



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

RECEIPT NUMBER: 37-2019- 0944
STATE CLEARINGHOUSE NUMBER (If applicable) --

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY GROSSMONT UNION HIGH SCHOOL DISTRICT	LEAD AGENCY EMAIL --	DATE 11/14/2019
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2019 - 0944	

PROJECT TITLE
GROSSMONT HIGH SCHOOL W1 AND W2 RENOVATION PROJECT

PROJECT APPLICANT NAME GROSSMONT UNION HIGH SCHOOL DISTRICT	PROJECT APPLICANT EMAIL --	PHONE NUMBER 619-644-8154
PROJECT APPLICANT ADDRESS 1100 MURRAY DRIVE	CITY EL CAJON	STATE CA
		ZIP CODE 92020

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$ _____
<input type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other 04646A
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County G. MEZA , Deputy
-----------------------	--

Governor's Office of Planning & Research

NOV 14 2019

STATE CLEARINGHOUSE



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: Grossmont High School W1 and W2 Renovation Project

Project Applicant: Grossmont Union High School District

Project Location - Specific:
1100 Murray Drive, El Cajon, CA 92020

Project Location - City: El Cajon Project Location - County: San Diego

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));
[X] Categorical Exemption. State type and section number:
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? [X] Yes [] No

Signature: Katy Wright Date: 11/13/19 Title: Executive Director
Facilities

[X] Signed by Lead Agency [] Signed by Applicant

Governor's Office of Planning & Research

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: NOV 14 2019

STATE CLEARINGHOUSE

FILED

Ernest J Dronenburg, Jr. Recorder County Clerk

NOV 14 2019

Revised 2011

G. Meza

BY DEPUTY

**Grossmont High School W1 and W2 Renovation Project
Notice of Exemption (NOE)**

The Grossmont Union High School District (District), as Lead Agency under the California Environmental Quality Act (CEQA), proposes the demolition of existing warehouses (W1 and W2) and construction of a new warehouse and parking lot at Grossmont High School (proposed project).

Project Location:

The proposed project would be located at Grossmont High School (GHS) at 1100 Murray Drive, El Cajon, CA 92020. Project work includes two warehouses on the western portion of the campus. The proposed project would occur within the existing boundaries of the school. Access to the site is available via Murray Drive.

Existing Conditions:

GHS is located in a developed residential neighborhood. Surrounding land uses are primarily single-family residential, commercial, and recreational development. The commercial development includes a gas station, motels, and restaurants, located to the southeast and southwest. The recreational development in the surrounding area includes Harry Griffen Regional Park to the north. The campus is in an urbanized area consisting of single and multi-family residences. The 97-year-old school currently consists of 96 total classrooms, made up of 92 permanent and 4 portable classrooms, parking lots, hardcourt areas, natural turf fields, and a football stadium.

Description of Project:

The proposed project will include the modernization of existing buildings as described below:

- Demolition -
 - Building/Facility – Two existing warehouses (W1 and W2) in the northern portion of the campus will be demolished.
 - A total of 12,038 square feet will be demolished and replaced in kind.
- New Construction – The proposed project would include the construction of a new warehouse (7,415 square feet) over the W1 footprint and a parking lot (4,623 square feet) over the W2 footprint.

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. The new parking lot would serve the existing employees and would not encourage additional vehicles. In addition, there would be no off-site circulation or traffic changes and construction activities would take place on campus. Construction would occur over several phases from early 2020 through 2021.

An Initial Study was prepared and filed in 2017 for the Grossmont High School Modernization and Additional Project (District 2017). This project included demolishing and replacing existing maintenance and operations buildings and canopies at two locations, as well as existing paving, fencing, and support utilities systems. In addition, the project included site improvements such as parking, lighting, stormwater improvements, and security surveillance systems. Several of the components of the original project have already been implemented. The minor changes included as part of the current proposed project involve the demolition of two existing buildings that were not specifically identified previously. The intent and purpose of the overall modernization project at GHS remains the same; the current proposed project would still include the demolition and replacement of a permanent structure, and the construction of a new parking lot. All improvements are consistent with the 2017 Initial Study.

Applicability of Exempt Status:

The proposed activity is a project subject to CEQA. However, the proposed project is Categorically Exempt under §15302 – Replacement or Reconstruction, §15304 – Minor Alterations to Land, and §15314 – Minor Additions to Schools. The proposed project is considered categorically exempt because:

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).

The proposed project involves the replacement of two existing warehouses with the construction of a new structure and parking lot. 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 GHS. No change in the student capacity of the school is contemplated by this project.

Minor Alterations to Land (Class 4)

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to, minor trenching and backfilling where the surface is restored (State CEQA Guidelines Section 15304).

