

CATEGORICAL EXEMPTION EVALUATION REPORT

Temple City Unified School District

Temple City High School Athletic Facilities Modernization Project

February 2024

This Categorical Exemption Evaluation Report documents the eligibility of the Temple City Unified School District's (District) proposed Athletic Facilities Modernization Project (proposed Project) at Temple City High School to be exempt from expanded environmental review pursuant to the California Environmental Quality Act (CEQA), under California Public Resources Code Section 21084 and California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15061(b)(2) and 15300 et seq.

1. Location

The Project is proposed on the existing Temple City High School campus, located at 9501 Lemon Avenue in the City of Temple City, Los Angeles County, California. The school campus is bounded by East Camino Real Avenue on the north, Temple City Boulevard on the east, and Lemon Avenue on the south. Oak Avenue is located a short distance to the west of the Project site, and Emperor Avenue, an east-west trending street, dead-ends approximately in the middle of the western perimeter of the Project site. Regional access is via Interstate 210 to the north and Interstate 10 to the south, to Rosemead Boulevard (also known as State Route 164). Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*, show the Project site and surrounding vicinity.

2. Existing Setting

Existing Uses

Temple City High School is a comprehensive high school that serves grades 9-12. The campus supports 80 classrooms and has an enrollment capacity of 2,500 seats. During the 2022-2023 school year, Temple City High School had an enrollment of 1,803 students.¹

The campus is approximately 27 acres in size with school buildings and parking located in the southeast portion of the campus. Outdoor recreation areas are generally in the western and northern portions of the campus. Existing recreational facilities on-site include six tennis courts (four in the southwest portion and two in the central portion of the campus); a swimming pool in the southwest portion; two basketball courts in the central portion; two natural turf softball fields (one located north of Emperor Avenue, and the other southeast of the Emperor Avenue cul-de-sac); a natural turf varsity baseball field east and north of the softball fields; a natural turf mixed-use field east of the varsity baseball field; a track-and-field area in the northwest portion; and a lighted natural-turf football field surrounded by a dirt track in the northeast portion of the property. The track and field currently includes 1,200 home aluminum bleacher seats on the south side and 800 visitor aluminum bleacher seats on the north side; there were home-side

¹ California Department of Education, 2022-2023 Enrollment by Grade, Temple City High Report (19-65052-1938679), accessed January 25, 2024, <https://dq.cde.ca.gov/dataquest/dqcensus/enrgrdlevels.aspx?agglevel=School&year=2022-23&cds=19650521938679>.

bleachers with approximately 600 seats that were removed as recently as 2015. Currently, some spectators attending existing competitions and larger events do not have seats.

The proposed improvements would affect approximately 9.5 acres of the northern portion of the campus. Under current conditions, the affected land area is developed with the track and field facilities, the varsity baseball field, and the multipurpose field (south of the track and field facilities); refer to Figure 3, *Site Photographs*. The area also supports related sports facilities improvements (bleachers, nighttime and security lighting, dugouts, batting facilities, fencing, sprinkler systems), natural turf, and ornamental landscaping, including some trees.

Junior varsity and varsity sports programs currently use these facilities for practices, games, and regional competitions and tournaments during the school year as follows:

- Fall season (August–November): football, boys’ and girls’ cross county
- Winter season (November–March): boys’ and girls’ soccer
- Spring season (March–June): baseball and boys’ and girls’ track and field

Surrounding Uses

The Temple City High School campus is surrounded by residential uses on all sides. Oak Avenue Intermediate School lies approximately one-quarter mile west of the northernmost softball field, across Oak Avenue. The Oak Avenue Intermediate School campus is approximately 9 acres in size and includes a 2.5-acre multipurpose turf field in the western portion of the property; refer to Figure 2.

Land Use and Zoning

The Temple City High School campus site, including the Project site, is zoned low-density residential (R-1);² educational uses are permitted within this zone with approval of a conditional use permit (CUP).³ The Temple City General Plan land use designation for the Temple City High School campus is Institutional (IN), which applies to public schools.⁴ The school is an existing use on the subject property; no changes to the current zoning or land use designation are required or proposed with the Project.⁵

² ArcGIS, Temple City Updated Zoning 2022, accessed January 26, 2024, <https://templecitypw.maps.arcgis.com/apps/View/index.html?appid=cffc8ef0aff74b428d6d1cf85983ed5e>.

³ Temple City Municipal Code, Article G, Part 1: R-1 Zone District, accessed February 1, 2024, https://codelibrary.amlegal.com/codes/templecityca/latest/templecity_ca/0-0-0-35739#JD_9-1G-11.

⁴ Temple City General Plan, Land Use Element, Land Use Diagram and Development Standards, accessed January 26, 2024, <https://templecitypw.maps.arcgis.com/apps/MapSeries/index.html?appid=0b31b861a64d4eeba44228116c60c78c>.

⁵ Pursuant to California Government Code Section 53094 et seq., the governing board of a school district may render city or county zoning ordinances and general plan requirements inapplicable. The District’s Board of Education may exempt the Project and campus from any zoning ordinances or regulations of the City of Temple City, including, without limitation, the City’s Municipal Code, General Plan, and related ordinances and regulations that otherwise would be applicable.

Categorical Exemption Evaluation Report
Temple City High School Athletic Facilities Modernization Project

