

NOTICE OF EXEMPTION

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

From: Roseville Joint Union High School District
2 Tiger Way, Building #2
Roseville, CA 95678

County Clerk
County of Placer

2954 Richardson Drive
Auburn, CA 95603

Stadium Support Building Project at Oakmont High School
Project Title

1710 Cirby Way, Roseville, CA 95661
Project Location - Specific

Roseville
Project Location - City

Placer
Project Location - County

The District plans to construct a new stadium support building containing space for ticketing, concessions, custodial, and restrooms at Oakmont High School. The stadium support building has the same function and is the same size for the project site, with some modifications for specific campus conditions. The project will replace existing ticketing, concession, and restroom structures. The existing concrete and asphalt paving, fencing, and gates surrounding the existing buildings will be reconstructed. The project will not change the capacity of the stadium or alter its function. The new stadium support building will benefit existing students and the general community.

Description of Nature, Purpose, and Beneficiaries of Project

Roseville Joint Union High School District
Name of Public Agency Approving Project

Roseville Joint 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. CEQA Section 15302: Replacement or Reconstruction.

Statutory Exemptions. State code number: _____

The project involves the reconstruction of a stadium support building at the Oakmont High School campus. As the project would serve the same function with no greater student capacity on the same site, the project is exempt under § 15302.

See Attachment to Notice of Exemption for a review of the possible exceptions to the exemption under CEQA Guidelines section § 15300.2. The Attachment is available for review at the District Facilities Department, 2 Tiger Way, Building #2, Roseville, CA 95678.

Reasons why project is exempt

Scott Davis, Director, Facilities Development (916) 782-4707 ext. 1213

Contact Person:

Area Code/Telephone/Extension:

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: 5/12/22

Signature: _____



Title: Director, Facilities Development

Attachment to Notice of Exemption

Stadium Support Building Project at Oakmont High School

Roseville Joint Union High School District

SUPPLEMENTAL INFORMATION

The Roseville Joint Union High School District (District) plans to construct a new stadium support building containing space for ticketing, concessions, custodial, and restrooms at Oakmont High School. The stadium support building has the same function and is the same size for the project site, with some modifications to accommodate pedestrian path of travel, landscaping, and parking lot reconfiguration. The project will replace the existing structure for ticketing, concessions, and restrooms. The existing concrete and asphalt paving, fencing, and gates surrounding the existing building will be reconstructed. The project will not change the capacity of the stadium or alter its function.

While the project falls within the categorical exemption Class 14 (California Code of Regulations, Title 14 §§ 15302), this document reviews the possible exceptions to the exemption under CEQA Guidelines §15300.2

1. EXISTING SETTING

PROJECT LOCATION

The existing campus is approximately 44.23 acres, and the proposed project involves the construction of a new stadium building, as well as the reconstruction of existing concrete and asphalt paving, fencing, and gates surrounding the existing building. The project site is located at 1710 Cirby Way, Roseville, in Placer County (APNs 469-340-001-000, 469-340-002-000, 469-340-003-000, and 469-340-010-000). The campus is approximately 1.5 miles east of the Interstate 80 Freeway. The City of Roseville is located southwest of the City of Rocklin, west of the unincorporated community of Granite Bay, and northeast of the unincorporated community of Antelope (see Figure 1, Regional Location, and Figure 2, Local Vicinity).

EXISTING CONDITIONS

Oakmont High School has a 2021/22 enrollment of 1,840 students in grades 9th through 12th (CDE 2021). The stadium consists of a 400-meter track with a football field, and lighted stadium with football field and bleacher seating for attendees, as well a stadium support building at the entrance for ticketing, concessions, and restrooms. To the north of the entrance is a paved parking lot. To the west is a campus soccer field. To the south is a campus baseball field. To the east are residential properties. Figure 3, *Aerial Photograph*, shows the layout of the current campus.

SURROUNDING LAND USES

The school is in a residential neighborhood and is bounded by Cirby Way and residential properties to the north, and residential properties to the west, south, and east as shown in Figure 3 *Aerial Photograph*.