Construction of the proposed project would remain within previously disturbed areas and no substantial alterations to the land are proposed. Exposed areas related to the construction of the proposed improvements would be restored back to its existing condition. All work would be conducted within the existing school site and would not require the removal of any healthy, mature, or scenic trees.

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 replacement of two existing warehouses with the construction of a new warehouse and parking lot. 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 as a result 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. Exposed areas related to the demolition and construction of the proposed improvement would be restored. Stationary and mobile emissions generated from construction activities would be *de minimus*.

The 2017 Initial Study identified no impacts or less-than-significant impacts on the CEQA subject categories. Because the proposed project is located in the same area and consists of similar activities, 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-mile section of SR-125 that is approximately 0.85 mile west of the project site. Due to the distance and the topography of the surrounding area, the project site cannot be seen from SR-125 (District 2017). 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.** As discussed in the 2017 Initial Study, the project site was identified as being located on several hazardous materials sites that are included on lists that were compiled pursuant to Section 65962.5 of the Government Code. A Title 5 Safety Analysis was prepared for the Initial Study in 2010, which identified that the school campus is listed on the DTSC Site Mitigation and Brownfield and Reuse Program, the State Tribal Sites – Site Mitigation and Brownfields Reuse Program Database, and on Envirostor as a School Cleanup Program site. According to the Title 5 Safety Analysis, these listings are due to an undocumented debris pile in the northern portion of the GHS campus near the science building that contained contaminants above the applicable thresholds. The site of the former debris pile is approximately 717 feet from the closest edge of the W2, and approximately 952 feet from the closest edge of the W1. A Removal Action Work Plan was prepared that required the dump debris be excavated from the project site, with soil samples conducted to determine the contaminant concentrations were below the applicable thresholds. In January of 2011, the Certification of Removal Action was signed, indicating DTSC determined the necessary actions had been completed at the site. Therefore, though this site was included on lists compiled pursuant to Government Code Section 65962.5, it is not anticipated to create a significant hazard to the public or the environment due to the proximity to the project site and the Certification of Removal Action form.

Based on a review of GeoTracker, the high school campus is listed on the leaking underground storage tank (LUST) Information System database. There are four LUST Cleanup Sites listed that are associated with the project area, all of which are closed. Based on documents reviewed for the Initial Study, ponded petroleum product was observed on groundwater and a petroleum odor were encountered in 1992 during the removal of a 6,000-gallon UST and a 2,000-gallon UST containing diesel fuel near a former boiler room located in the northern portion of the basement of the Administration building (approximately 0.16 miles east of the project site). The DEH requested further investigation of the source and removal of the petroleum product from the floor and sump of the boiler room. Investigation by Kahl Environmental Services (KES) in 1993 showed that approximately 2 cubic yards of petroleum-impacted soil was present beneath the basement/boiler room floor. According to the Title 5 Analysis completed for the project area, in 2007 a geophysical survey was conducted which revealed two subsurface anomalies that could have been related to USTs present on site. In 2008, eight hand auger borings were conducted in the area, and no petroleum odors, staining, or indications of USTs were discovered. It should be noted that several borings were limited due to drilling refusal. It was

determined the residual soil contamination did not pose a significant threat to human health or the environment and no further action was required (GeoTracker 2019). A closure letter was issued by the California Department of Health in 2011. Therefore, although this site was included on lists compiled pursuant to Government Code Section 65962.5, it is not anticipated to create a significant hazard to the public or the environment because the case was closed.

Although the project site is located near sites that are on lists compiled pursuant to Government Code Section 65962.5, these sites are not anticipated to cause a significant hazard to the public or the environment because they are closed or not significant. The proposed project would be constructed on previously disturbed areas within the boundaries of the existing warehouses.

An updated search of the State Water Resources Control Board GeoTracker website and the Department of Toxic Substances Control EnviroStor website was conducted on October 16, 2019 to confirm the current status of these hazardous materials sites and to identify if any new sites had been listed, and no new sites were identified. Therefore, since the hazardous materials sites are listed as closed or no further action, and construction would be in compliance with applicable regulations, the proposed project would not result in a significant impact related to hazardous materials. Therefore, this exception does not apply to the project.

- f. **Historical Resources.** W1 and W2 were constructed during World War II, and therefore have reached the 50-year age threshold for consideration as potential historical resources. However, the District has determined that the existing buildings are not significant. Therefore, W1 and W2 are considered ineligible for listing in the California Register of Historical Resources (CRHR). In addition, the project site has been significantly disturbed by grading activities associated with development of the site over time. Limited soil disturbance is anticipated. Any significant historical, archaeological, or paleontological resources would have likely been disturbed or unearthed during past grading activities. 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. 2019. *Sites and Facilities*. Available at https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000857. Accessed on October 16, 2019.

