

Rio Americano High School Stadium Improvements Project Draft Environmental Impact Report

SCH Number: 2026010094

Appendix A Notice of Preparation and Comment Letters



August 2026

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND INITIAL STUDY FOR THE RIO
AMERICANO HIGH SCHOOL
STADIUM IMPROVEMENTS**

ENDORSED
SACRAMENTO COUNTY

JAN 06 2026

DATE: January 5, 2026

FLORENCE EVANS, CLERK/RECORDER
BY J. Evans DEPUTY

To: Responsible and Trustee Agencies, Interested Parties, and Organizations

SUBJECT: Notice of Preparation of an Initial Study and Environmental Impact Report for the Rio Americano High School Stadium Improvements Project

The San Juan Unified School District ("San Juan Unified" or "the District") will be the lead agency and will prepare a focused Environmental Impact Report (EIR) compliant with the California Environmental Quality Act (CEQA) for the proposed Rio Americano High School Stadium Improvements Project (also referred to as "the project" or "the proposed project"). An Initial Study has been prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) provides the project location, a brief project description, and a summary of the potential environmental effects of the proposed project.

The purpose of this NOP is to provide an opportunity to comment on the content of the Initial Study and the scope and proposed content of the EIR. The District will rely on responsible and trustee agencies to provide information relevant to the analysis of resources within the jurisdiction of such agencies. Specifically, input is requested on:

1. **Scope of Environmental Analysis**—guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the project;
2. **Mitigation Measures**—ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
3. **Alternatives**—suggestions for alternatives to the proposed project that could potentially reduce or avoid potentially significant or significant impacts.

As outlined in CEQA Guidelines Section 15082(b), each responsible and trustee agency must identify specific environmental issues, alternatives, and mitigation measures that should be explored in the EIR. If there is no response within 30 days, the District will assume that there are no specific environmental issues, alternatives, or mitigation measures that the responsible and trustee agencies believe should be incorporated into the EIR.

WRITTEN COMMENTS

Please provide your written comments before February 5, 2026. Comments, along with the name and contact information of the appropriate person in your organization, should be addressed to:

Nicholas Arps, Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608
(916) 971-7700
construction@sanjuan.edu

Documents related to this project will be available for review on the San Juan Unified website at:
sanjuan.edu/riostadium.

SCOPING MEETING

CEQA provides for a lead agency to facilitate one or more scoping meetings, which provide additional opportunity for determining the scope and content of the EIR. San Juan Unified will host a scoping meeting that will include a brief presentation by staff introducing the proposed project, outlining the CEQA process, and highlighting the types of comments sought (i.e., the scope of the environmental analysis, feasible mitigation measures, and alternatives) and how to provide comments. This scoping meeting will be held from 6:00pm-7:30pm on Wednesday, January 7th, 2026 at the Performing Arts Center at Rio Americano High School, 4540 American River Drive, Sacramento, CA 95864. Interested parties may submit comments related to the potential environmental impacts of the project at the public scoping and throughout the 30-day public comment period which begins on January 6, 2026 and ends on February 5, 2026.

PROJECT LOCATION AND SURROUNDING LAND USES

The project site is the existing Rio Americano High School campus property, which is situated in unincorporated Sacramento County, east of the Sacramento City limits, in the urbanized Arden-Arcade community (Exhibit 1). The project site is bounded by American River Drive on the north, private residences adjacent to Whitehall Way on the northeast, private residences adjacent to Morris Drive on the southwest, and the American River Parkway to the south (Exhibit 2). Most of the campus would not be affected by the proposed improvements. The focus of improvements would occur in the area of Raider Stadium and associated paved pedestrian access routes between the stadium and parking areas. The project site is located at 4540 American River Drive (APN 292-0210-019-0000).

The project site is zoned RD-4 (PC) (Low Density Single-Family Residential/Parkway Corridor), and the Sacramento County General Plan land use designation is LDR (Low-Density Residential). The Arden-Arcade Community Plan land use designation is RD-4/PQP (Public/Quasi-Public). Public schools are a permitted, primary use under the current Sacramento County Zoning Code for properties zoned RD-4. The project site was developed as a public school in 1963.

The project site is surrounded by single-family residential development to the northwest, north, and northeast, and the American River Parkway is adjacent to the project site to the south.

PROJECT DESCRIPTION

San Juan Unified is proposing to improve the existing Raider Stadium within the existing Rio Americano High School Campus, by adding high mast light standards, additional bleacher seating, an upgraded public address (PA) system, and a new press box. New light standards would also be installed along the existing paved fire lane between the stadium and the main campus parking lot, to provide for pedestrian safety.