2. PROJECT DESCRIPTION

The District plans to construct a new stadium building containing space for ticketing, concessions, custodial, and restrooms. The stadium support building has the same function and is the same size for the project site. The existing concrete and asphalt paving, fencing, and gates surrounding the existing building will be reconstructed. The proposed project would be constructed at 1710 Cirby Way, Roseville, California, on the existing campus. The project site encompasses approximately

0.70 acres of the 44.23-acre school property. The site consists of a paved lot with parking stalls, an existing stadium support building, shed, unidentified building, and fencing with gates along the perimeter of the site (See Figure 4, *Site Plan*).

The project is planned to occur in one phase. The project involves demolition and removal of the existing stadium support building. The newly constructed stadium support building will encompass the footprint of the existing building. The shed and unidentified building will be removed. Parking lot reconfiguration will also be required to provide additional space for the stadium support building and entry plaza. 39 parking stalls will be removed and replaced with 6 new parking stalls in the central portion of the site. The project will also include landscaping with 8 new trees and shrubs planted throughout the site to provide additional shade in both the parking lot and hardscaped area surrounding the stadium support building. Chain link fence will be removed along the front entrance of the project site and new chain link fence with gates will be installed around the reconfigured site to enclose the stadium entrance.

Implementation of the proposed project would not increase stadium capacity. The design and construction of the building would comply with the California Building Standards Code (CBSC) California Code of Regulations, Title 24, for fire, life, safety, and access. The plans will be reviewed and approved by the Division of the State Architect's (DSA). The approved project will not create any new hazards or exacerbate an existing hazard, as defined under the California Code of Regulations (CCR), Title 5.

3. REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from further environmental documentation under the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) categorical exemption Class 2:

Class 2, Replacement or Reconstruction (CEQA Guidelines § 15302) 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. The removal of portable classrooms and construction of a replacement building is included in this exemption.

The project involves the reconstruction of an existing structure located on a high school campus. The new stadium support building will be constructed containing space for ticketing, concessions, custodial, and restrooms. The stadium support building has the same function and is the same size for the project site. The existing concrete and asphalt paving, fencing, and gates surrounding the existing building will be reconstructed. As the project would serve the same function with no greater stadium capacity on the same site, the project is exempt under § 15302.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA Guidelines § 15300.2, Exceptions, for any characteristics or circumstances that might invalidate findings that the project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the proposed project.

- (a) **Location.** Classes 3,4,5,6 and 11 are qualified by consideration of where the project would be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies.

Although this exception does not apply to Class 2 as explained above, the project site has been reviewed for unusual circumstances. The project will occur within the boundaries of an existing school in a developed area of Roseville. The proposed project will not impact sensitive environments. The project site is in the northeastern portion of the campus, adjacent to the stadium, student parking lot, and school buildings. The school is in a residential neighborhood and is bounded by Cirby Way and residential properties to the north, and residential properties to the west, south, and east. The site does not contain a sensitive environment and thus, this exception does not apply to the proposed project.

- (b) Cumulative Impacts.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed improvements are the only known and planned improvements at the school campus during the planned construction. There are no other known successive projects—planned, approved, or under construction—of the same type at and/or near the project site that when combined with the proposed project would result in a cumulative environmental impact. This exception does not apply to the proposed project.

- (c) Significant Effects.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The determination whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) whether there is a reasonable possibility that a significant environmental impact will result from those unusual circumstances. The lead agency considers the second prong of this test only if it first finds that some circumstance of the project is unusual based on the court case *Berkeley Hillside Preservation v City of Berkeley* (2015) 60 C4th 1086, 1104.

There is no reasonable possibility that the proposed project would have a significant effect on the environment as planned or under “unusual circumstances.” The site is already developed with a school and is in a built-out residential neighborhood in the City of Roseville; therefore, impacts to sensitive biological receptors, cultural resources, or scenic views would not occur. Similarly, because the project would not change the capacity of the school, there would be no impacts on population, public services, recreation, utilities, and transportation systems. Therefore, this exception does not apply to the proposed project.

- (d) Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway.