Geotracker. 2019. *Sites and Facilities*. Available at http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607301126. Accessed October 16, 2019.

Grossmont Union High School District (District). 2017. *Grossmont High School Modernization and Addition Project Initial Study*. March.

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on NOV 14 2019
Posted NOV 14 2019 ~~Removed~~
Returned to agency on _____
Deputy G. Meza

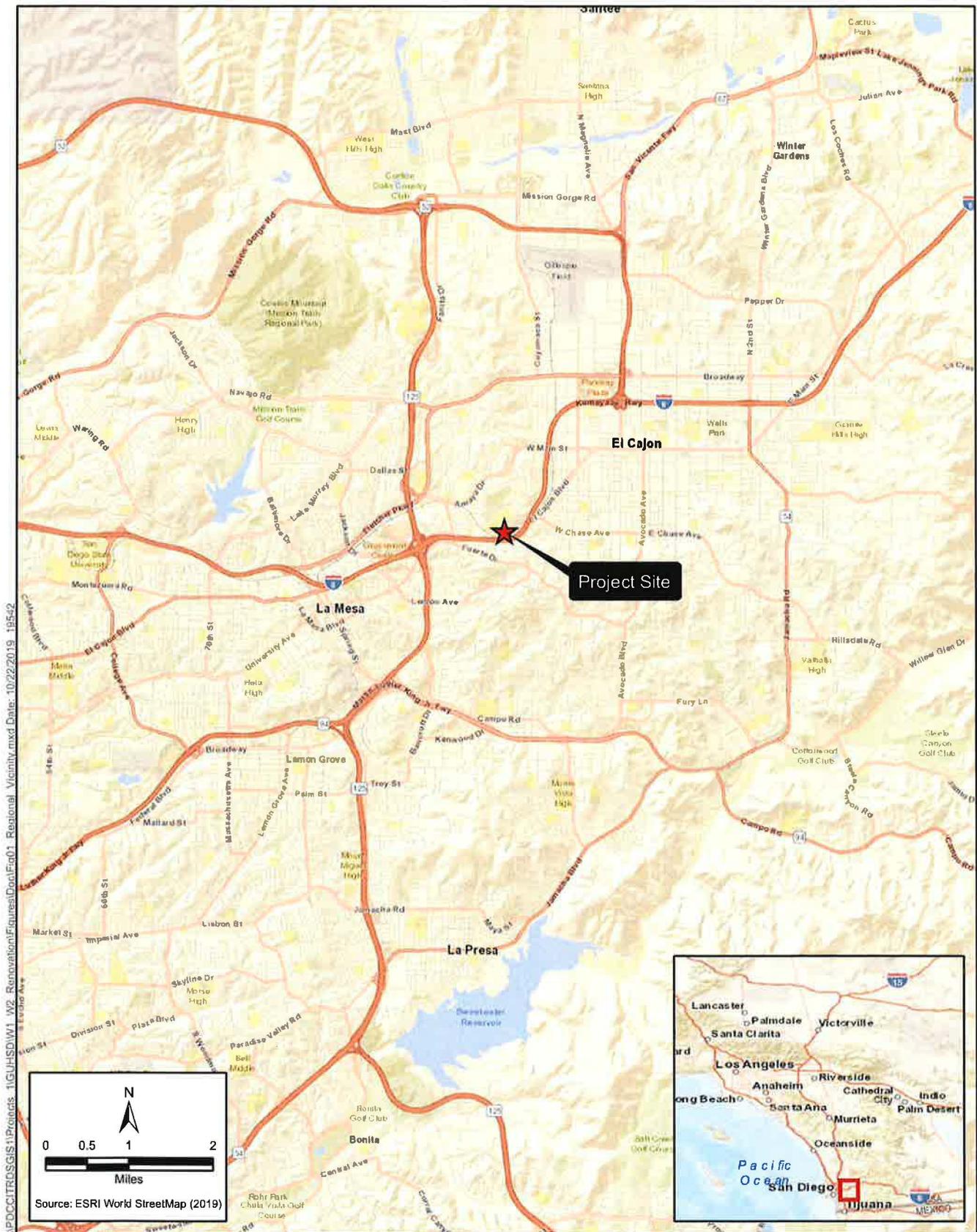


Figure 1
Regional Vicinity Map
W1 and W2 Renovation Project



 Project Site

Source: Imagery - BING, 2019



0 100 200
 Feet
 1 in = 200 ft



Figure 2
Project Location
W1 and W2 Renovation Project



San Diego County



Transaction #: 4145768
Receipt #: 2019548024

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 11/14/2019
Cashier Location: SD

Print Date: 11/14/2019 11:08 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment	
VITALCHEK PAYMENT	\$50.00
Total Payments	\$50.00
Miscellaneous Item	
FISH & WILDLIFE FEES	
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00