

Project Overview

The proposed project involves to the rehabilitation/renovation of existing features and facilities at the San Ysidro High School (SYHS) track and field stadium located in the community of Otay Mesa, in the City of San Diego, California. Rehabilitation would include the replacement of existing synthetic and rubberized track and field playing surfaces, new paving and Americans with Disabilities Act (ADA)-compliant pathways, and new ADA-compliant features at the existing stadium press box and restrooms. The proposed project would renovate ageing features, ensure accessibility for all visitors, and improve the experience of student athletes, the student body, and visitors to school sporting events. The proposed project would be constructed entirely within the existing boundaries of SYHS.

The project would be constructed with bond funding from SUHSD's Proposition O and would be maintained by SUHSD.

The proposed project would not increase the student capacity at the school and would not involve any temporary relocation of students or temporary use of other SUHSD facilities by SYHS athletic teams during construction.

Project Location

The project site is located entirely within the existing boundaries of SYHS, located at 5353 Airway Road, in San Diego, California (Figure 1, Project Location). The City is divided into multiple community plan areas. The project site is located within the Otay Mesa Community Plan Area, and is bordered by residential uses to the east, undeveloped mesa lands to the south, a canyon and residential uses to the west, and State Route 905 to the north.

The project site has a General Plan designation of Institutional. The project site has zoning designations of AR-1-1 (Agricultural Residential) and RM-1-1 (Residential-Multiple Unit).

Environmental Setting

SYHS serves students from 9th grade to 12th grade and sits on 52 acres of land located two miles from the international border with Mexico. Enrollment (2018-2019) at the school was 2,426 students (SUHSD 2020a). Classes on a typical block schedule begin at 7:30 a.m. and end at 3:35 p.m. (SUHSD 2020b). Regarding athletics, SYHS fields teams in Fall, Winter and Spring sports. Sports that currently utilize the track and field stadium include football (Fall), men's and women's soccer (Winter), men's and women's track and field and women's lacrosse (Winter). Every season, the varsity and junior varsity football teams schedule between 5 to 6 home games with the varsity team playing Friday nights at 7:00 p.m. and the junior varsity playing on Thursdays at 3:00 p.m. During the season, the varsity team practices from 3:45 p.m. to 6:15 p.m., Monday through Friday. Each season, the men's, and women's varsity soccer teams schedule between 8 and 10 home matches. In 2018, the men's and women's track and field teams hosted 3 school meets at home and the women's lacrosse team hosted five home matches during the spring.

The campus (Figure 2, Site Plan) is in the southeast corner of Otay Mesa's Northwest District. The Northwest District of Otay Mesa is generally bounded by I-805 on the west, Moody Canyon to the south, Dennery Canyon to the west, and the boundary with Chula Vista to the north. The district is characterized by hilltop low density single-family residential development, a canyon system with protected sensitive biological resources and habitat areas, and associated community and regional commercial services. As previously stated, the campus is approximately 52

acres. Except for the track and field stadium, athletic fields to the east and south, and campus green space, the campus is developed with buildings, as well as paved walkways and parking lots.

Surrounding land uses are primarily condominium residences to the east, undeveloped mesa lands and canyons to the south, a canyon and single-family residential uses to the west, and State Route 9-5 to the north. Two schools within the San Ysidro School District, Vista Del Mar School (K-6) and Ocean View Hills School (K-8), are located to the northwest of SYHS (i.e., north of State Route 905). In addition, 20-acre Cesar Solis Park is located adjacent to Ocean View Hills School.

Canyons located to the west and south of SYHS are designated by the City's Multiple Species Conservation Program.