The existing school site and surrounding environs are generally developed, and the campus does not contain any scenic resources, including historical buildings, rock outcroppings, or trees of biological or exceptional aesthetic significance. There are no state scenic highways in the vicinity of the project site. The nearest eligible scenic highway is State Route 49, about 15 miles to the northeast in the City of Auburn at the foothills of the Sierra Nevada. The nearest officially designated scenic highway (State Route 160) is south of the City of Sacramento, about 23 miles to the southwest of the site (Cal Trans 2018). Considering the distance, intervening development, and topography between the project site and this roadway, the project site would not be recognizable, and no impact is anticipated. This exception does not apply to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Hazardous materials sites pursuant to Government Code Section 65962.5 include all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (HSC), all land designated as hazardous waste property or border zone property pursuant to former Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the HSC, all information received by the Department of Toxic Substances Control (DTSC) pursuant to Section 25242 of the HSC on hazardous waste disposals on public land, and all sites listed pursuant to Section 25356 of the HSC. Five environmental lists were searched for hazardous materials sites on the school campus and within a 500-foot radius:

- » GeoTracker. State Water Resources Control Board
- » EnviroStor. Department of Toxic Substances Control (DTSC)
- » EJScreen and EnviroMapper. US Environmental Protection Agency (EPA)
- » Solid Waste Information System (SWIS). California Department of Resources Recovery and Recycling (Cal Recycle).

The project site was not listed on any database designating the site as a hazardous waste site requiring corrective action. The project site is located on a school site that is listed on EnviroStor as past use that caused contamination. According to the EnviroStor regulatory profile, the Phase I Environmental Assessment Determination for the Two Story Classroom Building and Gymnasium Expansion Project determined that the site was undeveloped prior to the school being built on the property in 1968, at least back to 1951. In the past there were buildings on the site. Although no information was provided as to specific use or nature of the buildings, from their age prior to 1951, it was reasonable to suspect the area may have been contaminated by lead based paint. However, according to the EnviroStor regulatory profile no action is required and no contaminants are found. Therefore, the proposed project would not create hazards related to the disturbance of, or exposure to, a hazardous waste site.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code § 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be an historical resource.

The project site is located within an existing school site. The project site has consisted of school grounds since 1965. There are no historic resources reported on or adjacent to the project site based on a review of those listed on the California Register of Historic Resources (COHP 2021) and the National Register of Historic Places (NPS 2021). Project implementation would not cause significant impacts to historical resources, and the historical resources exception would not apply to this project site.

CONCLUSION

As substantiated in this document, the proposed project would not meet the conditions specified in Section 15300.2, Exceptions, of the CEQA Guidelines, and the project is categorically exempt under Class 2.

5. REFERENCES

California Department of Education (CDE). 2021, April 21 (accessed). DataQuest Home, Enrollment Report, 2021-2022 Enrollment by Grade, Oakmont High School Report.

<https://www.caschooldashboard.org/reports/31669283135308/2021>

California Department of Resources Recycling and Recovery (Cal Recycle). 2022 SWIS Facticity/Site Search.

<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.

California Department of Transportation (Caltrans). 2018. California Scenic Highway Mapping System.

<https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

Department of Toxic Substances Control (DTSC). 2022 EnviroStor. <http://www.envirostor.dtsc.ca.gov/public/>.

National Park Service. 2022. National Register of Historic Places. <https://www.nps.gov/subjects/nationalregister/index.htm>

Office of Historic Preservation (OHP). 2022. California Historical Resources, Placer County.

<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=31>.

State Water Resources Control Board (SWRCB). 2022. GeoTracker. <http://geotracker.waterboards.ca.gov/>.

US Environmental Protection Agency (USEPA). 2022. EJSCREEN. <https://ejscreen.epa.gov/mapper/>.

US Environmental Protection Agency (USEPA). 2022. EnviroMapper for EnviroFacts.

<https://www3.epa.gov/enviro/index.html>.