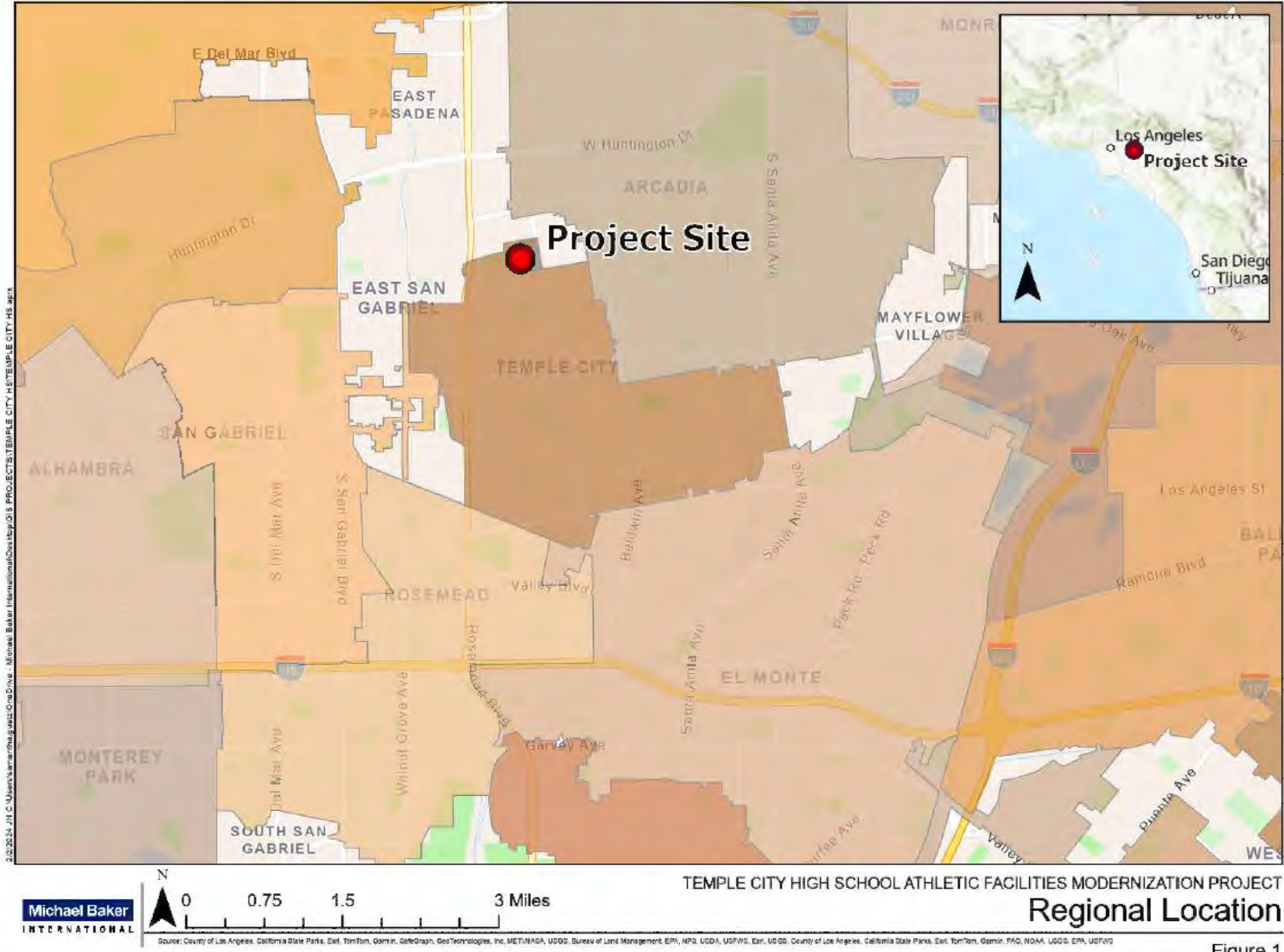


Figure 1

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Figure 2



Photograph 1. View of the track and field, facing west, across from Temple City Boulevard.



Photograph 2. Facing northeast; view of the track and field on the left and baseball field on the right. Note the pine in the foreground that would be removed.

3. Project Description

a. Proposed Improvements

The Project would result in modernization of the existing track and field and varsity baseball field facilities and construction of a new field house, sports medicine lab, and four tennis courts in the northern portion of the Temple City High School campus. Figure 4, *Site Plan*, and Figure 5, *Track and Field Rendering*, show the proposed improvements. The purpose of the Project is to renovate existing facilities and supporting elements that are coming to the end of their useful life and to meet current programming needs. The Project would be designed and constructed to comply with the 2022 Title 24 California Building Standards Code, which includes the Building Code (Part 2), Energy Code (Part 6), and Green Building Code (Part 11); Americans with Disabilities Act (ADA); and District design and construction standards.

Modernization of Track and Field

The existing track and field facilities would be demolished and a new track and field would be constructed in its place. The existing natural turf field and dirt running track would be replaced with an artificial multipurpose turf field and an 8-lane, rubberized running track. The field would be marked with a 180-foot by 360-foot football field and a 192-foot by 360-foot soccer field. A new high jump facility would be installed on the west side of the field. New long/triple jump, shotput, and pole vault facilities would be installed on the east side of the field.

The existing home and visitor bleachers would be replaced with new aluminum bleachers. The visitor bleachers on the north side of the track would accommodate 1,000 spectators, which is an expansion of 200 spectator seats. The home bleachers south of the track and field would include 2,000 seats, which is an increase of 800 seats. Although the Project would result in an overall increase of 1,000 spectator seats, because the Project would not introduce new athletic programs or operations at the facility (which already hosts local and regional games, tournaments, and competitions), it would not result in an increase in the frequency of events. The number of spectators attending events at the track and field would be the same.

The existing nighttime field lighting would be replaced with an improved, state-of-the-art lighting system. A total of six poles would be installed to light the track and field and surrounding pathways. Three poles would be installed behind the west end, middle, and east end of the home and visitor bleachers. The poles on the east and west ends of the bleachers would be 80 feet in height, and the poles in the middle would be 90 feet in height. The luminaires would be shielded to limit potential glare and spill light effects, as well as sky glow. As shown in Figures 6a, 6b, and 6c, spill light at adjacent residential property lines to the north, east, and southwest are 0.40, 0.06, and 0.01 footcandles at a 6-foot horizontal plane, respectively, and would be less than Temple City's spill light threshold of 0.5 footcandles at a 6-foot horizontal plane.⁶

Three new entry structures would be constructed for access into the track and field. The first structure would be 225 square feet and constructed near the west end of the home bleachers. The structure would include a ticket booth and an electrical room to support operation of the lighting system's electrical control system. The second structure would be 140 square feet and located at the east end of the track

⁶ Temple City Municipal Code Section 9-1J-3(B)(3)(e)(2) specifies that lighting from an industrial parking lot shall not exceed 0.5 footcandles, measured 6 feet in height at a residential property line. The City does not have a threshold for spill light related to institutional uses.

and field, with access from Temple City Boulevard. The second structure would include a ticket booth and a covered entrance. The third structure would be at the southeast corner of the track and field; it would only include a covered awning. A new light-emitting diode (LED) scoreboard would be installed at the east end of the track and field, behind the second structure.

New Field House

A new 6,510-square-foot field house would be constructed west of the track and field in the area of the existing long/triple jump, high jump, and pole vault facilities. The west end of the building would include visitor and home team rooms, each with lockers and unisex restroom facilities. The east end of the building would operate home and visitor concessions. The building would also include men's, women's, and gender-neutral restroom facilities and a number of custodial, electrical, and storage rooms and spaces. The new field house would accommodate the existing sports programs at the school.

