

# 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  
San Diego, CA 92101

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

Project Title: Santana High School Verizon Wireless Cell Site

Project Applicant: Grossmont Union High School District

Project Location - Specific:  
 9915 N Magnolia Ave, Santee, CA 92071

Project Location - City: Santee Project Location - County: San Diego County

Description of Nature, Purpose and Beneficiaries of Project:

Please see Attachment A.

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, 15303 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: 8-16-22 Title: Executive Director Facilities Mgmt

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: \_\_\_\_\_

**Santana High School Verizon Wireless Cell Site Project  
Notice of Exemption (NOE)**

The Grossmont Union High School District, as Lead Agency under the California Environmental Quality Act (CEQA), proposes to install a Verizon wireless cell site at Santana High School (HS) (proposed project).

**Project Location:**

The proposed project would replace an existing light pole at Santana HS at 9915 N Magnolia Ave, Santee, CA 92071. The existing light pole is located at the football stadium. The proposed project would occur within the existing boundaries of the school. Access to the site is available via 2<sup>nd</sup> Street.

**Existing Conditions:**

Santana HS is located within an urbanized area and surrounded by commercial, and residential uses. The school serves ninth through twelfth grade.

**Description of Project:**

The proposed project is the replacement of an existing stadium light pole and the installment of a Verizon wireless antenna at Santana HS. The proposed project will consist of replacing (1) stadium light pole and installing six (6) antennas at the antenna level. The project also includes the installation of one outdoor equipment yard. There will be minor trenching and digging to replace the current light pole and install the electrical. However, the trenching and digging will occur within previously disturbed areas and will be returned to the existing site conditions upon completion of the construction activities.

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 the Fall of 2022 and is anticipated to be completed within 8 weeks.

**Applicability of Exempt Status:**

The proposed activity is a project subject to CEQA. However, the proposed project is Categorical Exempt under §15301 – Existing Facilities, §15303 – New Construction 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 replacement of a stadium light pole and the installation Verizon wireless cell site. The modifications would not change the visual character of the existing facilities.

New Construction (Class 3)

Class 3 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 15303).

The proposed project involves the replacement of an existing light pole for a Verizon wireless site. 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 Santana HS. 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 light pole for a Verizon wireless site. The proposed upgrades are not 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 an existing commercial enterprise market 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*.

- d. **Scenic Highways.** 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.** A review of the State Water Resources Control Board GeoTracker website and the Department of Toxic Substances Control EnviroStor website was conducted on August 15, 2022, to confirm the status of any hazardous materials sites on the site. Based on the review, all clean up and facilities sites near project site have closed cases. The proposed project would not require any ground disturbance. Therefore, this exception does not apply to the project.
- f. **Historical Resources.** The proposed wireless site modification is located within the existing campus which has been significantly disturbed by grading activities associated with development of the site over time. 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. 2022 *Sites and Facilities*. Available at

<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=9915+N+Magnolia+Ave%2C+Santee%2C+CA+92071>. Accessed on August 15, 2022.

Geotracker. 2022, *Sites and Facilities*. Available at

<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=9915+N+Magnolia+Ave%2C+Santee%2C+CA+92071#>. Accessed on August 15, 2022.