Proposed Project

The proposed project involves rehabilitation/renovation of existing features and facilities at the SYHS track and field stadium. Proposed rehabilitation would include the replacement of the existing infilled synthetic turf field and rubberized track surface with similar materials (an additional lane would be added to the track), replacement of existing stadium halogen light fixtures with light emitting diode (LED) fixtures, replacement of existing paving around the perimeter of the rubberized track with new paving, and replacement of the existing public address system (and addition of an emergency intercom). Compared to existing halogen fixtures, fewer LED fixtures would be needed to illuminate the playing surfaces and bleacher areas. New paving in the southwestern corner would extend to the area currently occupied by long and triple jump pits. Additional components include an ADA-compliant walkway with parallel handrailing alongside the existing Visitor's side bus turnaround/access road. The new walkway would be illuminated by evening hours of stadium use by overhead lights and connect to an existing sloped accessible ramp that provides access to the field level from the top of bleacher area. Also, an additional paved sloped access ramp is proposed on the Visitor's side of the field and would connect to the nearby bus turnaround to the Visitor's bleachers. A new accessible walkway is also proposed to be constructed from the general campus parking lot located off Otay Mesa Road to the existing fire access lane to the north of the campus stadium. Lastly, minor updates to the existing press box and men's and women's restroom facilities are planned to ensure compliance with ADA requirements. The overall site plan of the project is shown in Figure 2, Overall Site Plan and details of proposed project components are depicted in Figure 3, Enlarged Site Plan and Details, Figure 4, Accessible Ramp and Details, and Figure 5, Enlarged Walkway and Details.

Construction

Construction activities are anticipated to begin in June 2022 and last approximately 6 months. The anticipated construction schedule and equipment list are provided in Table 1.

Table 1. Construction Scenario Assumptions for San Ysidro High School Track and Field Project

Potential Construction Phase	Start Date	Finish Date	One-Way Vehicle Trips			Equipment		
			Average Daily Workers	Average Daily Vendor Trucks	Total Haul Trucks	Type	Quantity	Usage Hours
Demolition	06/01/22	06/08/22	8	0	3	Concrete/Industrial Saws	1	8
						Rubber Tired Dozers	1	8
Site Preparation	06/09/22	06/15/22	4	0	0	Rubber Tired Dozers	1	8
						Tractors/Loaders/Backhoes	1	8
Grading	06/22/22	06/29/22	6	0	1	Rubber Tired Dozers	1	8
						Tractors/Loaders/Backhoes	1	8
Installation of track/athletic surfaces	06/30/22	08/07/22	10	3	0	Forklifts	1	8
						Paving Equip (E-Layer; for initial week only)	1	8
Installation of turf field	08/08/22	10/08/22	10	3	0	Forklifts	1	8
Installation of lighting (stadium and pathway) and PA system	10/09/22	11/06/22	5	1	0	Crane	1	8
Track and Field Site utilities, minor grading, and ADA walkway improvements (track and field area)	11/07/22	12/07/22	5	1	0	Aerial Lift	1	7
						Forklifts	2	8
						Excavator	1	8
						Welders	1	8
Other related paving and hardscape including ADA walkway improvements (from Otay Mesa Road parking lot)	12/08/22	12/30/22	15	2	0	Pavers	1	8
						Paving Equipment	1	8
						Rollers	1	8

Construction access would be provided through Otay Mesa Road. The existing campus parking lot off Otay Mesa Road would be utilized for contractor parking and staging. During construction, the proposed project would incorporate best management practices (BMPs) during construction to minimize stormwater runoff in compliance with the State Water Resources Control Board's Construction General Permit.

Table 2 provides a summary of the standard operating procedures and specifications that would be implemented by the District in compliance with federal and state environmental regulations.

Table 2. Construction Standard Operating Procedures and Specifications

Standard Construction Measures (CMs)	Description
CM-1: Compliance with State CEQA Guidelines Section 15064.5(f)	In the event unexpected archaeological resources are uncovered during ground-disturbing activities associated with the proposed project, work must stop in the immediate area until it is evaluated by a qualified archaeologist to ensure satisfactory compliance with applicable regulations (14 California Code of Regulations (CCR) 15064.5(f)).
CM-2: Compliance with State Health and Safety Code Section 7050.5	Should human remains be uncovered during construction, as specified by California Health and Safety Code, Section 7050.5, no further disturbance would occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code, Section 5097.98. If such a discovery occurs, excavation or construction would halt near the discovery, the area would be protected, and consultation and treatment would occur as prescribed by law. If the County Coroner recognizes the remains to be Native American, he or she would contact the Native American Heritage Commission, who would appoint the most likely descendant. Additionally, if the bones are determined to be Native American, a plan would be developed regarding the treatment of human remains and associated burial objects, and the plan would be implemented in coordination with the most likely descendant.
CM-3: Compliance with the General Construction Permit	If construction activities disturb 1 or more acres of land through clearing, grading, excavating, or stockpiling of fill material, a Stormwater Pollution Prevention Plan (SWPPP) shall be developed prior to construction. Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) shall be implemented per the City's Stormwater Standards Manual.