Modernization of Varsity Baseball Field with New Field Lights

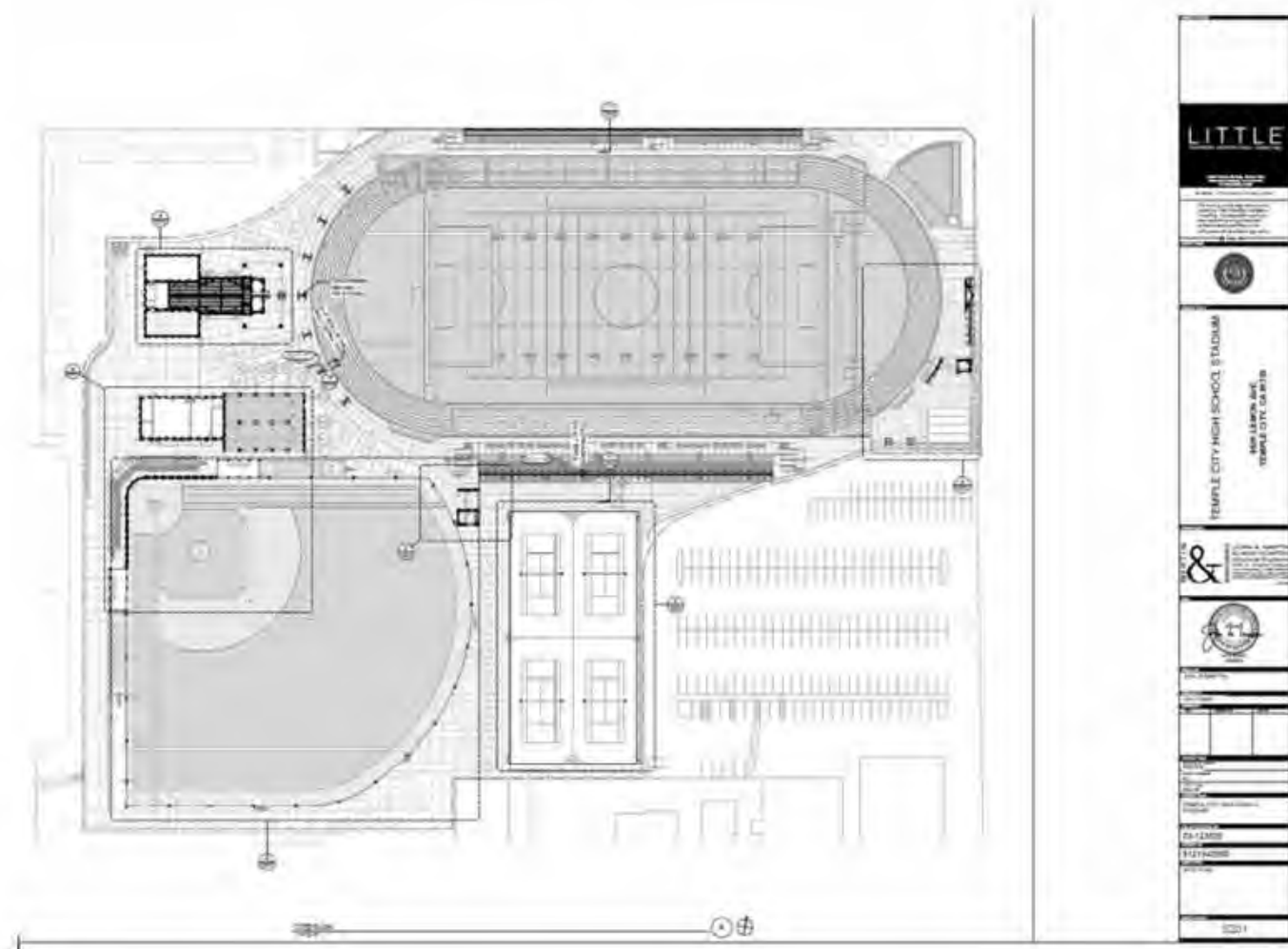
The existing varsity baseball field improvements would be demolished, and a new replacement varsity baseball field facility would be constructed slightly south and east of the existing location. The facility would include a new replacement backstop; fencing; home and visitor bleachers, dugouts, and bullpens; and an LED scoreboard. The new home and visitor aluminum bleachers would include a similar number of spectator seats as the existing bleachers of approximately 400 seats. The baseball field would be installed with new artificial turf and new nighttime field lighting. Six light poles would be installed, including two at the end of the home and visitor bleachers, two at the end of the home and visitor bullpens, one behind right field, and one behind center-left field. Each pole would be 70 feet in height. The luminaires would be shielded to limit potential glare and spill light at nearby residential properties, as well as sky glow. The Project does not propose new programs at or new uses for the varsity baseball field.

New Sports Medicine Lab/Weight Training Building and Batting Cages

A new 3,200-square-foot lab and weight training building would be constructed north of the baseball field. The lab would be used as instructional space for the school's existing sports medicine program. The weight training room would be used by the existing athletic programs. The building would also include storage areas. A covered batting cage facility of 4,200 square feet would be installed east of the lab/training building, generally in the same area as the existing batting cages. Four new batting cages with pitching machines would be installed.

