

NOTICE OF EXEMPTION

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

From: Sweetwater Union School District

1130 Fifth Avenue

Chula Vista, CA 91911

County Clerk
County of San Diego

1600 Pacific Highway, Room 260

San Diego, CA 92101

Southwest High School (SOHS) Stadium Modernization Project

Project Title

1685 Hollister Street

Project Location - Specific

San Diego

Project Location – City

San Diego

Project Location – County

The District proposes to remove the existing track and sport field, scoreboard, sheds, a portion of the fencing east of the parking lot, existing visitor and home team bleachers, and the press box. The proposed project would also remove one tree to accommodate the new scoreboard. Demolition would occur to modernize SOHS's stadium and improve related amenities. The proposed project would relocate two of the existing storage containers to another location on campus. The proposed project would install a synthetic turf field, rubberized high jump and pole vault, 400 meter 9-lane rubberized track, shot put area, discus cage with refreshed decomposed granite landing area, three sand volleyball courts, and landscape synthetic turf. The proposed project includes the construction of two ticket booths, home team grandstands with 1,400 seats and a press box, visitor bleachers with 600 seats, and two concession/restroom buildings (one on the visitor side and one home side). Stadium improvements include replacement of lighting with new LED lighting surrounding the stadium (four light poles would be replaced and two existing light posts will be reused), site improvements for path of travel, new pathways for ADA access, restriping of the parking lot, conversion of the existing concession building to a new storage building, and installation of a new scoreboard, public address/sound system, and flagpole. The proposed project would install a new underground stormwater retention basin on the southwest corner of the project site to accommodate stormwater flows from the campus. The proposed project would abandon in-place the existing leach field and connect to the wastewater lines under Hollister Street. The proposed project would also replace the existing marquee sign on Hollister Street with a new marquee sign in the same location. Electrical equipment would be removed and/or relocated as part of the proposed project.

Attendance at sporting events has declined over the years, so the seating capacity of the new bleachers has been reduced to 2,000 spectators. The proposed project would not alter the basic functions of the project site.

The proposed project would not change nor increase the number of events. The stadium improvements would not alter the existing vehicle or pedestrian access and would not lead to an increase in student enrollment at the SOHS campus. Overall, the proposed project would benefit the SOHS students, staff, and the general community by providing enhanced educational and athletic facilities.

Description of Nature, Purpose, and Beneficiaries of Project

Sweetwater Union High School District

Name of Public Agency Approving Project

Sweetwater 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. State type and section number: §15301 Class 1, Existing Facilities, §15302 Class 2, Replacement or Reconstruction, §15303 Class 3, New Construction or Conversion of Small Structures.

Statutory Exemptions. State code number:

The project involves the construction and modernization of the SOHS stadium and related facilities. The proposed project would not expand the use of these improved facilities nor increase student enrollment. The proposed project would decrease stadium capacity compared to existing conditions. The stadium improvements would serve the same purpose as the existing conditions and would continue to accommodate SOHS programs/events. Additionally, the addition of the sand volleyball courts, marquee, and ticket booths would support student athletic curriculum and would not increase student enrollment. The new underground stormwater basin would manage stormwater from the campus, and the new wastewater connection would serve the campus; these improvements do not affect student enrollment. Therefore, the proposed project is exempt from CEQA under Sections 15301, 15302, and 15303. The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply.

See Attachment to Notice of Exemption for further explanation of the evaluation, which is available at the Sweetwater Union School District Office, 1130 Fifth Avenue Chula Vista, CA 91911.

Reasons why project is exempt

Armando Murillo

Contact Person:

(619) 585-4441

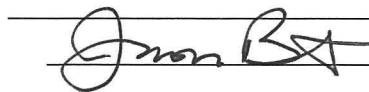
Area Code/Telephone/Extension:

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:

Signature:



Title:

Director of Planning and Construction

SWEETWATER UNION HIGH SCHOOL DISTRICT

RESOLUTION NO. 4851

**RESOLUTION AUTHORIZING A NOTICE OF)
EXEMPTION FOR PURPOSES OF SATISFYING)
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT)
("CEQA") FOR THE SOUTHWEST HIGH SCHOOL)
STADIUM MODERNIZATION PROJECT, APPROVING)
THE PROJECT, AND DELEGATING AUTHORITY TO)
STAFF TO EXECUTE AND FILE THE NOTICE OF)
EXEMPTION WITH THE SAN DIEGO COUNTY CLERK)**

ON THE MOTION OF Member Arancibia, seconded by Member Solis, the following resolution is adopted:

WHEREAS, the Sweetwater Union High School District ("District") is a public school district organized and existing under the laws of the State of California; and

WHEREAS, the District is the lead agency under the California Environmental Quality Act ("CEQA") for the Southwest High School (SOH) Stadium Modernization Project ("Project"); and

