacent to the new Building 900. A new student bike parking area will be constructed beside the new play area. The current campus has more classrooms than is needed for the enrollment of the campus; the proposed project will result in a net decrease of 11 classrooms and will not increase student enrollment.

The existing student quad at the center of campus will be redeveloped and require the removal of the existing shade structure, tables, and landscaping. The proposed project will repave the student quad, install new tables, benches, and landscaping.

## CEQA: California Environmental Quality Act

The proposed project will remove the delivery driveway, paved parking area, curbs, planter/landscaping, chain link fence and gate; for the new entrance located between Building 105/multi-purpose room (MPR) and Building 1400 on the southern portion and southeastern portion of the campus. The new entrance will include construction of a paved walkway with stairs and a ramp area, landscaping, and new ornamental fencing with entry gates. The side entrance, in-between the newly constructed MPR and Building 1400, will also receive improvements that requires the removal of the existing concrete walkway (including stairs), fencing, gate, and landscaping. The side entrance improvements will include new entry gates with ornamental fencing, a new concrete walkway and new ornamental landscaping.

The parking lot along Halo Street will be restriped to include Americans with Disabilities Act (ADA) parking spots and the northern walkway will be repaved with new concrete. The existing pick-up/drop-off loading zone on Thermal Avenue will be extended by 20 feet into the campus consistent with fire code compliance and ADA access requirements.

The proposed project will also remove two storage containers, eight portable classrooms, and one relocatable restroom from the campus. The existing uses in these classrooms (i.e. the special education classrooms) will be relocated to the new buildings.

The Mar Vista Academy marquee, at the southwest corner of the campus, will be replaced with a new electrified marquee. The proposed project will require removal of ornamental trees on site.

Construction of the proposed project is scheduled to begin in January 2025 and is anticipated to last approximately 14 months. All construction equipment and workers will be located within the boundaries of the campus and contractors will adhere to construction noise regulations to avoid disruption to campus operations.

Overall the proposed project would benefit the Mar Vista Academy students, staff, and the general community by providing enhanced educational facilities.

## Description of Nature, Purpose, and Beneficiaries of Project

Sweetwater Union High School District  
Name of Public Agency Approving Project

Sweetwater Union High School District  
Name of Person or Agency Carrying Out Project

## Exempt Status: (check one below)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15301 Class 1, Existing Facilities, §15302 Class 2, Replacement or Reconstruction, §15303 Class 3, New Construction or Conversion of Small Structures, §15314 Class 14, Minor additions to schools
- ☐ Statutory Exemptions. State code number:

The proposed parking lot restriping and walkway improvements, ornamental fencing/gate replacement, expanding the existing pick-up/drop-off on Thermal Avenue; and removal of portable classrooms, relocatable restroom, and storage containers, are exempt from CEQA under Class 1, Existing Facilities (Section 15301). The parking lot restriping, walkway improvements, ornamental fencing/gate replacement, and the extension of the existing pick-up/drop-off are exterior alterations of existing school facilities on campus to improve the safety

## CEQA: California Environmental Quality Act

and access of campus. Since the campus improvements are located in the same site and do not involve the expansion of use, the proposed project is exempt from CEQA under Section 15301.

The proposed replacement of the student quad area, tables, benches, marquee, two academic-related buildings (Building 900 and 105), fencing, and gates are exempt from CEQA under Class 2, replacement or reconstruction (Section 15302). The existing student quad area will be redesigned and reconstructed for continued student use. The proposed project will remove the existing tables and benches in the student quad and replace them with updated student fixtures. The marquee on campus will be replaced with an electric marquee in the same location. The two academic-related buildings (Building 900 and 105) will be replaced in the same footprint and similar size as the existing buildings. The proposed academic-related buildings will not increase student capacity. Overall, the proposed project will reduce classrooms on campus by 11. The ornamental fencing/gate will replace the existing fencing and gate and continue to serve the same purpose. These project components will be replaced with similar structures on the same site and continue to serve the same purpose. Therefore, the project is exempt from CEQA under Section 15302.

The proposed construction of fencing, bike racks, and special education play area are exempt from CEQA under Class 3, New Construction or Conversion of Small Structures (Section 15303). The proposed fencing, and play area are small new structures located within the school campus. The new bike racks would be considered small new equipment. The following improvements will be located on campus to serve students and not increase student capacity; the project is exempt from CEQA under Section 15303.

The proposed construction of the two academic-related buildings (Building 900 and 105) are exempt from CEQA under class 14, Minor Additions to Schools (Section 15314). The new buildings will be located within the campus. The new Building 105 (MPR) will become the campus MPR with a stage and will not include an increase in classrooms. The proposed project would demolish and reconstruct a new Building 900 (Student Services Building) which will expand existing student services on campus and include two special education classrooms. The proposed project will remove nine portable classrooms and four existing classrooms in existing building 900, which will result in a net decrease of 11 classrooms. The proposed project will not increase student capacity and will serve the existing students at Mar Vista Academy. Since the new buildings are located within the same campus and will not increase the school classrooms by ten or student capacity by more than 25 percent, the project is exempt from CEQA under Section 15314.