ATTACHMENTS

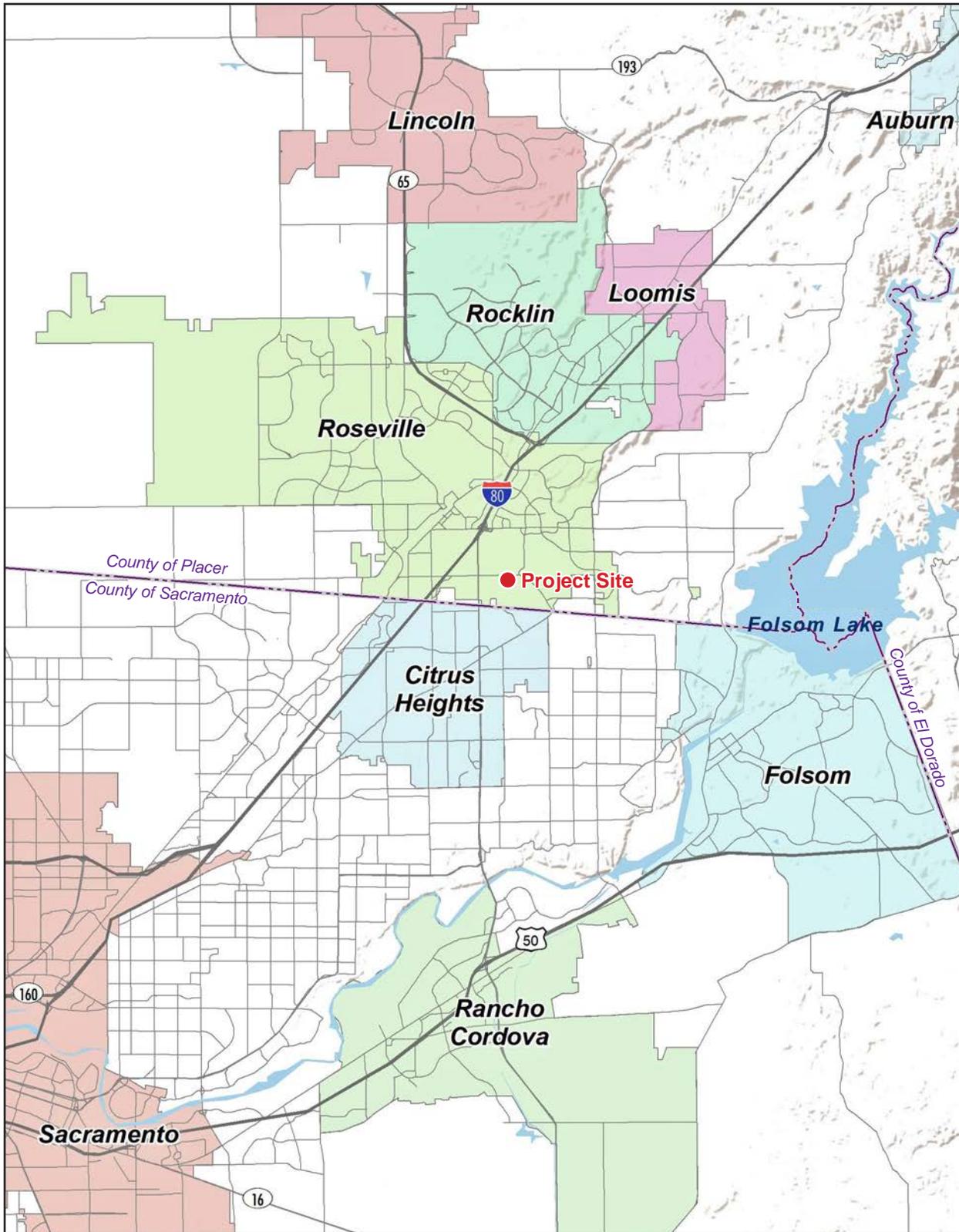
Figure 1 - Regional Location

Figure 2 – Local Vicinity

Figure 3 – Aerial Photo

Figure 4 – Site Plan