WHEREAS, the proposed Project would include the demolition of the existing track and field and associated structures, the construction of a synthetic turf field, a rubberized high jump and pole vault, a 400 meter nine-lane rubberized track, a shot put area, a discus cage with refreshed decomposed granite landing area, three sand volleyball courts, landscape synthetic turf, two ticket booths, bleachers, press box, new LED lighting surrounding the stadium (four light poles would be replaced and two existing light posts will be reused), path of travel improvements, new pathways for Americans with Disabilities Act (ADA) access, scoreboard, replacement of existing public address/sound system with new public address/sound system, replacement of existing marquee on Hollister Street with new LED marquee, and flagpole, restripe the parking lot; convert the existing concession building to a new storage building, install a new underground stormwater retention basin on the southwest corner of the project site to accommodate stormwater flows from the campus, abandon in-place the existing leach field and connect to the wastewater lines under Hollister Street; and

WHEREAS, the District hired a firm specializing in CEQA environmental compliance to prepare the environmental analysis for the Project; and

WHEREAS, the environmental analysis documents demonstrate that the Project is categorically exempt under Classes 1, 2, and 3 CEQA Guidelines Sections: 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures), and a Notice of Exemption and Supplement been prepared; and

WHEREAS, the board has reviewed and considered the environmental analysis completed for the Project; and

WHEREAS, the board has determined that the Notice of Exemption and Supplement are adequate, complete, and have been prepared in accordance with CEQA; and

WHEREAS, the Notice of Exemption and Supplement have been prepared in compliance with CEQA and reflect the District's independent judgment and analysis; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have been met.

NOW, THEREFORE, BE IT RESOLVED:

- Section 1: The above recitals are true and correct.
- Section 2: The Notice of Exemption and Supplement prepared for the Project have been completed in accordance with CEQA guidelines.
- Section 3: The Sweetwater Union High School District Board of Trustees shall follow the requirements of the Migratory Bird Treaty Act (MBTA) by implementing the following standard practices prior to construction activities:
- a) To the extent feasible, conduct vegetation removal outside of the nesting bird season. If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100 feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days prior to vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules) to ensure that impacts to nesting birds are avoided until the nest is no longer active.
 - b) To the extent feasible, construction activities and demolition of existing stadium facilities structures and buildings should be conducted outside of the nesting bird season. If the project schedule does not allow for these activities to take place outside of the nesting season, deterrent and exclusion efforts should be undertaken to prevent nests within or on stadium facilities structures or buildings from becoming active.

Deterrent and exclusion efforts should be undertaken by individuals and/or teams familiar with building and installing devices that deter and exclude nest building.


- Section 4: The Notice of Exemption and Supplement reflects the board's independent judgment and analysis.
- Section 5: The board hereby approves and adopts the Notice of Exemption and Supplement for the Project per the State CEQA guidelines.
- Section 6: The board hereby approves the Project.
- Section 7: The board hereby delegates authority to staff to execute and file the Notice of Exemption with the County Clerk and the State Clearinghouse.
- Section 8: The Notice of Exemption and Supplement constitute a record of these proceedings and will be kept at the offices of the Sweetwater Union High School District, located at 1130 Fifth Avenue, Chula Vista, CA 91911, under the control of the director of planning and construction.

PASSED AND ADOPTED by the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, this 12th day of June, 2023, by the following vote:

AYES: 5 (ARANCIBIA, EMERALD, LOPEZ-ZEPEDA, SEGURA, SOLIS)
NOES: 0
ABSTAIN: 0
ABSENT: 0

State of California)
) SS
County of San Diego)

I, Deanne Vicedo, Clerk of the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, do hereby certify that the foregoing is a true copy of a resolution adopted by said board at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is on file in the office of said board.



Deanne Vicedo, Clerk

June 12, 2023
Date



June 12, 2023

Board Item - Q.-5.

Issue:

Resolution No. 4851.

Superintendent's Recommendation:

Adopt Resolution No. 4851, Authorizing a Notice of Exemption for Purposes of Satisfying the California Environmental Quality Act ("CEQA") for the Southwest High School Stadium Modernization Project, Approving the Project, and Delegating Authority to Staff to Execute and File the Notice of Exemption with the San Diego County Clerk.

Analysis:

For the Southwest High School (SOH) Stadium Modernization Project, the district hired an environmental consulting firm to conduct a CEQA environmental review.

Based on the firm's analysis of the project, the project falls under development classes that have been determined not to have a significant effect on the environment and the project can be categorically exempt from the provisions of CEQA under CEQA Guidelines Sections: 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or conversion of Small Structures).

For questions regarding this board item, please contact Janaea Quirk at 619/585-6060 or janea.quirk@sweetwaterschools.org.

Fiscal Impact:

None.

ATTACHMENTS:

	Description	Type
☐	Q-5 - Reso 4851 SOH Stadium Modernization - NOE CEQA - jm	Backup Material
☐	Q-5 - Reso 4851 SOH Stadium Modernization - Backup NOE with Attachments - jm c Part1	Backup Material
☐	Q-5 - Reso 4851 SOH Stadium Modernization - Backup NOE with Attachments - jm c Part2	Backup Material