

Notice of Exemption

2020100235

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego
1800 Pacific Highway, Room 200
San Diego, CA 92101

From: (Public Agency):
Grossmont Union High School District
1100 Murray Drive, El Cajon, CA 92020
(Address)

Project Title: AT&T Cell Site Modification Project

Project Applicant: Grossmont Union High School District

Project Location - Specific:
1100 Murray Drive, El Cajon, CA 92020

Project Location - City: El Cajon Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the replacement of an existing cell site at Grossmont High School See Attachment A for more details.

Name of Public Agency Approving Project: Grossmont Union High School District

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

Exempt Status: (check one):

- 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, \$15302, and \$15314
Statutory Exemptions. State code number:

Reasons why project is exempt:
Please see Attachment A.

Lead Agency
Contact Person: Katy Wright Area Code/Telephone/Extension: 619-644-8154

If filed by applicant:

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

Signature: Katy Wright Date: 10/12/2020 Title: Executive Director
Facilities Mgmt

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Governor's Office of Planning & Research
Date Received for filing at OPR:

Oct 13 2020

STATE CLEARINGHOUSE

AT&T Cell Site Modification Project Notice of Exemption (NOE)

The Grossmont Union High School District (District), as Lead Agency under the California Environmental Quality Act (CEQA), proposes the modification of an existing cell site at Grossmont High School (proposed project).

Project Location:

The proposed project would be located at Grossmont High School (GHS) at 1100 Murray Drive, El Cajon, CA 92020. Project work includes the removal and replacement of six panel antennas and Remote Radio Unit (RRUs), removal of three TMAs, and the installation of three new RRUs, two DC power cable trunks, and one fiber trunk, on the western portion of the campus. The proposed project would occur within the existing boundaries of the school. Access to the site is available via Murray Drive.

Existing Conditions:

GHS is located in a developed residential neighborhood. Surrounding land uses are primarily single-family residential, commercial, and recreational development. The commercial development includes a gas station, motels, and restaurants, located to the southeast and southwest. The recreational development in the surrounding area includes Harry Griffen Regional Park to the north. The campus is in an urbanized area consisting of single and multi-family residences. The 97-year-old school currently consists of 96 total classrooms, made up of 92 permanent and 4 portable classrooms, parking lots, hardcourt areas, natural turf fields, and a football stadium.

Description of Project:

The proposed project will include the modification of the existing cell site as described below:

- Removal and replacement of six panel antennas
- Removal and replacement of six RRUs
- Removal of three TMAs
- Installation of the following:
 - Three RRUs
 - Two DC power cable trunks
 - One fiber trunk

Overall, the proposed project would serve the existing student enrollment and would not result in an increase in student or program capacity, nor will the project result in an increase of employees at the project site. In addition, there would be no off-site circulation or traffic changes and construction activities would take place on campus. Construction would begin in late 2020 and is anticipated to be completed within 8 weeks.

An Initial Study was prepared and filed in 2017 for the Grossmont High School Modernization and Additional Project (District 2017). This project included demolishing and replacing existing maintenance and operations buildings and canopies at two locations, as well as existing paving, fencing, and support utilities systems. In addition, the project included site improvements such as parking, lighting, stormwater improvements, and security surveillance systems. Several of the components of the original project have already been implemented. The cell site modification included as part of the current proposed project involves the removal and replacement of six panel antennas and RRUs, removal of three TMAs, and the installation of three new RRUs, two DC power cable trunks, and one fiber trunk. The intent and purpose of the overall modernization project at GHS remains the same; the proposed project would support utilities systems. All cell site modifications are consistent with the 2017 Initial Study.

Applicability of Exempt Status:

The proposed activity is a project subject to CEQA. However, the proposed project is Categorically Exempt under §15301 – Existing Facilities, §15302 – Replacement or Reconstruction and §15314 – Minor Additions to Schools. The proposed project is considered categorically exempt because:

Existing Facilities (Class 1)

Class 1 consists of the 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 use beyond that existing at the time of the lead agency's determination (CEQA Guidelines Section 15301).

- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The proposed project includes modification of the existing AT&T cell site facilities on the school campus. The project includes the removal and replacement of six panel antennas and Remote Radio Unit (RRUs), removal of three TMAs, and the installation of three new RRUs, two DC power cable trunks, and one fiber trunk.