Table 2. Construction Standard Operating Procedures and Specifications

Standard Construction Measures (CMs)	Description
CM-4: Compliance with City of San Diego Noise Ordinance	<p>The contractor will be required to comply with the City's noise ordinance criteria. Thus, the construction contractor should work in a manner so that the 12-hour average sound level does not exceed 75 decibels (dB) at any residence and construction activity is only permitted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. Construction is prohibited on Sundays or legal holidays. The Contractor will include measures such as:</p> <ul style="list-style-type: none">• Locate noisy equipment as far as possible from the site boundaries and occupants of buildings• Erect temporary noise barriers around stationary equipment (i.e., compressors, generators, etc.)• Equip construction equipment, fixed or mobile, with properly operating and maintained muffler exhaust systems

Operation

Operation of the track and field stadium would continue similar as under existing conditions. No expansion or reduction of use is anticipated.

Exempt Status

The proposed project is exempt from CEQA under Article 19, Categorical Exemptions. More specifically, the project is exempt from CEQA under the following sections:

Section 15301, Existing Facilities (Class 1)

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of lead agency's determination (CEQA Guidelines Section 15301). The proposed project includes alterations to existing areas, facilities, and/or infrastructure of SYHS that are currently used for recreation and related access at the school. Minor alterations would include replacement of the existing synthetic field surface, rubberized track, field lighting (i.e., halogen lights would be replaced with fewer LED fixtures), PA system, pavement around the track, construction of ADA-compliant pathways, and installation of ADA-compliant features at the press box and men's and women's restrooms.

Section 15304, Minor Alterations to Land (Class 4)

Class 4 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). The proposed project would not involve the removal of healthy, mature, or scenic trees. Rather,

the proposed project would replace existing features at the SYHS track and field stadium and construct ADA-compliant pathways. Refer to Proposed Project above for full description of project components.

Section 15311, Accessory Structures (Class 11)

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-premise signs;
- (b) Small parking lots;
- (c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use (CEQA Guidelines Section 15311) .

In addition to the replacement of existing features at the SYHS track and field stadium, the proposed project would involve the installation of ADA-compliant features in restrooms and accessible pathways. These are considered small accessory structures.

Exceptions to Exemptions

The CEQA Guidelines provide exceptions for the use of a Categorical Exemption under Section 15300.2. These include the following:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to 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.
- (b) Cumulative Impact. 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.
- (c) Significant Effect. 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.
- (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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (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.
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource (CEQA Guidelines Section 15300.2).

Location

The proposed project is not located in a sensitive location. Rather, the project site is located at an existing high school. The project site is not located on an environmental resource of hazardous or critical concern.

Cumulative Impact

The proposed project would not result in a significant impact. The proposed project entails rehabilitation/renovation of existing features and facilities and would include new pathways. The western walkway is located on previously disturbed land that does not support environmental resources. Compliance with applicable land use and environmental regulations, would ensure that environmental effects associated with the proposed project do not combine with effects from reasonably foreseeable future development in the City to cause cumulatively considerable significant impacts.

Significant Effect

The proposed project would not result in a significant impact. Further, the project site is not located in an environmentally sensitive location and the nature of the project would not create any unusual circumstances by which the project would result in a significant impact. For example, existing stadium light poles do not support avian nests and replacement of existing halogen lights with LED fixtures would not impact nesting birds. Therefore, this exception has no application here.

Scenic Highways

The project site is not located within the vicinity of a state scenic highway. The San Ysidro High School campus is approximately 1.5 miles northeast of the nearest State Scenic Highway (I-5 is an eligible state scenic highway from the international border north to approximately SR-75; Caltrans 2020) and thus, would not have a significant adverse impact on scenic resources within a State Scenic Highway. Further, the site is located within an existing developed school campus would not include the installation of new visually prominent features. As such, the proposed project would not affect scenic resources, such as state scenic highways, in the area.

