

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: Solano
675 Texas Street, Suite 1900
Fairfield, CA 94533

From: (Public Agency): Gabe Lanusse, General Manager
Greater Vallejo Recreation District
395 Amador Street, Vallejo, CA 94590

(Address)

FILED

Project Title: The Plunge Aquatics Complex

MAR 02 2021

Project Applicant: Greater Vallejo Recreation District

Project Location - Specific:
801 Nebraska Street, Vallejo, CA 94590
part of Gibson Park and adjacent to Vallejo High School Annex Campus

Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State of California
Deputy: [Signature]

Project Location - City: Vallejo Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:
New aquatics complex with the following: basic competition pool, fenced and separated family area, and new
10,000 square-foot building with locker rooms, concession stand, and restrooms. Replaces existing pool
complex known as "The Plunge" that is no longer operational and was decommissioned about four years ago.

Name of Public Agency Approving Project: Greater Vallejo Recreation District

Name of Person or Agency Carrying Out Project: Greater Vallejo Recreation 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: Sections 15302, 15303, 15311, & 15332
Statutory Exemptions. State code number:

Reasons why project is exempt:
Section 15302 - New construction to replace swim complex on the same site of substantially the same size,
purpose, and capacity. Section 15303 - New structure will not exceed 10,000 square feet which is the upper
threshold for exempt structures in urbanized areas. Section 15311 - Expanded Parking - new small parking lots
are accessory. Section 15332 - Project is consistent with criteria for infill development.

Lead Agency
Contact Person: Gabe Lanusse, General Manager Area Code/Telephone/Extension: (707) 648-4603

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [] Yes [] No

Signature: [Signature] Date: 2-26-21 Title: General Manager

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

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Document Posted From
03-02-2021 to

Deputy Clerk of the Board

Categorical Exemption Supplemental Project Information

Expanded Project Description:

The proposed project will include the following components:

1. New building not to exceed 10,000 square feet in area which will include locker rooms, concession stand, and restrooms. Customers and employees will access the building from the parking lot prior to entering the pool deck area.
2. Competition pool with fencing to accommodate team practices, lap swimming, and swim meets. Pool lights will be directional and light sources will be shielded.
3. Small pool equipment building of approximately 1,100 square feet which will house filters, heaters, and pumps, as well as store chemicals and other maintenance supplies. The structure is sited toward the railroad tracks, but equipment stored within is not anticipated to generate audible noise beyond its walls.
4. Fenced family aquatics area will provide a variety of amenities for visitors including outdoor lockers, water features for all ages, and reservable covered picnic tables.
5. Small expansion to the existing parking lot and including enhancements such as landscaping, bio-retention areas for stormwater runoff, accessible parking spaces compliant with ADA, EV spaces, motorcycle spaces, and bicycle parking.

