

RESOLUTION NO. 25-26-02

RESOLUTION OF THE BOARD OF TRUSTEES OF BENICIA UNIFIED SCHOOL DISTRICT: (1) FINDING THE PROPOSED BENICIA HIGH SCHOOL SOFTBALL AND BASEBALL FIELD UPGRADES PROJECT TO BE EXEMPT UNDER CEQA AND ADOPTING CATEGORICAL EXEMPTIONS; (2) APPROVING THE PROJECT; AND (3) AUTHORIZING FILING OF NOTICE OF EXEMPTION UPON PROJECT APPROVAL

WHEREAS, the Benicia Unified School District ("District") is a California public school district duly organized and validly existing under the laws of the State of California, and is located within the boundaries of the City of Benicia (the "City");

WHEREAS, the District currently owns certain real property commonly known as Benicia High School ("BHS"), located at 1101 Military West, Benicia, CA 94510 ("School Site");

WHEREAS, as more specifically described in the attached Notice of Exemption ("NOE"), attached hereto at Exhibit A and incorporated herein by reference, the Project consists of upgrades at the Benicia High School softball and baseball fields, including new synthetic turf for the softball and baseball fields, and a new synthetic turf multi-use practice field. The Project includes new batting cages, dugouts, bleachers, a modular concession/restroom building, scoreboards, fencing and netting (six-foot high fence with netting above to 20-feet around softball/baseball fields), and installation of Musco sports lighting on ten 70-foot poles. The Project includes development of a new parking lot to accommodate approximately 50 vehicles and related site improvements such as walkways and gates. The lighting system is designed to minimize light spillover and glare. The proposed lighting schedule will be limited to evening practices and games no later than 9:00 p.m., with similar monthly usage to the existing stadium lights. The District anticipates commencing the improvements in 2025. The Project will not increase student capacity. **WHEREAS**, the District must comply with the California Environmental Quality Act ("CEQA") for the proposed Project, unless the Project is exempt from CEQA;

WHEREAS, the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, categorically exempts certain projects, including projects consisting of:

- Class 1 - operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use (§ 15301);
- Class 2 - replacement or reconstruction of existing facilities where the new facility will be located on the same site as the replaced facilities and will have substantially the same purpose and capacity (§ 15302);
- Class 3 - construction and location of limited numbers of new, small facilities or structures; installation of new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structures (§ 15303);
- Class 4 - minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes (§ 15304);
- Class 11 - construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities (§ 15311);

- Class 14 – minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less (§ 15314);
- Class 23 – normal operations of facilities for public gatherings (§ 15323); and
- Common Sense Exemption – there is no possibility that the proposed Project involves any activity that may have a significant effect on the environment (§15061(b)(3));

WHEREAS, based on the record, as further explained below, the proposed Project meets the criteria for, and thus is exempt from CEQA under the respective exemption(s), as set forth in the table below:

Proposed Project	Applicable Exemptions
Benicia High School Softball and Baseball Field Upgrades Project	CatEx: Class 1, Class 2, Class 3, Class 4, Class 11, Class 14, and Class 23; Common Sense Exemption

WHEREAS, the proposed Project meets the criteria for, and thus is categorically exempt from CEQA, under each respective categorical exemption Class set forth in the table above;

WHEREAS, the CEQA Guidelines also set forth exceptions to the categorical exemptions (§ 15300.2);

WHEREAS, based on the record, the Project is not subject to any of the exceptions to categorical exemptions, including, without limitation, because:

- The Project is located on a developed, operating school site and would not impact a designated environmental resource of hazardous or critical concern;
- There are no other projects of the same type in the same place as the Project that would result in cumulative impacts;
- There is no indication of unusual circumstances that would cause a significant environmental impact related to the Project, as the proposed Musco lighting system is specifically engineered to minimize light spillage beyond the field boundaries, with precisely aimed fixtures, controlled light output, and optimized pole placement. The artificial turf installation represents a minor alteration to land with negligible environmental impact and reduces water usage compared to natural turf;
- The Project would not result in damage to scenic or natural resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway because the Project would be located on an existing developed and operating school site, and does not result in an encroachment of any incompatible land use, does not detract from scenic views or scenic quality, and includes proper siting with engineered lighting designed to minimize visual impacts. Any tree removal necessary for the Project will not involve healthy, mature, scenic trees as defined under CEQA Guidelines. The field perimeter will include a 20-foot-high barrier with 6-foot fence and netting above to contain balls and minimize visual impacts;

- The Project is not located on a hazardous waste site; and
- The Project would not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, the Board of Trustees of the Benicia Unified School District hereby finds, determines, declares, orders, and resolves as follows:

1. That the foregoing recitals are true and correct, and, together with the referenced Exhibit attached hereto, are incorporated herein.
2. That the proposed Project meets the criteria for, and thus is categorically exempt from CEQA under Class 1, Class 2, Class 3, Class 4, Class 11, Class 14, Class 23, as well as the Common Sense Exemption.
3. That none of the exceptions to the categorical exemptions apply to the Project.
4. That all applicable CEQA requirements have been fulfilled for the Project.
5. That the exemptions from CEQA set forth herein respective to the Project are hereby adopted.
6. That all actions required to be taken by applicable law related to the approval of the Project have been taken. Therefore, the Board hereby approves the Project as more specifically identified in the attached NOE. This action constitutes an "approval" as defined under section 15352(a) of the CEQA Guidelines for the Project.
7. That the following NOE, attached hereto as Exhibit A, is approved and incorporated herein by reference: Notice of Exemption for Benicia High School Softball and Baseball Field Upgrades Project.
8. That District staff is hereby authorized and directed to file and post the attached NOE for the Project, consistent with this Resolution, with all appropriate public agencies or entities, including CEQAnet.

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9. That the District's Superintendent and/or designee is hereby authorized to take all further action necessary to otherwise carry out, give effect to, and comply with the terms and intent of this Resolution.

APPROVED, PASSED, AND ADOPTED at a regular meeting of the Board of Trustees of the Benicia Unified School District held of this 14th day of August, 2025, by the following vote:

AYES: 5 Grubbs, Hirsh, Zada, Maselli, Manasse
NOES: 0
ABSENT: 0
ABSTENTIONS: 0

By: Cece Grubbs
President Cece Grubbs,
Board of Trustees
Benicia Unified School District

ATTEST

By: Amy C. Hirsh
Clerk, Amy C. Hirsh
Benicia Unified School District

**EXHIBIT A
NOE**

Notice of Exemption

To: Solano County Clerk County of Solano 675 Texas Street, Suite 1900 Fairfield, CA 94533 Office of Planning and Research 1400 10th Street Sacramento CA, 95814 Via CEQAsubmit/CEQAnet	From: Benicia Unified School District 350 East K Street Benicia, CA 94510-3437 Roxanne Egan, AIA, Bond Director
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Project Title: Benicia High School Softball and Baseball Field Upgrades

Project Location - Specific: Benicia High School, 1101 Military West, Benicia, CA 94510

Project Location - City: Benicia

Project Location - County: Solano

Description of Nature, Purpose, and Beneficiaries of Project: This Project consists of upgrades at the Benicia High School softball and baseball fields, including new synthetic turf for the softball and baseball fields, and a new synthetic turf multi-use practice field. The Project includes new batting cages, dugouts, bleachers, a modular concession/restroom building, scoreboards, fencing and netting (six-foot high fence with netting above to 20-feet around softball/baseball fields), and installation of Musco sports lighting on ten 70-foot poles. The Project includes development of a new parking lot to accommodate approximately 50 vehicles and related site improvements such as walkways and gates. The lighting system is designed to minimize light spillover and glare. The proposed lighting schedule will be limited to evening practices and games no later than 9:00 p.m., with similar monthly usage to the existing stadium lights. The District anticipates commencing the improvements in 2025. The Project will not increase student capacity. This Project would benefit District students, staff, and the local community.

Name of Public Agency Approving Project: Benicia Unified School District

Name of Agency Carrying Out Project: Benicia Unified School District

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1: Sec. 15301; Class 2: Sec. 15302; Class 3: Sec. 15303; Class 4: Sec. 15304; Class 11: Sec. 15311; Class 14: Sec. 15314; and Class 23: Sec. 15323.
- Statutory Exemptions. State code number: Pub. Res. Code, Sec. 21080.35;
- Other. Common Sense Exemption: Sec. 15061(b)(3)

Reasons Why Project Is Exempt: Class 1: The Project renovates athletic fields while maintaining the same use and will be within the existing campus footprint. The sports lighting represents a negligible expansion of use as supported by the Musco lighting analysis showing minimal off-site impacts. Class 2: The Project replaces existing fields with artificial turf fields serving the same athletic purposes without increasing student capacity. Class 3: Construction of limited new small facilities including batting cages, dugouts, bleachers, scoreboards, fencing/netting, and lighting that are appurtenant to existing facilities. Class 4: Minor alterations in the condition of land, including field grading with a slope of less than 10%. Class 11: Construction of minor accessory structures to existing facilities, including the modular concession/restroom building. Class 14: Minor additions to an existing school that do not increase original student capacity or add classrooms. Class 23: Normal operations of existing facilities for public gatherings with past history of similar use as athletic fields. Common Sense Exemption: It can be seen with certainty that there is no possibility of significant environmental effects. The Project is on an existing developed school site. The lighting design by Musco Sports Lighting demonstrates negligible light spillage beyond the property lines.

District Contact Person: Roxanne Egan, AIA, Bond Director
Telephone: (707) 771.8330

Signature: _____

Date: Aug. 15th, 2025

Date Received for filing at OPR: _____