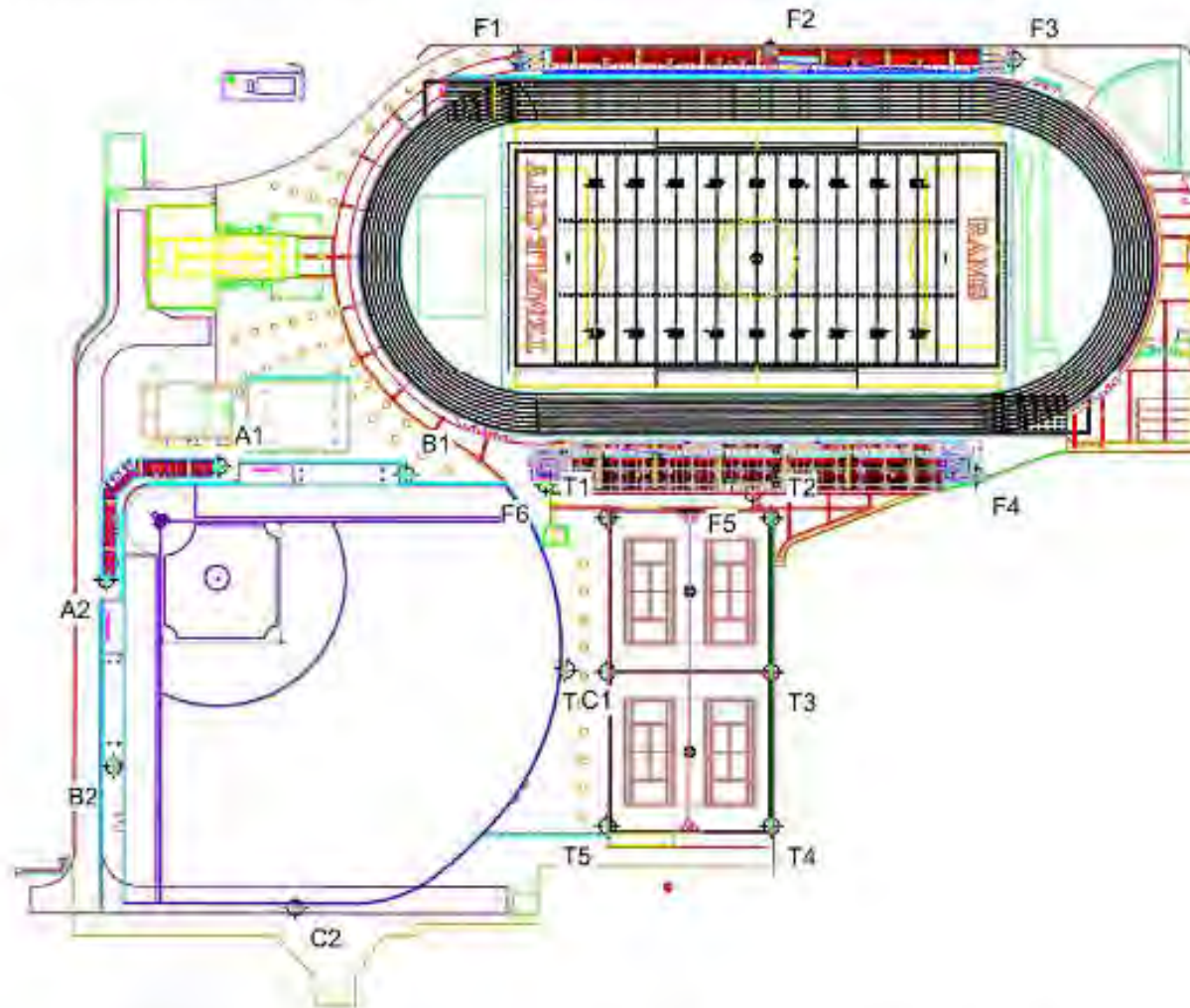
New Tennis Courts

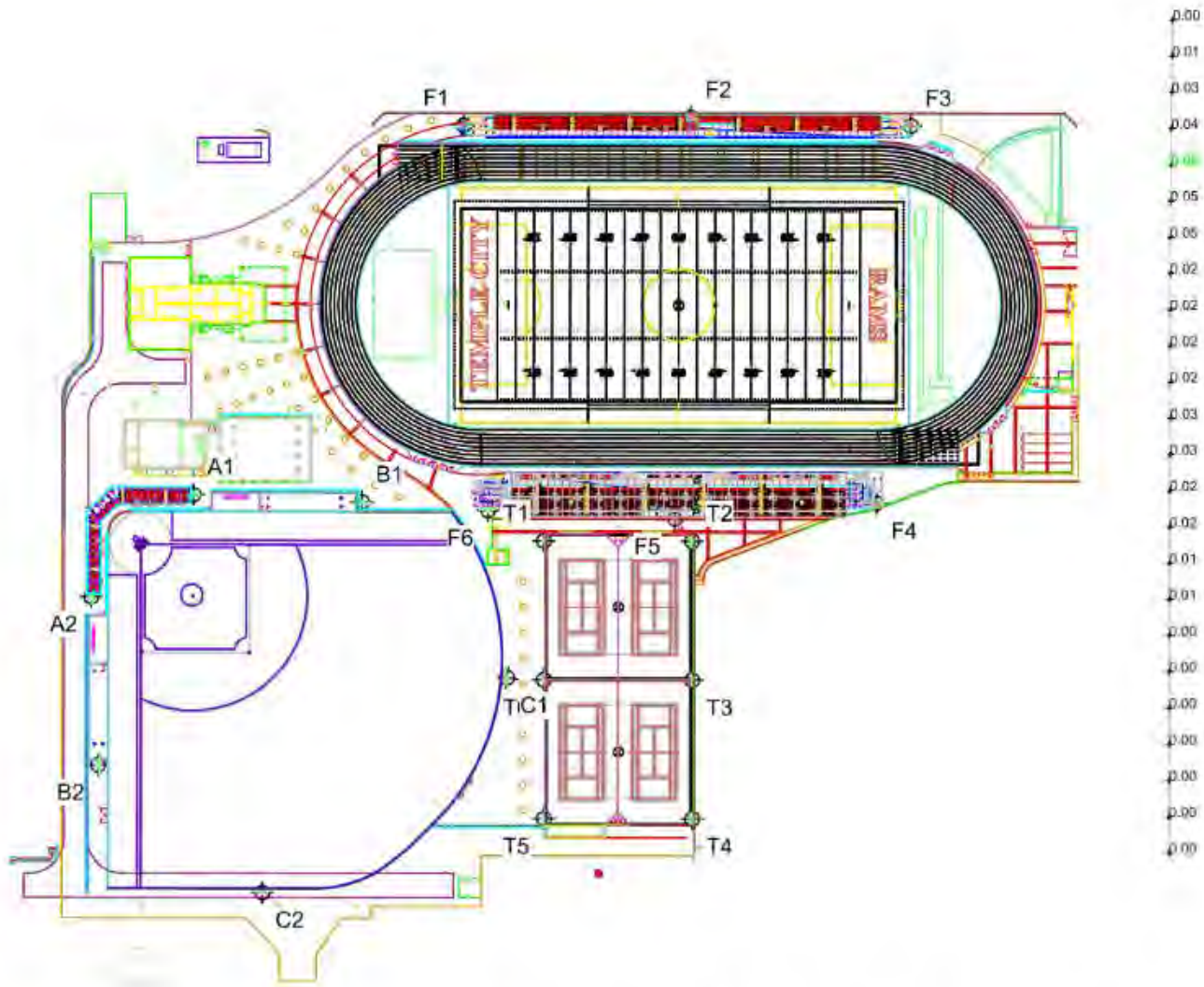
The existing grass area south of the track and field and east of the varsity baseball field would be developed with four new lighted tennis courts made of post-tension concrete. Each tennis court would be 120 feet by 60 feet. Six light poles would be installed, each 50 feet in height. The luminaires would be shielded to limit potential glare and spill light, as well as sky glow. New fencing would be installed around the tennis court facility. The new tennis court facility would accommodate the existing tennis program and would allow tennis practices and games to occur later in the evening.