Hazardous Waste Sites

A search of federal, state, and local databases regarding hazardous material releases and site cleanup lists was conducted for the Project site. The Project site is not included on a list of hazardous materials sites, such as the Department of Toxic Substance Control's ENVIROSTOR database and Hazardous Waste and Substance Site List, the State Water Resources Control Board GeoTracker Leaking Underground Storage Tank Site List, the Cortese list, or the federal Superfund Site list (DTSC 2020a, SWRCB 2020, CalEPA 2020, EPA 2020).

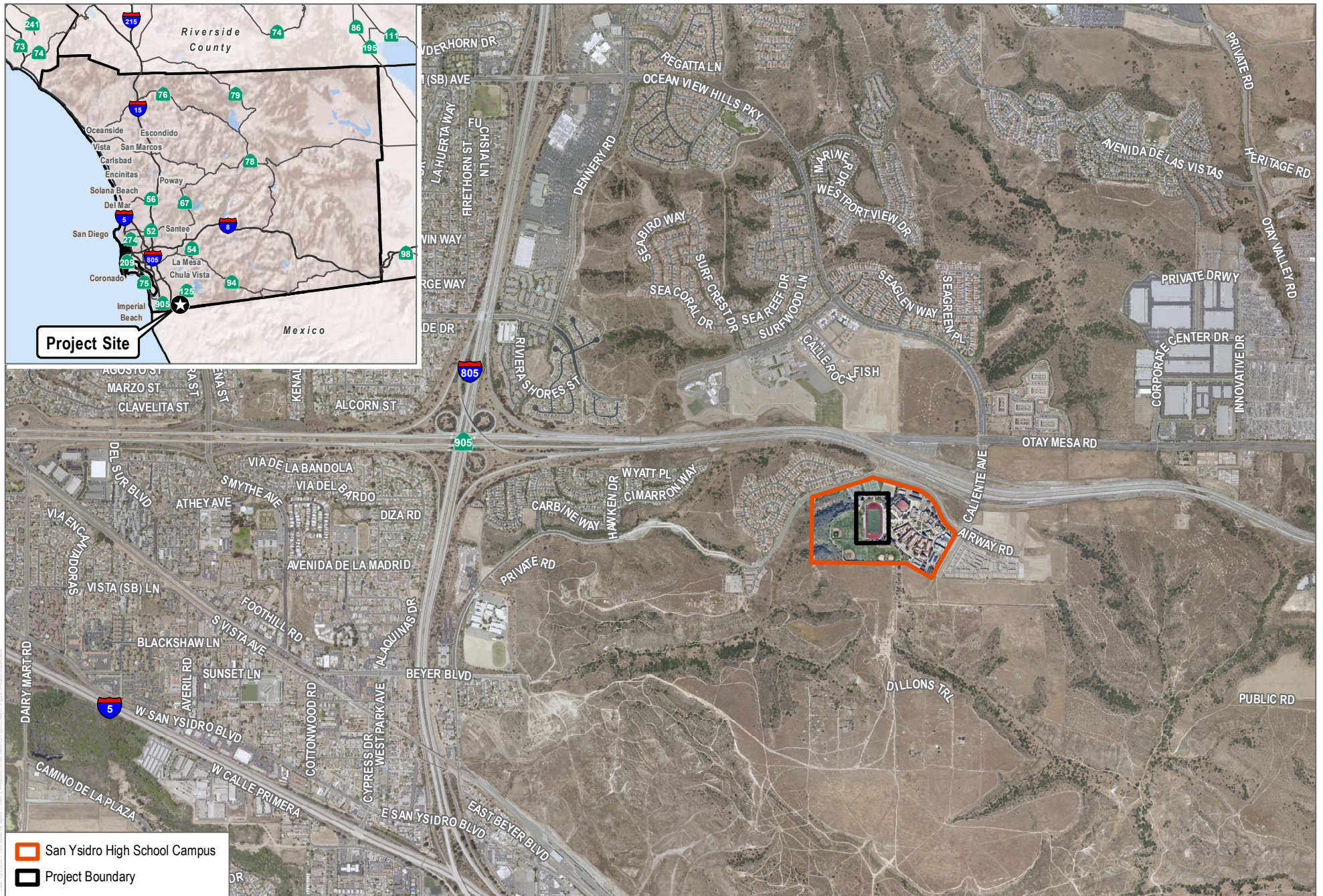
Prior to construction of the SYHS campus, Phase I and II Environmental Site Assessments were conducted in 1997 due to former use of the site for agricultural uses – row crops (DTSC 2020). Further, a preliminary endangerment assessment (PEA) was prepared in 2000 and in addition to presenting data collected during the PEA investigation, the report made conclusions based on PEA risk screening calculations. DTSC reviewed the PEA and in September 2000 determined that “No Further Action” was required at the campus site. DTSC determined that no actual or potential release of hazardous substances was indicated that would pose a threat to human health or the environment (DTSC 2000). As such, the SYHS campus is not considered to be a hazardous waste site.