Figure 1 - Regional Location



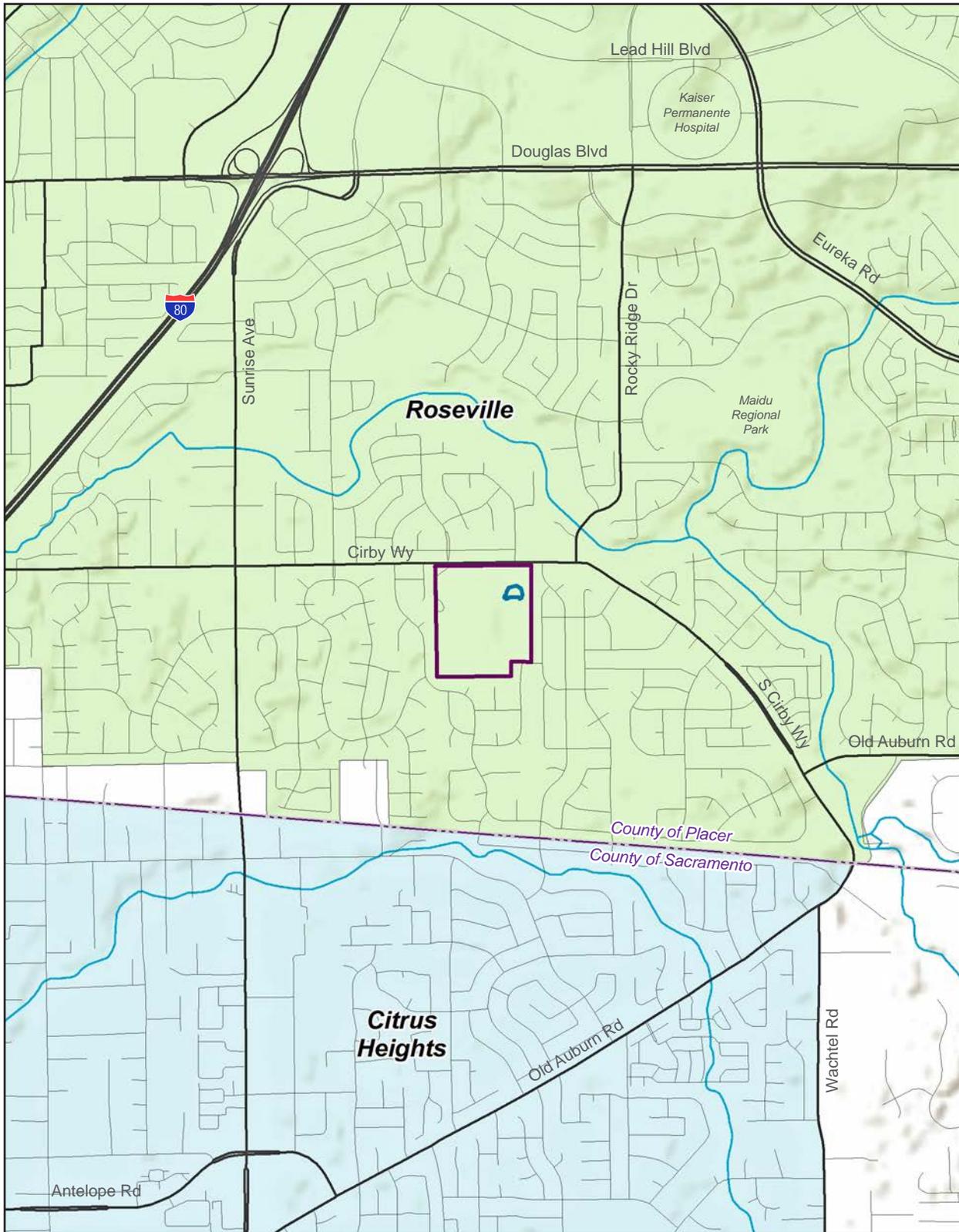
--- County Boundary

Note: Unincorporated county areas are shown in white.