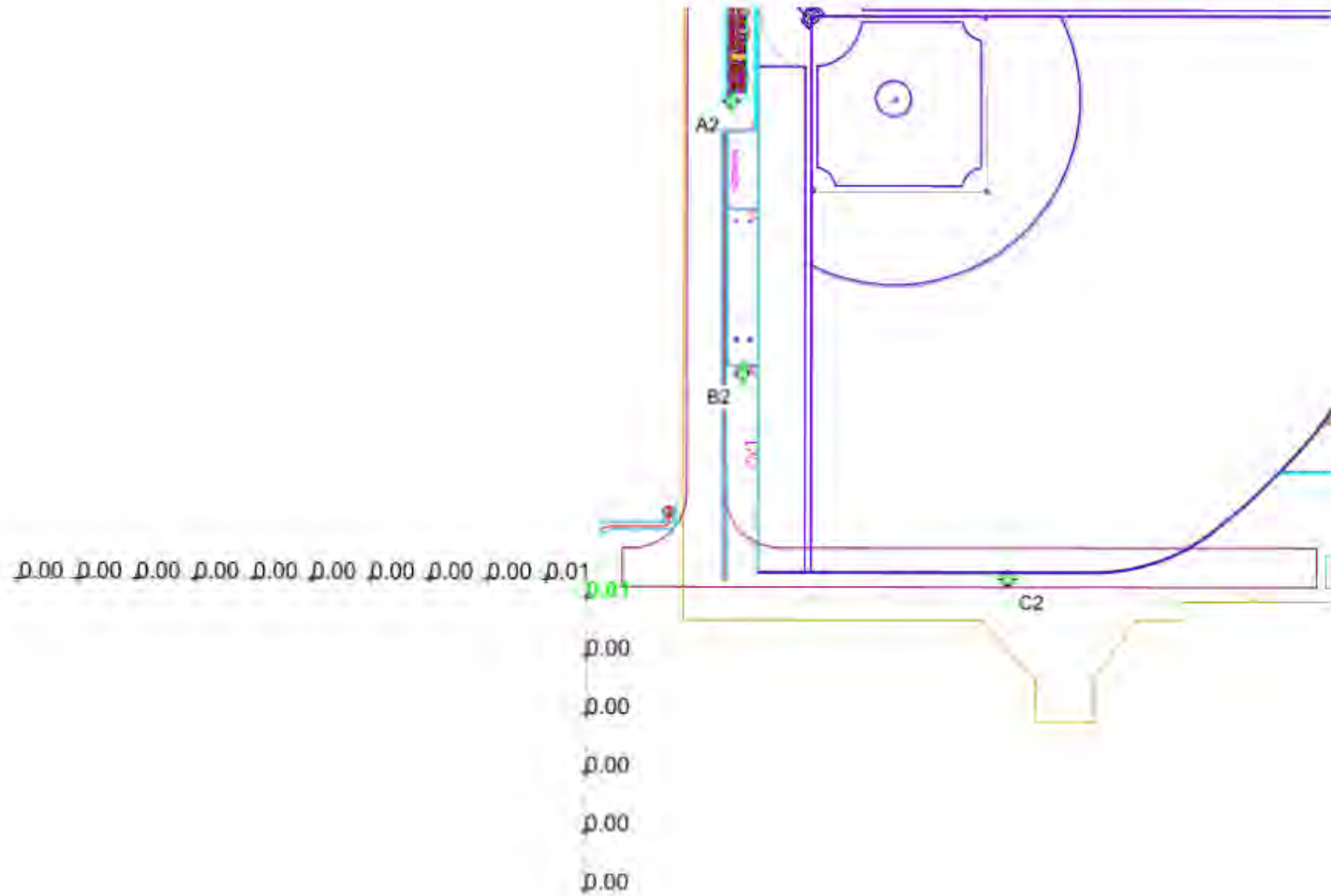


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Spill Light and Residential Property Line - East



Landscaping and Irrigation

All vegetation within the development footprint would be removed, including 16 trees, which are ornamental and not native or considered scenic. New landscaping would be installed within the development areas with a goal to provide 20 percent shading over new hardscape and new landscape areas, pursuant to the California Green Building Code, which is 45 trees. New trees, shrubs, and groundcover would be installed in the northeast and southeast corners and west of the track and field, as well as the area between the varsity baseball field and tennis courts. A total of 16 king palms and 45 24-inch boxed trees (including Marina Strawberry Tree, Saratoga Laurel, and Brisbane Box) would be planted in these areas to meet the 20 percent shading requirement. A new irrigation system utilizing low-flow drip irrigation would be installed to water the ornamental landscaping, and all shrub areas would be covered with minimum 3" dark hardwood bark mulch.

Utilities/Service Systems

New utility systems, including electricity, potable and irrigation water, and sewer, would be installed to support the proposed facilities. They would be connected to existing utility lines and systems on the campus. A new storm drain system of pipes, inlets, and catch basins would be installed below the development footprint, including below and around the track and field, varsity baseball field, tennis court facilities, new buildings, and areas with hardscape. Stormwater would be directed to underground retention chambers located in the varsity baseball field. The system would include a filtration system to pre-treat stormwater before it is slowly released into an existing drywell located on the campus, near the cul-de-sac of Emperor Avenue, and enters the City's stormwater system. The new facilities would ensure that the rate of runoff would be similar to or slower than that existing and that runoff is treated.

American Water currently operates an 8-inch, north-south water main that traverses the campus from Camino Real Avenue to Lemon Avenue. As a part of the Project, approximately 650 feet of the northernmost segment of the water main located within the development footprint would be abandoned; the ends of the water main would be capped. The District would remove the abandoned segment during site preparation and grading activities.

Independent of the proposed Project improvements, American Water would realign the water main from the capped ends. The north end of the capped segment under Camino Real Avenue would be realigned eastward to Temple City Boulevard and then southward on Temple City Boulevard to tie into an existing main located near the school's parking lot. The south end of the capped segment would be realigned westward to an existing line under Emperor Street. The proposed realignment of the water mains is within the purview of American Water and subject to its own environmental review.

b. Operation

The proposed improvements would support the existing comprehensive high school programs at Temple City High School. No new or expanded programs are proposed for the track and field, varsity baseball field, or tennis court facilities. Post-construction, the school's existing athletic and physical education programs that currently use these facilities would continue to use them during the school day, after school, and on the weekends, similar to existing conditions. However, operating hours may change due to Senate Bill 328, passed in 2019, which requires public high schools to start operations no earlier than 8:30 a.m. As activities associated with a typical school day are extended further into the evening hours as a result, the proposed lighting systems would allow the athletic programs to extend practices, games, and

competitions beyond dusk. Similar to existing conditions, when not used by the District, the proposed facilities would be available for community use, pursuant to the Civic Center Act.⁷

The proposed lab would be used as instructional space by Temple City High School's existing sports medicine career technical program. Accordingly, this Project component would increase the classroom count at the school by one, increasing the schools' enrollment capacity by 36 students, which is the District's student per classroom loading standard. This would equate to a 1.4 percent increase in the school's enrollment capacity above existing conditions.

c. Construction

Project construction would include site preparation, grading, construction, and paving activities. Construction would begin as soon as the school year ends in May 2024 and last 14 months. Construction would conclude near the end of August 2025, for use during the 2025–26 school year. Construction is anticipated to take place under two phases. Phase I would consist of the demolition, rough grading, and installation of utility systems. Phase II would consist of the construction of the proposed improvements.

The construction staging and laydown for the Project would occur on the existing baseball field that is being renovated. Access to the construction staging area would be from Temple City Boulevard. The construction site and on-site staging and storage areas would be fenced with green silt screening and gated to limit trespassing and vandalism. Fiber rolls would be placed along the interior perimeter of the fenced areas. Existing storm drain inlets would be protected and driveways providing construction access would be stabilized and installed with a tire wash.

During Project construction, existing programs that use the track and field, baseball field, and multipurpose field—including physical education, and junior varsity and varsity football, cross country, soccer, baseball, and track and field teams—would be temporarily displaced and relocated off-site. All practices would be held at Oak Avenue Intermediate School. Scheduled home games would be held at the competitor's or other District facilities.

d. Construction Best Management Practices (BMPs) and Regulatory Compliance

The Project will implement the following construction best management practices (BMPs) and adopted regulations:

- **Construction Noise.** The District will adhere to the City of Temple City's construction hours of 7:00 a.m. and 7:00 p.m. on weekdays and 8:00 a.m. to 4:00 p.m. on Saturdays. No construction work is allowed on Sundays or federal holidays.⁸
- **Migratory Bird Treaty Act.** A biological habitat assessment was prepared for the Project (Attachment A). To avoid potential direct and/or indirect impacts to active bird nests and/or nesting birds, and in compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code, the District will conduct preconstruction clearance surveys as a BMP, prior to ground disturbance and vegetation removal activities, as follows:

⁷ Education Code Section 38134 et seq.

⁸ Temple City Municipal Code, Section 9-1P-1(G) of Article P. Regulation of Excessive Noise, accessed February 7, 2024, https://codelibrary.amlegal.com/codes/templecityca/latest/templecity_ca/0-0-0-36579.

Migratory Bird Treaty Act/California Fish and Game Code Preconstruction Clearance Surveys. In compliance with the Migratory Bird Treaty Act and California Fish and Game Code, if construction commences during the bird breeding season (February 15–September 15), the District will retain a qualified biologist to conduct a nesting bird survey. The survey must occur three days prior to tree removal or during ground disturbance, whichever occurs first. If an active nest is found, no work may occur within 25 feet of the nest until nesting activity has ceased. Any time construction activities ceases for more than seven days, a new nesting bird survey must be prepared.