Historical Resources

The proposed project site is located on a developed portion of the existing SYHS campus. The proposed project would not involve the demolition of any structures or other campus facilities that could potentially be considered historical resources. The proposed project site has been substantially disturbed by previous grading activities associated with the existing high school facilities on site. Therefore, it is unlikely that any historical resources would be found or disturbed during proposed project construction.

References

- 14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.
- Murillo, A. 2018. *Construction Data Needs*. Email from A. Murillo (Sweetwater Union School District) to J. Saunders (Environmental Planner, Dudek). November 12, 2020.
- California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.
- Caltrans (California Department of Transportation). 2020. List of eligible and officially designated State Scenic Highways (XLSX). Accessed October 3, 2020. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
- CalEPA (California Environmental Protection Agency). 2020. Cortese List Data Resources. Accessed November 28, 2020. <https://calepa.ca.gov/sitecleanup/corteselist/>
- California Department of Toxic Substances Control. 2020. *EnviroStor Database*, Search by Map Location. Accessed November 28, 2020. <https://www.envirostor.dtsc.ca.gov/public/>
- California State Water Resources Control Board. 2020. GeoTracker Database, Search by Map Location. Accessed November 28, 2020. <https://geotracker.waterboards.ca.gov/>.
- SUHSD (Sweetwater Union High School District). 2020a. *San Ysidro High School Accountability Card. 2018-2019 School Year*. <http://syh.sweetwaterschools.org/about-us/school-accountability-report-card-sarc/>. Accessed October 3, 2020.
- SUHSD. 2020b. *San Ysidro High School Bell Schedule*. <http://syh.sweetwaterschools.org/calendar/>. Accessed October 3, 2020.
- U.S. EPA (United States Environmental Protection Agency). 2020. Superfund Site Search Results (National Priorities List). Last updated June 3, 2020. November 28, 2020. <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>.