Replacement or Reconstruction (Class 2)

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

The proposed project involves the replacement of an existing AT&T cell site with six panel antennas and RRUs. Construction activities would be conducted within the boundaries of the existing school campus. The proposed project would maintain the same purpose and capacity as is currently present at GHS. No change in the student capacity of the school is contemplated by this project.

Minor Additions to Schools (Class 14)

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or 10 classrooms, whichever is less. The addition of portable classrooms is included in this exemption (State CEQA Guidelines Section 15314).

The proposed project involves the modification of an existing AT&T cell site with the removal and replacement of six panel antennas and RRUs, removal of three TMAs, and the installation of three new RRUs, two DC power cable trunks, and one fiber trunk. The proposed upgrades are intended to serve the existing student body and would not induce any increase in student enrollment. In addition, the proposed project does not include the construction of any new classrooms or other facilities that would increase the student capacity of the campus by more than 25% or ten classrooms.

Reasons Why the Project Is Exempt:

The following summarizes the determination that the proposed project does not have the potential to trigger any of the exceptions identified in State CEQA Guidelines Section 15300.2 prohibiting the use of a categorical exemption.

- a. **Location.** The proposed project would be developed on an existing school site in an urbanized community. As such, all areas on the school site are either paved or disturbed, and therefore are not environmentally sensitive. Surrounding land uses consist of residential and recreational uses. However,

the proposed project would not extend into any offsite areas. Therefore, this exception does not apply to the proposed project.

- b. **Cumulative Impact.** There are no known future projects on the campus that when combined with the proposed project would result in a cumulatively considerable effect on the environment. Therefore, this exception does not apply to the project.
- c. **Significant Effect.** There is no reasonable possibility that the proposed activity would have a significant effect on the environment as a result of unusual circumstances. The proposed project would serve the need of the existing school facilities and would not increase student capacity or the number of classrooms. Furthermore, the proposed project would not change the existing operations at the school.

Construction of the proposed project would not require the removal of any healthy, mature, or scenic trees. The proposed project would not require substantial land alterations. Stationary and mobile emissions generated from construction activities would be *de minimus*.

The 2017 Initial Study identified no impacts or less-than-significant impacts on the CEQA subject categories. Because the proposed project is located in the same area, the proposed project would also have no impact or a less-than-significant impact on the CEQA subject categories. Therefore, there is no reasonable possibility that the proposed project would have a significant effect on the environment due to unusual circumstances, and this exception does not apply to the project.

- d. **Scenic Highways.** Designated State Scenic Highways within the County of San Diego include portions of SR-75, SR-125, SR-78, and SR-163, none of which are in the vicinity of the project site. The closest Designated State Scenic Highway is a 2-mile section of SR-125 that is approximately 0.85 mile west of the project site. Due to the distance and the topography of the surrounding area, the project site cannot be seen from SR-125 (District 2017). The proposed project would not result in the demolition of existing structures or the construction of new facilities that would directly or indirectly affect an officially designated scenic highway or scenic resources near a scenic highway. Therefore, this exception does not apply to the project.
- e. **Hazardous Waste Sites.** As discussed in the 2017 Initial Study, the project site was identified as being located on several hazardous materials sites that are included on lists that were compiled pursuant to Section 65962.5 of the Government Code. The high school campus is listed on the leaking underground storage tank (LUST) Information System database. There are four LUST Cleanup Sites listed that are associated with the project area, all of which are closed (GeoTracker 2020).

An updated search of the State Water Resources Control Board GeoTracker website and the Department of Toxic Substances Control EnviroStor website was conducted on September 4, 2020 to confirm the current status of these hazardous materials sites and to identify if any new sites had been listed, and no new sites were identified. Therefore, since the hazardous materials sites are listed as closed or no further action, and construction would be in compliance with applicable regulations, the proposed project would not result in a significant impact related to hazardous materials. Therefore, this exception does not apply to the project.

- f. **Historical Resources.** The proposed cell site modification is located within the existing campus which has been significantly disturbed by grading activities associated with development of the site over time. No soil disturbance is anticipated. Any significant historical, archaeological, or paleontological resources would have likely been disturbed or unearthed during past grading activities. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines, and this exception does not apply to the project.

References

EnviroStor. 2019. *Sites and Facilities*. Available at https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000857. Accessed on September 4, 2020.

Geotracker. 2020. *Sites and Facilities*. Available at <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1100+Murray+Drive%2C+El+Cajon%2C+CA+92020>. Accessed September 4, 2020.

Grossmont Union High School District (District). 2017. *Grossmont High School Modernization and Addition Project Initial Study*. March.