- **National Pollution Discharge Elimination System (NPDES).** The NPDES Program is a federal program which has been delegated to the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards. As the Project construction area is greater than 1 acre, the Project would be required to comply with the SWRCB’s Construction General Permit (Order No. 2012-0006-DWQ). This permit requires the District and its construction contractor to prepare a Storm Water Pollution Prevention Plan which would identify BMPs to be implemented during all construction activities to control and reduce pollutants from discharging into downstream waterways. The BMPs may include those from the California Stormwater Quality Association and would address erosion control, perimeter control, wind erosion control, storm drain inlet protection, tracking control, and general site management.
- **Clean Air Act.** Under federal and state law, the California Air Resources Board oversees the compliance of the federal Clean Air Act, through the State Implementation Plans. Local districts, including the South Coast Air Quality Management District (SCAQMD), enforce air pollution regulations. These regulations are primarily meant to ensure that the surrounding (or ambient) air meets federal and state air quality standards and include the following:

Rule 402 (Nuisance) – This rule prohibits the discharge “from any source whatsoever in such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Rule 403 (Fugitive Dust) – This rule requires fugitive dust sources to implement best available control measures for all sources and prohibits all forms of visible particulate matter (PM) from crossing any property line. This rule is intended to reduce coarse PM (PM₁₀) emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. Potential PM₁₀ suppression techniques are summarized below.

- Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

Rule 1113 (Architectural Coatings) – This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

4. Applicability of Categorical Exemption

The CEQA Guidelines include classes of projects that have been determined to not have a significant effect on the environment and that can be categorically exempt from extended environmental review. As discussed below, the Project qualifies for a categorical exemption under Classes 4 and 14.

Class 4, Minor Alterations to Land, consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes (CEQA Guidelines Section 15304).

Project implementation would require site preparation and grading of the Project site, which is relatively flat with a slope of less than 10 percent; entirely developed with school facilities and improvements; and does not contain any officially designated or mapped sensitive habitation, wetlands, or geologic hazards, as discussed below in Section 5a. All disturbed areas caused by the Project would be restored with new development, including structures, pavement, and landscaping. Project implementation would require the removal of ornamental trees, including pine trees (*Pinus* sp.). The trees are neither protected nor scenic. The Project would include new replacement landscaping. The Project meets the requirements of Class 4.

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

The Project involves the reconstruction and replacement of aging school facilities (track and field and varsity baseball field facilities), as well as the construction of new facilities (field house, sports medicine lab and weight training building, and tennis courts) to meet programming needs for and within the existing grounds of Temple City High School. The Project would renovate the existing athletic facilities, which are outdoor instructional spaces, and also involve minor new additions (field house, sports medicine lab and weight training building, and tennis courts) that would support the existing school and programs. The field house, lab/training facility, and tennis courts would complement the school's existing athletic program. The proposed lab would result in the addition of one instructional area/classroom. Assuming a maximum loading standard of 36 students per classroom and using the current enrollment capacity of 2,500 seats, the Project would result in an increase of 1.4 percent in the school's enrollment capacity. Thus, the addition

of a single classroom would not exceed the limits of 10 new classrooms or a 25 percent increase above original student capacity, as established by Class 14.

5. Exceptions to Categorical Exemptions

CEQA Guidelines Section 15300.2, Exceptions, lists conditions under which categorical exemptions are inapplicable. The discussion below addresses whether these conditions apply to the Project as proposed.

a. Location

Section 15300.2(a) of the CEQA Guidelines states that Classes 3, 4, 5, 6, and 11 are qualified by consideration of whether a project is located in a uniquely sensitive environment of hazardous or critical concern that has been designated, precisely mapped, or officially adopted pursuant to federal, state, or local laws, i.e., a project that would ordinarily be insignificant may in that particularly sensitive environment be significant.

The Project site is not located within any hazard zones of unique sensitive environments of hazardous or critical concern—including biological resources, wildfire hazards, inundation hazards, and wildfire risk—mapped and/or designated by federal, state, or local agencies. The Project site is also not within an Alquist-Priolo Zone or mapped landslide or liquefaction zone.⁹ Moreover, as provided in Sections 5.e and 5.f, below, the Project site is not on a list compiled pursuant to Section 65962.5 of the California Government Code or listed on a national, state, or local register as a historical resource. Therefore, CEQA Guidelines Section 15300.2(a) does not apply to the Project.

b. Cumulative Impact

Section 15300.2(b) of the CEQA Guidelines indicates that exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place over time is significant. The District has not identified any other improvements at Temple City High School at this time. However, the Project includes abandoning a segment of a water main located within the Project's development footprint that would likely require the owner and operator of the main, American Water, to realign the connection from the proposed capped ends to existing lines under Temple City Boulevard and Emperor Avenue.

It is assumed the realignment would occur prior to the start of or at around the same time as the Project's site clearing/demolition activities in order to maintain uninterrupted water service to its customers. The realignment project would likely require trenching for the installation of new line segments, restoring the trenched areas to preconstruction conditions, and connecting the new line segments to the capped ends. However, all construction activities associated with the realignment would be undertaken by American Water, would be independent from the proposed Project, and would be subject to evaluation pursuant to CEQA, as appropriate.

Both the water main realignment and the proposed Project would be required to comply with BMPs, including those listed under Section 3.d, above. Therefore, any potentially combined construction effects (such as noise and air quality impacts) would not be cumulatively considerable. CEQA Guidelines Section 15300.2(b) does not apply to the Project.

⁹ Temple City General Plan – Hazards Element, accessed February 1, 2024, <https://templecitypw.maps.arcgis.com/apps/MapSeries/index.html?appid=0b31b861a64d4eeba44228116c60c78c>

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 of 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 the unusual circumstances. The lead agency considers the second prong of this test only if it finds that some circumstance of the project is unusual (*Berkeley Hillside Preservation v City of Berkeley* [2015] 60 C4th 1086, 1104).

The Project would not present unusual circumstances or special environmental constraints during Project planning, construction, or operation that may lead to a significant impact. The Project would comply with all applicable California laws and regulations for public school construction. Construction methods would be typical for public schools and similar to other high school athletic facility improvements in the state. The Project would comply with the requirements of the California Building Code and the ADA and be plan-checked by the Division of the State Architect. Additionally, the Project would implement construction BMPs listed under Section 3.d above that would reduce potential impacts to biological resources, water quality, air quality, and community noise. Therefore, CEQA Guidelines Section 15300.2(c) does not apply to the Project.

d. Scenic Highways

A categorical exemption cannot be used for a project that may damage scenic resources—including but not limited to trees, historic buildings, rock outcroppings, or similar resources—within an officially designated state scenic highway. The closest officially designated state scenic highway is a segment of State Route 2, the Angeles Crest Highway, approximately 10 miles northwest of the Project site, in the San Gabriel Mountains. Due to the distance from the Project site and the nature of the proposed improvements, Project implementation would not have the ability to devalue the highway. Therefore, CEQA Guidelines Section 15300.2(d) does not apply to the Project.

e. Hazardous Waste Sites

Subsection 15300.2(e) of the CEQA Guidelines states that a categorical exemption shall not be used for a project on a site that is on any list compiled pursuant to Section 65962.5 of the California Government Code, which requires the Secretary of the California Environmental Protection Agency to compile lists of hazardous materials sites and waste facilities, also known as the Cortese list,¹⁰ from the California Department of Toxic Substances Control,¹¹ California Department of Health Services, California State Water Resources Control Board,¹² and California Integrated Waste Management Board. A computer search of these databases determined that the Project site is not listed on any other database compiled pursuant to Section 65962.5 of the California Government Code. Project implementation would not expose hazardous waste to the environment, and therefore, the exception specified in CEQA Guidelines Section 15300.2(e) does not apply to the Project.