SOURCE: SANGIS 2019, 2020

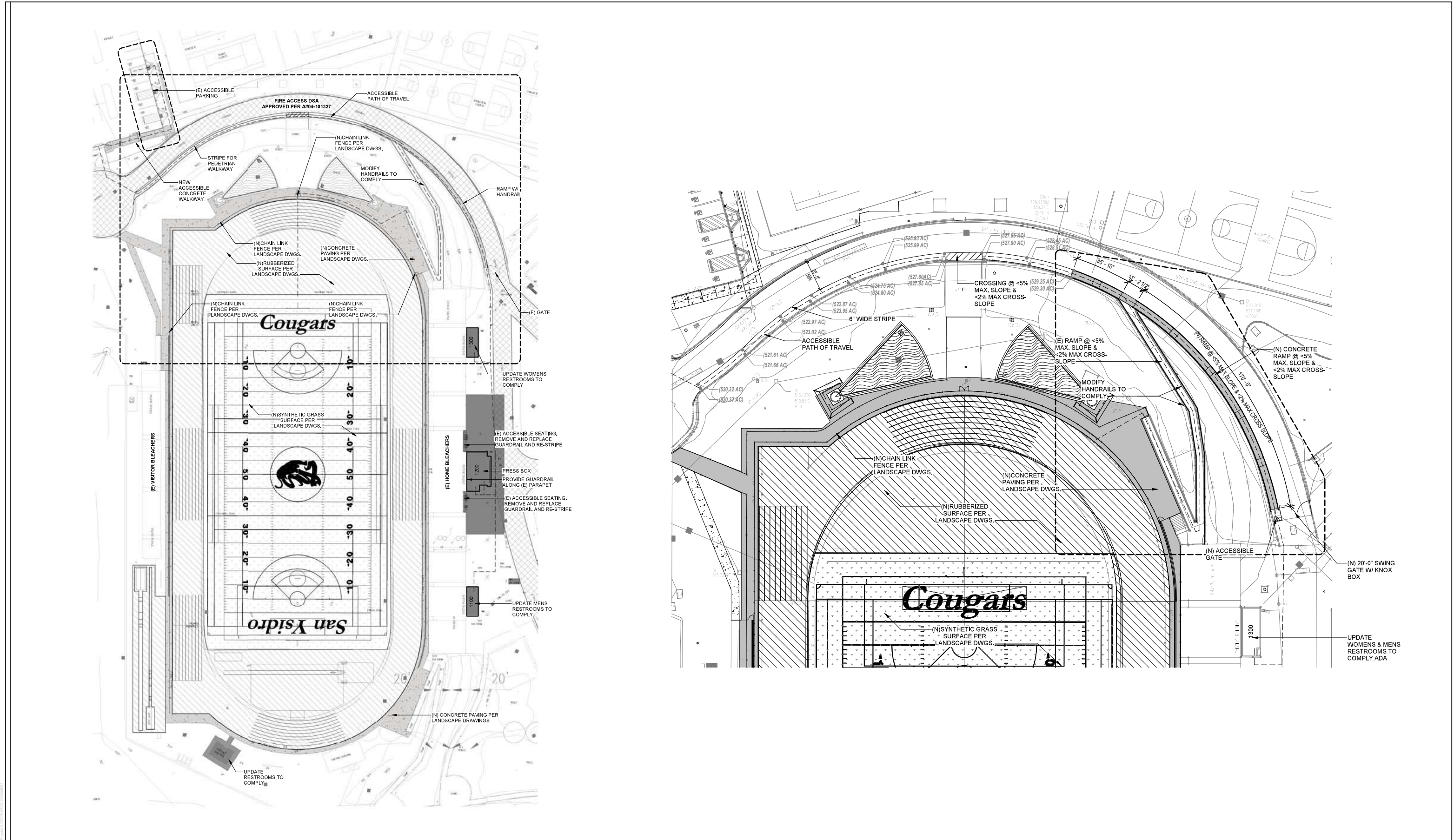
DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

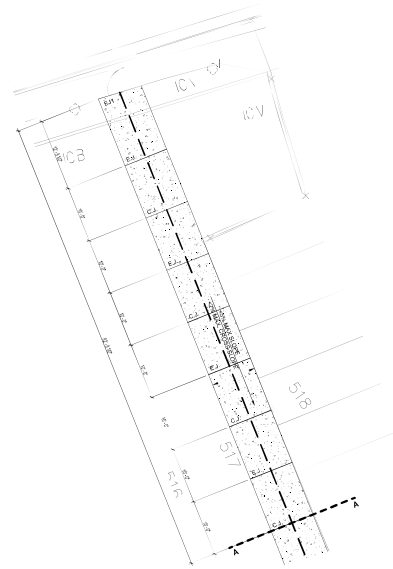
San Ysidro High School Track and Field Rehabilitation Project