Source: ESRI, 2022



Figure 2 - Local Vicinity



— School Boundary
— Project Boundary

- - - County Boundary

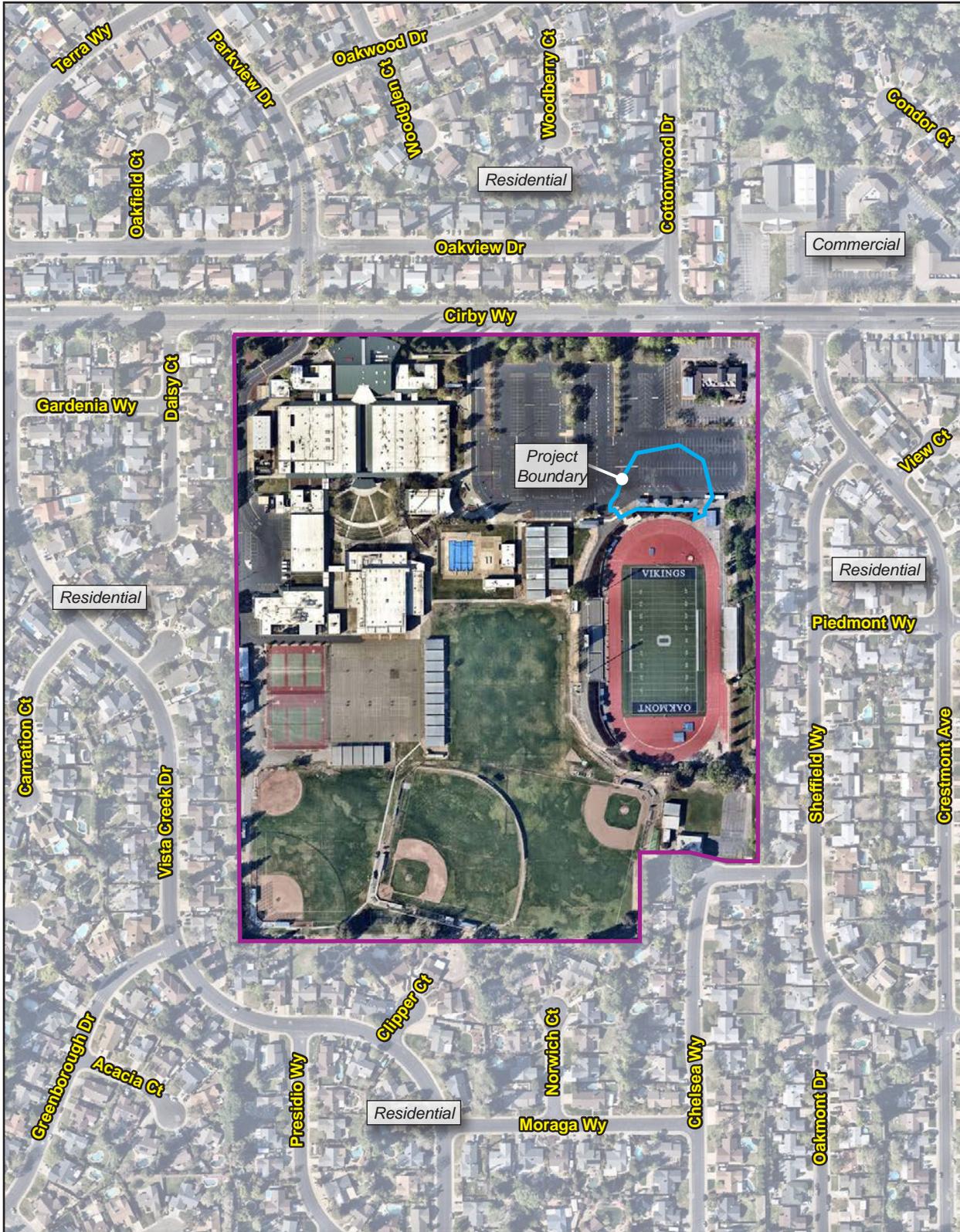
Note: Unincorporated county areas are shown in white.

0 2,000
Scale (Feet)



Source: ESRI, 2022

Figure 3 - Aerial Photograph



-  School Boundary
-  Project Boundary

0 375
Scale (Feet)

Source: Nearmap, 2022



Figure 4 - Site Plan