¹⁰ California Environmental Protection Agency, Cortese List Data Resources, accessed January 26, 2024, https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29.

¹¹ Department of Toxic Substances Control, EnviroStor, accessed January 26, 2024, https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002147.

¹² California State Water Resources Control Board, GeoTracker, accessed January 26, 2024, <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=9501+lemon+avenue+temple+city+ca>.

f. Historical Resources

A categorical exemption cannot be used for a project that may cause a substantial adverse change in the significance of a historical resource, as specified in Public Resources Code Section 21084.1, which defines a historical resource as one listed in or determined to be eligible for listing in the California Register of Historical Resources and local register of historical resources.

The Project site is not listed on the National Register of Historic Places,¹³ California Register of Historical Resources,¹⁴ California Historical Landmarks,¹⁵ or California Office of Historic Preservation's Built Environment Resources Directory.¹⁶ Additionally, the Project site is not designated as a local historic location, landmark, or district.¹⁷ Therefore, the exception specified in CEQA Guidelines Section 15300.2(f) does not apply to the Project.

6. Conclusion

As documented herein, the proposed Project meets the requirements of Categorical Exemption Class 4, *Minor Alterations to Land*, and Class 14, *Minor Additions to Schools*, and none of the conditions listed in CEQA Guidelines Section 15300.2, *Exceptions*, apply. Accordingly, the Project is exempt from extended environmental review in accordance with the provisions of CEQA.

¹³ National Register of Historic Places, accessed January 26, 2024, <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>.

¹⁴ California Historical Resources, accessed January 26, 2024, <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19>.

¹⁵ California Historical Landmarks, Los Angeles County, accessed January 26, 2024, https://ohp.parks.ca.gov/?page_id=21427.

¹⁶ Built Environment Resources Directory, accessed January 26, 2024, https://ohp.parks.ca.gov/?page_id=30338.

¹⁷ City of Temple City, 2012, Historic Resources Survey, <https://www.ci.temple-city.ca.us/DocumentCenter/View/839/Historical-Resources-Survey?bidId=>.

Attachment A: Biological Habitat Assessment

Michael Baker

I N T E R N A T I O N A L

MEMORANDUM

TO: Temple City Unified School District DATE: January 12, 2024

CC: Barbara Heyman, Senior Environmental Project Manager, Michael Baker International

FROM: Samantha Martinez, Biologist

SUBJECT: Habitat Assessment for Temple City High School Athletic Facilities Modernization Project
Temple City Unified School District, Temple City, CA

The Temple City Unified School District (District) proposes to replace existing recreational facilities at Temple City High School (TCHS) at 9501 Lemon Avenue in the City of Temple City, Los Angeles County (Project). The campus is adjacent to East Camino Real Avenue on the north, Temple City Boulevard on the east, and Lemon Avenue on the south. Emperor Avenue, an east-west street, dead-ends at approximately the middle of the western boundary. Oak Avenue is farther west.

Project Description

The District proposes to modernize campus recreational facilities located in the northern half of the campus. The existing stadium would be improved with artificial turf and a rubberized track in the general location of the existing field and track. The visitor bleachers on the north side of the stadium would be expanded by 200 spectator seats, from 800 to 1,000 seats. Home bleacher seats would also increase from 1,200 to 2,000 seats. A new press box would be installed at the top of the home bleachers. The existing nighttime lights would be replaced with improved, state-of-the-art lighting that would reduce glare and spill light. A new building, with home and visitor concessions, restrooms, and home and visitor locker and team rooms also with restroom facilities would be constructed west of the stadium where an existing ballfield is located. No operational changes are proposed at the stadium.

The new home bleachers would extend into the existing varsity baseball field. As a result, the District proposes to relocate the baseball field south and east by approximately 30 feet. The turf field would be replaced with artificial turf, and new nighttime lighting would be installed. Batting cages would be installed north of the baseball field. The operational changes caused to the proposed new lighting would not be substantially different from the existing conditions.

A new lab and training room building would be constructed adjacent to the west side of the batting cages. It would include storage facilities. The training room would include training equipment, and the lab would be used for a sports medicine program.

The grass area south of the stadium and east of the varsity baseball field would be developed with four new lighted, tennis courts. The Project would increase the number of tennis courts at the campus. However, the new tennis facility is located near the center of the campus and surrounded by school uses on all four sides. The Project would accommodate the existing operations and programs at TCHS and would not increase the school enrollment

capacity, operations, or programs.

Methods

Michael Baker biologist, Samantha Martinez, conducted a field survey and habitat assessment on January 11, 2024, to document the existing biological conditions within the project site. Vegetation communities occurring on the project site were classified in accordance with the vegetation descriptions provided in *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009). In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, condition of on-site vegetation communities and land uses were noted. Photographs documenting the existing project site conditions are provided in Attachment 2. Refer to Table 1 below for a summary of the survey dates, timing, and weather conditions.

TABLE 1: SURVEY DATES AND WEATHER CONDITIONS

Date	Time	Weather Conditions (°F, wind speed)
January 11, 2024	0920-1010	55°F/ 57°F, clear skies, 2- 3mph winds

Plant nomenclature used in this report follows the Jepson eFlora (Jepson Flora Project 2023) and nomenclature of birds follows the most recent annual supplement of the American Ornithological Society's Checklist of North American Birds (Chesser et al. 2020).

Results/Impacts

The project site is an existing high school with parking in the eastern and southern portions, school buildings in the center and southern areas, and outdoor recreational facilities in the northern areas. The entire project site is developed with school athletic facilities and ornamental/landscaped land uses. The campus is surrounded by residential uses on all sides.

Plant species on the Project site included ornamental trees, landscaping, and pine trees (*Pinus* sp.). One ornamental tree was found near the bull pen of the baseball field and other ornamental trees/landscaping was found north of the track near El Camino Real Avenue. One pine tree was found in between the baseball field and track and another pine tree was found near the concession stand east of the track.

The most common animals detected were birds. The bird species found on the project site included American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), bushtit (*Psaltriparus minimus*), black phoebe (*Sayornis nigricans*), yellow-rumped warbler (*Setophaga coronate*), European starling (*Sturnus vulgaris*), and Cassin's kingbird (*Tyrannus vociferans*). No other wildlife species were found on the project site.

No significant impacts on sensitive plant, wildlife, or aquatic resources would occur due to the developed nature of the project site and surrounding areas. Lighting or noise during operation of the recreational facilities is not expected to have an effect on sensitive species, due to the project occurring in an urban setting.