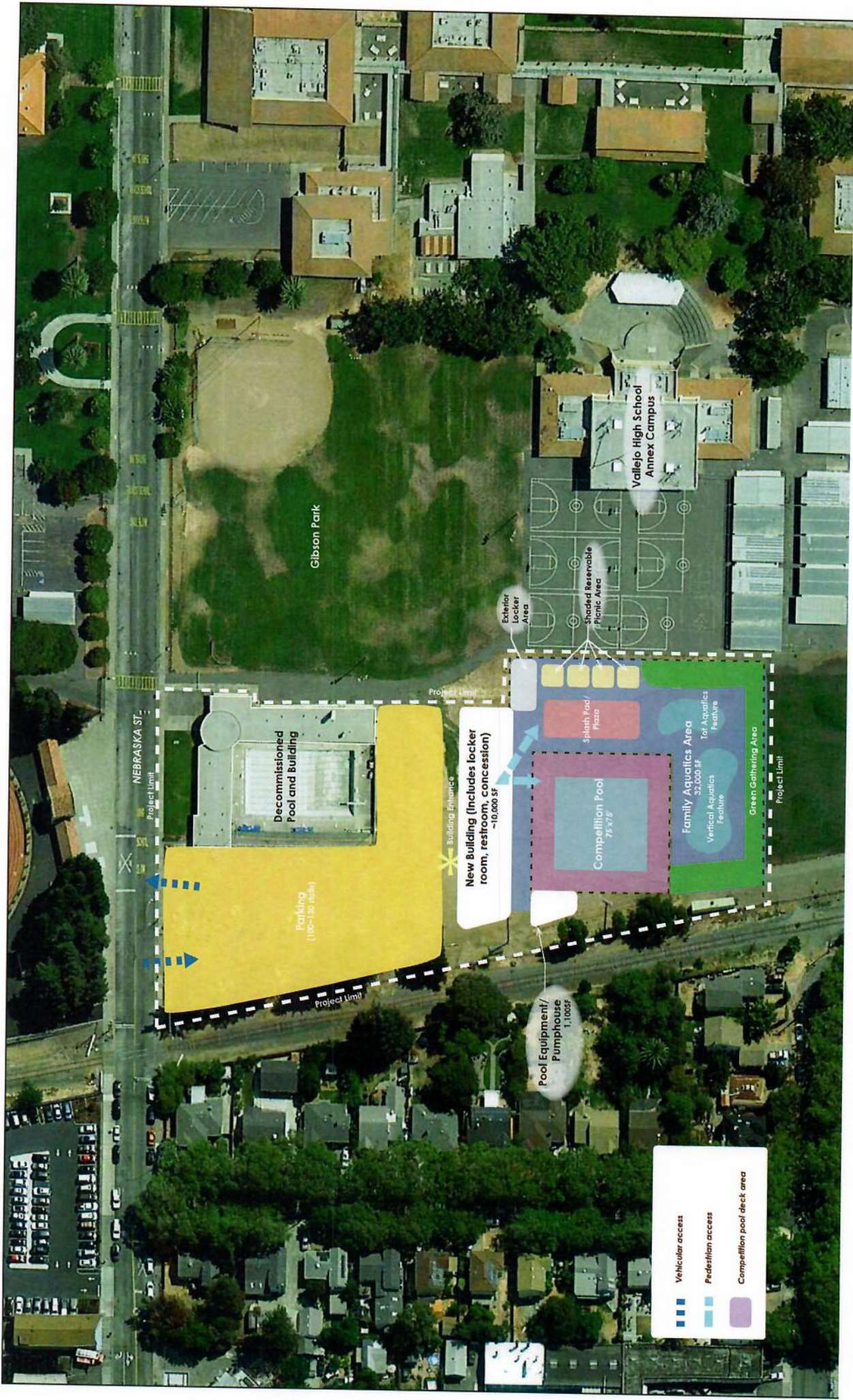
Rationale for Categorical Exemption:

- Section 15302 – The new swim complex is proposed to replace the decommissioned swim complex on the same site which is of substantially the same size, purpose, and capacity. The new fenced family center amenities around the pool will be a new site feature, but are accessory to the main use. The basic competition pool and support building are of substantially the same purpose and scale as the original.

The old pool and structure will be retained, but not actively used for the foreseeable future. The improvements either will be repurposed or demolished in the future.

- Section 15303 - New structure for the swim center will not exceed 10,000 square feet which is the upper threshold for exempt structures in urbanized areas. Swimming pools are listed as allowed accessory structures.
- Section 15311 – Accessory structures – “Small” parking lots are considered as exempt uses. The proposed parking area exists and will be expanded. More importantly, it will result in positive impacts as it will be enhanced with landscaping and have amenities like ADA-compliant accessible spaces, EV spaces, and motorcycle parking. Bicycle parking will also be provided for the new swim complex.
- Section 15332 - Project is consistent with criteria for infill development for the following reasons:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
The site is designated for public facilities.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
The site is approximately 3.3 acres and within the City limits surrounded by urban development.
- The project site has no value as habitat for endangered, rare, or threatened species.
The project site is part of a larger area that has been developed for public facility uses for many years. This portion of the site does not include a riparian corridor or other feature that may contain habitat for known endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
Because the project is the redevelopment of an existing community pool complex on the same site, rather than a regional aquatics center, traffic levels for its routine operations are anticipated to be in keeping with what was experienced in the past when the old complex was open. The pool is not envisioned to be used early morning or late nights minimizing any land use compatibility concerns.
- The site can be adequately served by all required utilities and public services.
All needed utilities are in place on the site to serve proposed facilities.



-  Vehicular access
-  Pedestrian access
-  Competition pool deck area

Pool Equipment/
Pumphouse
1,000 SF

New Building (Includes locker
room, restroom, concession)
~10,000 SF

Exterior
Locker
Area

Shaded Reservable
Picnic Area

Vallejo High School
Annex Campus

Gibson Park

NEBRASKA ST.
Project Limit

Decommissioned
Pool and Building

Parking
(100-150 spaces)

Project Limit

Project Limit

Building Entrance

Project Limit

Green Gathering Area

Family Aquatics Area
32,000 SF
Vertical Aquatics
Feature

Splash Pad/
Plaza

Competition Pool
75,725