The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply. See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at the Sweetwater Union High School District Office, 1130 Fifth Avenue Chula Vista, CA 91911.

## Reasons why project is exempt

Jason Brust

(619) 585-5553

Jason.Brust@sweetwaterschools.org

Contact Person:

Area Code/Telephone/Extension:

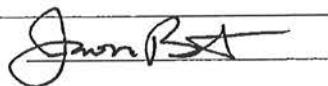
Email:

## If filed by applicant:

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

Date Received  
for Filing:

Signature:



Title:

Director of Planning &amp; Construction

**SWEETWATER UNION HIGH SCHOOL DISTRICT**

**RESOLUTION NO. 4937**

**RESOLUTION AUTHORIZING A NOTICE OF )  
EXEMPTION FOR PURPOSES OF SATISFYING )  
THE CALIFORNIA ENVIRONMENTAL QUALITY )  
ACT (CEQA) FOR THE MAR VISTA ACADEMY )  
SCHOOL BUILDING AND SITE IMPROVEMENTS )  
PROJECT, APPROVING THE PROJECT, AND )  
DELEGATING AUTHORITY TO STAFF TO EXECUTE )  
AND FILE THE NOTICE OF EXEMPTION 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) is a public school district organized and existing under the laws of the State of California; and

WHEREAS, the District is the lead agency under the California Environmental Quality Act (CEQA) for the Mar Vista Academy Building and Site Improvements (Project); and

WHEREAS, the Project includes the demolition/removal of two existing academic-related buildings, eight portable classrooms, one relocatable restroom, and two storage containers, renovation of the student quad, construction two academic-related buildings (the MPR & Student Services Building), relocation of the main entrance to the south side of the campus, replacement of the campus marquee, installation of fencing, landscaping, bike racks, and a special education play area, improvements to the parking lot (restriping), walkways, and extension the existing pick-up/drop-off on Thermal Avenue; and

WHEREAS, the District hired a firm specializing in CEQA environmental compliance that undertook environmental analysis for the Project; and

WHEREAS, the environmental analysis documents that the Project is categorically exempt under Categorical Exemption Classes 1, 2, 3, and 14, CEQA Guidelines Sections: 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15314 (Minor Additions to Schools), and a Notice of Exemption and accompanying Attachment have been prepared; and

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



Resolution No. 4937  
November 18, 2024  
Page 2

WHEREAS, the board has determined that the Notice of Exemption incorporated therein is adequate, complete, and has been prepared in accordance with CEQA; and

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

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

NOW, THEREFORE, BE IT RESOLVED:

Section 1: The above recitals are true and correct.

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

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

(a) If construction starts during nesting bird season, the District will perform a preconstruction nesting bird survey by a qualified biologist within three (3) days prior to the initiation of ground disturbance or vegetation removal activities associated with the Project.

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

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

Section 6: The board hereby approves the Project.

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

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

Resolution No. 4937  
November 18, 2024  
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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



11/18/24, 8:53 AM

Print Item



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

Printed : 11/18/2024 8:53 AM PT

**ITEM : O.2. Adopt Resolution No.4937, Authorizing a Notice of Exemption for Purposes of Satisfying the California Environmental Quality Act (CEQA) for the Mar Vista Academy School Building and Site Improvements Project, Approving the Project, and Delegating Authority to Staff to Execute and File the Notice of Exemption with the San Diego County Clerk and State Clearinghouse.**

**Issue**

Resolution No. 4937.

**Recommendation**

Adopt Resolution No.4937, Authorizing a Notice of Exemption for Purposes of Satisfying the California Environmental Quality Act (CEQA) for the Mar Vista Academy School Building and Site Improvements Project, Approving the Project, and Delegating Authority to Staff to Execute and File the Notice of Exemption with the San Diego County Clerk and State Clearinghouse.

**Analysis**

For the Mar Vista Academy Building & Site Improvements Project, the district hired an environmental consulting firm to conduct a CEQA environmental review.

Based on the firm's analysis of the project, the project has been determined not to have a significant effect on the environment, and the project can be categorically exempt from the provisions of CEQA under CEQA Guidelines Sections: 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15314 (Minor Additions to Schools).

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

**Fiscal Impact**

None.

**Supporting Documents**

O-2 - Reso 4937 MVA Building & Site Improvements - NOE CEQA  
O-2 - Reso 4937 MVA Building & Site Improvements - Back up - NOE  
O-2 - Reso 4937 MVA Building & Site Improvements - Back up - NOE Attachment

# San Diego County



Transaction #: 8101825  
Receipt #: 2024421642

**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 1:07 pm

## Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

## Payment

CHECK PAYMENT #53493	\$50.00
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## Total Payments

\$50.00

## Filing

CEQA - NOE

FILE #: 2024-001038 Date: 11/20/2024 1:06PM Pages: 8

State Receipt # 37-11/20/2024-0956

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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Grand Total - All Documents:

\$50.00