There is a potential for birds to nest in trees on the project site or its immediate vicinity prior to the initiation of project activities. Nesting birds are protected by the federal Migratory Bird Treaty Act and similar provisions of the California Fish and Game Code. Removal of trees or shrubs during the bird breeding season (February 15-September 15) could result in direct or indirect effects on nesting birds and impacts on these must be avoided during the breeding season.

Recommendations

The District must comply with the Migratory Bird Treaty Act and California Fish and Game Code to ensure that project construction does not impact an active nest or bird breeding activity. If construction commences during the bird breeding season (February 15- September 15), a qualified biologist must be retained to conduct a nesting bird survey. The survey would occur 3 days prior to tree removal or during ground disturbance, whichever occurs first. If an active nest is found, no work may occur within 25-feet of the nest until nesting activity has ceased. Any time construction activities ceases for more than 7 days, a new nesting bird survey must be prepared.

No other avoidance, minimization, or mitigation measures would be needed for the proposed project.

References

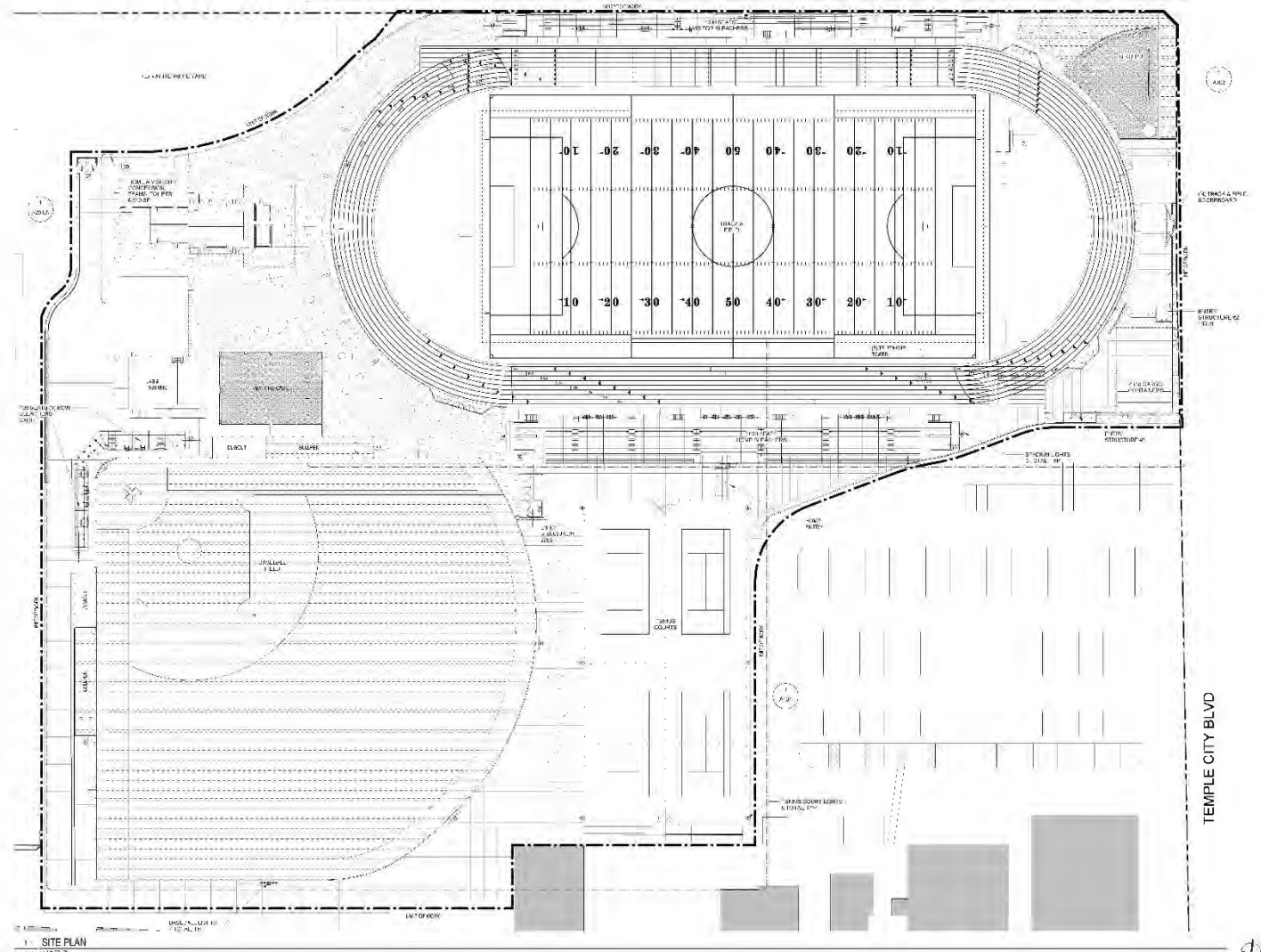
Chesser, R. T., S. M. Billerman, K. J. Burns, C. Cicero, J. L. Dunn, B. E. Hernández-Baños, R. A. Jiménez, A. W. Kratter, N. A. Mason, P. C. Rasmussen, J. V. Remsen, Jr., D. F. Stotz, and K. Winker. 2022. Check-list of North American Birds (online). American Ornithological Society. Accessed July 31, 2023. <https://checklist.americanornithology.org/taxa/>.

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Attachment 1
Site Plan

DATE: 03/12/2024
 PROJECT: TEMPLE CITY HIGH SCHOOL STADIUM - INC 2
 DRAWING: A102 - PROJECT SITE PLAN
 SCALE: AS SHOWN



- LEGEND**
- SEATING
 - CONCESSIONS
 - RESTROOMS
 - FIELD
 - PARKING
 - PROPERTY LINES
 - EXISTING OR PROPOSED WORK

LITTLE
INVESTIGATED ARCHITECTURAL CONSULTING

1000 GARDENWAY, SUITE 200
 TEMPLE CITY, CA 91780
 TEL: (626) 277-2222
 WWW.LITTLELINE.COM

TEMPLE CITY HIGH SCHOOL STADIUM - INC 2
 3808 LEMMON AVE
 TEMPLE CITY, CA 91780

DATE: 03/12/2024
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO: 03-123835
 PROJECT NAME: TEMPLE CITY HIGH SCHOOL STADIUM - INC 2
 SHEET NO: A102

A102

Attachment 2

Site Photos

Attachment 1. Site Photographs



Photograph 1. View southeast from across the street facing TCHS track on E Camino Real Ave.



Photograph 2. View west from across the street facing TCHS track on Temple City Blvd.



Photograph 3. View west of the project site near Temple City Boulevard.



Photograph 4. View east of the project site near E. Camino Real Ave.



Photograph 5. View west in the parking lot along Temple City Blvd facing proposed tennis courts.



Photograph 6. View north of the field proposed for tennis courts.



Photograph 7. View east from the end of the cul de sac at Emperor Ave of the site.



Photograph 8. View northeast of pine tree between baseball field and track.



Photograph 9. View northwest of ornamentals/landscape near track with El Camino Real Ave in background.