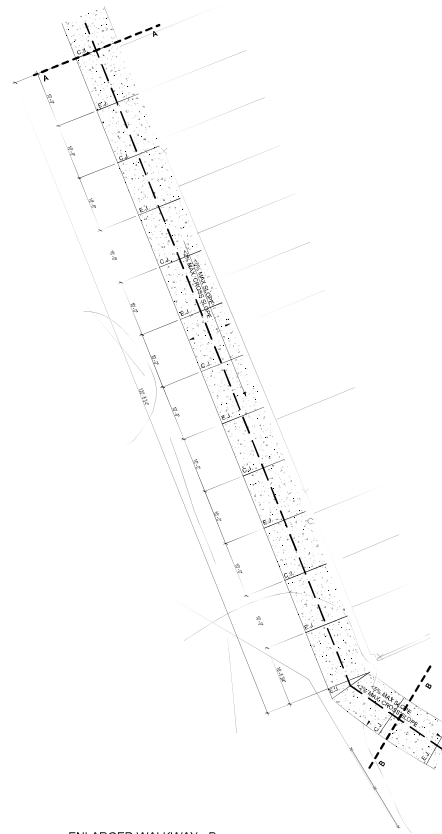
SOURCE: Lord Architecture Inc., 2020

FIGURE 3

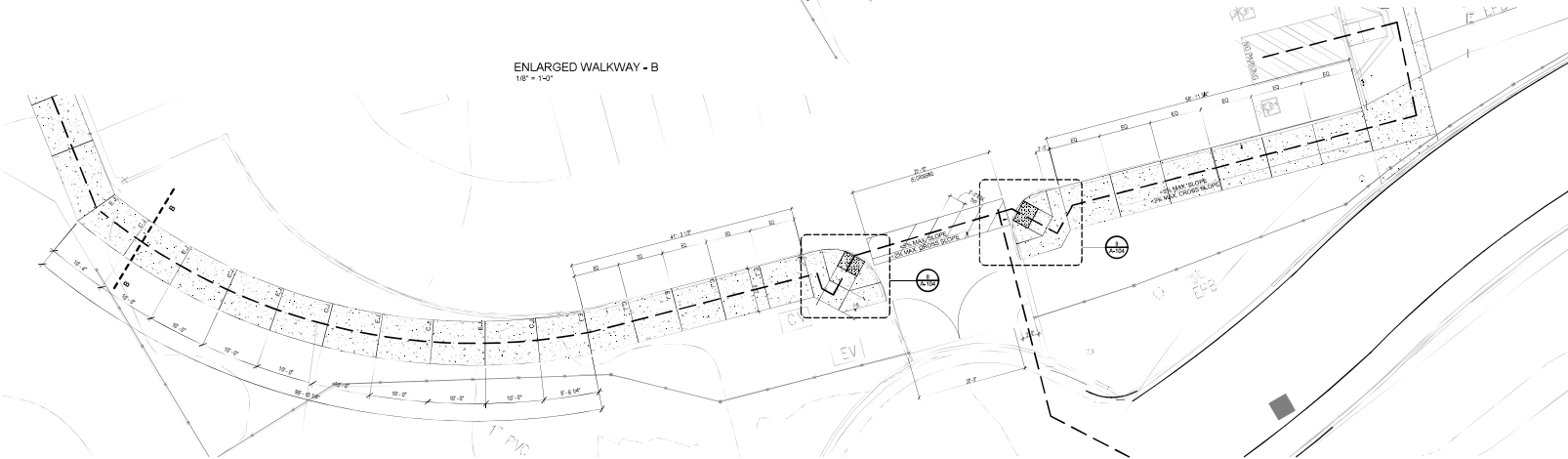
Enlarged Site Plan



ENLARGED WALKWAY - A
1/8" = 1'-0"



ENLARGED WALKWAY - B
1/8" = 1'-0"



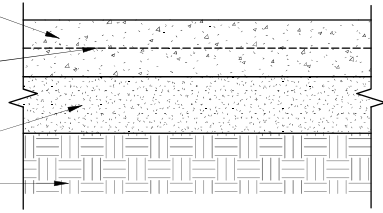
ENLARGED WALKWAY - C
1/8" = 1'-0"

5" CONCRETE PAVING TO
MATCH EXISTING (O.U.N.)

REFER TO STRUCTURAL
FOR REINFORCEMENT

4" CRUSHED
SURFACING TOP
COURSE

SUBGRADE COMPACTED
TO 95% MIN.



CONCRETE PAVING SECTION

SOURCE: Lord Architecture Inc., 2020

DUDEK

FIGURE 5

Enlarged Walkway and Details

San Ysidro High School Track and Field Rehabilitation Project