

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Diego

1600 Pacific Highway, Room 260

San Diego, CA 92101

From: (Public Agency): _____
Grossmont Union High School District

1100 Murray Drive, El Cajon, CA 92020

(Address)

Project Title: Verizon Cell Site Modification Project

Project Applicant: Grossmont Union High School District, 1100 Murray Drive, El Cajon, CA 92020

Project Location - Specific:

3230 Sweetwater Springs Blvd, Spring Valley, 91977

Project Location - City: Spring Valley Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the modification of an existing cell site at Monte Vista High School. Please 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: 4-18-2022 Title: Executive Director
Facilities Management

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

**Verizon 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 Monte Vista High School (proposed project).

Project Location:

The proposed project would be located at Monte Vista High School (MVHS) at 3230 Sweetwater Springs Blvd, Spring Valley, 91977. Project work includes the removal of two 2260 Rack Mounted Raycap from cabinet, and the installation of three Air6449 antennas, three RRU antennas, four 3315 Raycap, two rectifiers inside 600A Power Plant, and one Battery String Inside Battery Cabinet, and one hybrid cable. The proposed project would occur within the existing boundaries of the school. Access to the site is available via Sweetwater Springs Blvd.

Existing Conditions:

Monte Vista High School is surrounded by single-family residential to the west, multi-family residential and a post office to the south, single- and multi-family residential to the east, and single-family residential and commercial to the north. MVHS opened in 1965 with a 9th grade class, and now serves grades 9-12. The school currently consists of 97 total classrooms, single- and multi-story buildings, two parking lots, an outdoor pool facility, an outdoor courtyard, tennis and basketball courts, a grass field, baseball and softball fields, a stadium with an artificial turf field and rubberized track, and undeveloped open areas.

Description of Project:

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

- Removal of two (E) 2260 Rack Mounted Raycap from Cabinet
- Replace Power Plant Door with HVAC Door
- Installation of the following:
 - Three Ericsson – Air6449 Antennas
 - Three Ericsson – KRE105281 Antennas, with integrated RRU 4408 B48
 - Two (N) Rectifiers inside (E) 600A Power Plant
 - One (N) Battery String Inside (E) Battery Cabinet
 - Four 3315 Raycap
 - One 6x12 hybrid cable

Overall, the proposed project would serve the existing Verizon service area 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 2022 and is anticipated to be completed within approximately 4 weeks.

An Initial Study was filed in 2010 for the Monte Vista High School Modernization/New Construction Project for the entire campus and in 2017 for the Monte Vista High School Solar Power Generation System Project (District 2010; District 2017). The 2010 project included providing resources to repair, renovate, and revitalize deteriorating facilities at Monte Vista High School. The project converted, modernized, and reconfigured buildings to meet new District standards and net increased the number of classrooms from 93 to 97. The cell site modification included as part of the current proposed project involves the removal of two preexisting Raycap, and the installation of six new antennas, four Raycap, two rectifiers, one Battery String, and one hybrid cable. The intent and purpose of the overall modernization project at MVHS remains the same; the proposed project would support utilities systems. All cell site modifications are consistent with the 2010 and 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 existing of former use (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 alteration of the existing Verizon cell site facilities on the school campus. The project includes the removal of two 2260 Rack Mounted Raycap from Cabinet, and the installation of three Air6449 antennas, three RRU antennas, four 3315 Raycap, two rectifiers inside 600A Power Plant, and one Battery String Inside Battery Cabinet, and one hybrid cable.

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).

- b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

The proposed project involves modification of an existing Verizon cell site with the removal of two 2260 Rack Mounted Raycap from Cabinet, and the installation of three Air6449 antennas, three RRU antennas, four 3315 Raycap, two rectifiers inside 600A Power Plant, and one Battery String Inside Battery Cabinet, and one hybrid cable. 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 MVHS. 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 ten 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 Verizon cell site with the removal of two 2260 Rack Mounted Raycap from Cabinet, and the installation of three Air6449 antennas, three RRU antennas, four 3315 Raycap, two rectifiers inside 600A Power Plant, and one Battery String Inside Battery Cabinet, and one hybrid cable. 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 because 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 2010 and 2017 Initial Study identified no impacts or less-than-significant impacts on the CEQA subject categories. Because the proposed project is 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 2.5-mile section of SR-125 that is approximately 2 miles west of the project site. The project site cannot be seen from SR-125 due to the distance and the topography of the surrounding area. 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.
- e. **Hazardous Waste Sites.** As discussed in the 2010 Initial Study, the project site was identified as being located on several hazardous materials sites; however, less than significant impacts were determined due to the location of the contamination and the proposed school improvements. In addition, GeoTracker and Envirostor were reviewed for preparation of this NOE (Envirostor 2017, GeoTracker 2017). No sites were listed on GeoTracker within 1,000 feet of the school site. An updated search of the EnviroStor website was conducted on March 22, 2022, to confirm the current status of these hazardous materials sites and to identify if any new sites had been listed. The 1,3-butadiene contamination site that was analyzed in the 2010 Initial Study and a 6,000-gallon diesel underground storage tank (UST) that was removed within the school were identified. According to the Human Health Screening Evaluation in the Site Investigation report (E2 ManageTech 2009), the 1,3-butadiene contamination site is not an area of concern and no adverse health effects are expected to occur from exposure to the proposed project modification site. Therefore, the proposed project would not result in a significant impact related to hazardous materials.
- f. **Historical Resources.** Monte Vista High School was constructed in 1965 and therefore has reached the 50-year age threshold for consideration as a potential historical resource. However, the District has determined that the existing administrative building is not significant. 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.

References

- EnviroStor. 2019. *Sites and Facilities*. Available at https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000858. Accessed March 21, 2022.
- E2 ManageTech. 2009. *Supplemental Site Investigation New Science Classroom Area, Monte Vista High School*. September 2009.
- 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 March 21, 2022.
- Grossmont Union High School District (District). 2010. *Initial Study for the Monte Vista High School Modernization/New Construction Project*. Prepared by ICF. November 2010.
- Grossmont Union High School District (District). 2017. *Grossmont High School Modernization and Addition Project Initial Study*. Prepared by ICF. July 2017.