PROPOSED FACILITIES

Four permanent high mast light poles would be installed at the existing Raider Stadium. The light poles would be approximately 80 feet tall. In addition, six new approximately 15-foot-tall light poles would be installed between the south end of the existing main parking lot (which is accessed at the campus entrance from American River Drive at Saverien Drive) and the stadium entrance, along the existing paved fire lane, which would serve as the proposed pedestrian travel route; this lighting would provide nighttime visibility for pedestrian safety. The existing bleacher seating would be replaced with new bleacher seating on the north (visitor side) of the stadium and new bleacher seating on the south (home side) of the stadium accommodating a total capacity of approximately 2,500 people. A new press box would also be installed as part of the bleacher seating on the south (home side) of the stadium. The proposed project also includes removing the existing metal storage sheds on the northwest side of the stadium, and a small storage shed on the south side of the stadium. Two existing Sacramento Metropolitan Utility District (SMUD) wood light poles within the campus fire lane (which would be used for pedestrian ingress and egress) would also be removed. Finally, the existing PA system would be upgraded.

CONSTRUCTION AND DEMOLITION

All construction equipment and vehicles would be staged within paved areas and the stadium area of the existing school campus. Project-related demolition and construction is anticipated to take three to four months during the summer of 2027 when school classes are not in session. Construction hours are estimated to be between 7 am and 4 pm, Monday through Friday.

Construction and demolition equipment and activities would involve the use of American River Drive to access the project site from the campus' main entrance at the corner of Saverien Drive and American River Drive.

The construction contractor would be responsible for erecting a chain-link fence with fabric screening or webbing around the construction area, to ensure that only authorized construction personnel and District representatives are allowed entry. In addition, warning signs indicating that the construction site poses a hazard to non-authorized personnel along with signs stating "No Admittance" would be posted on the fencing around the site.

PROJECT OBJECTIVES

San Juan Unified has identified the following project objectives as required by the CEQA Guidelines Section 15124(b):

- Enhance the Rio Americano High School campus as a Center of Community;
- Provide a facility that is well suited and has the capacity for athletic and non-athletic events, including all-school assemblies, graduation, and other special and regular events;
- Expand the capability of Rio Americano High School to host athletic and non-athletic events and conduct outdoor student activities during cooler parts of the day;
- Enhance the high school athletic experience for students, parents, alumni, and the Rio Americano High School community;
- Increase flexibility for scheduling on-campus outdoor activities over the course of the day and evening; and
- Optimize scheduling opportunities for athletic practices and competitions outside of normal classroom instruction times of the day.

REQUIRED APPROVALS

The proposed project would be reviewed by the Office of Public School Construction of the California Department of General Services, Division of the State Architect, and by the California Department of Education (CDE). The CDE is responsible for approving the proposed site of any public school in California (Education Code Section 17213) to ensure that the location meets certain specific standards for public health and safety.

Approvals required for the proposed project may include, but are not necessarily limited to:

- California Department of Education/Division of State Architect—final school site and design approval (per California Education Code Section 17213).

ENVIRONMENTAL REVIEW

INITIAL STUDY

San Juan Unified has prepared an Initial Study (CEQA Guidelines Section 15063[a]). The Initial Study identifies topics where there would clearly be no impact or a less-than-significant impact, including:

- Agriculture and Forestry Resources
- Air Quality
- Energy
- Geology, Soils, and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

The Initial Study is available for review on the San Juan Unified website at: sanjuan.edu/riostadium.

ENVIRONMENTAL IMPACT REPORT

San Juan Unified anticipates preparing a “focused EIR” that addresses significant and potentially significant impacts attributable to the proposed project. As required by CEQA, the focused EIR will describe existing conditions and evaluate the potential environmental effects of the proposed Rio Americano High School Stadium Improvements Project and a reasonable range of alternatives, including the no-project alternative. It will address direct, reasonably foreseeable indirect, cumulative, and growth-inducing effects. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts. San Juan Unified anticipates that the focused EIR will include an analysis of the following topic areas.

- **Aesthetics, Light and Glare**—The EIR will describe the existing visual conditions and evaluate the potential impacts on scenic resources and visual character, and impacts related to light and glare, that may result from the proposed improvements. There are no State or locally designated scenic roadways in the project area.
- **Biological Resources**—The EIR will define the biological resources in the project area, identify existing habitats, and evaluate the project’s potential effects on sensitive natural communities, and special-status plant and animal species.
- **Cultural and Tribal Cultural Resources**—The EIR will describe any existing cultural and Tribal Cultural Resources and evaluate potential impacts on those resources, including the potential to affect undiscovered resources during excavation. The District anticipates at this time that the EIR will be informed by consultation with one or more California Native American tribes.
- **Noise and Vibration**—The EIR will describe existing noise and vibration conditions and the potential impacts of construction and operation of the proposed upgrades, along with traffic noise. Noise and vibration levels from construction, and noise levels from operation of the upgraded PA system and traffic before and after events at Raider Stadium, will be estimated and compared with existing ambient noise levels.
- **Transportation**—The EIR will identify existing conditions, existing plus project conditions, cumulative no-project conditions, and cumulative plus project conditions. The EIR will summarize an analysis of vehicle miles traveled (VMT) related impacts of the proposed project, and explain that all adverse physical environmental impacts associated with VMT are included in the air quality, greenhouse gas emissions, and other relevant topic sections of the EIR or Initial Study. The proposed project site plan will be evaluated for access and on-site circulation, including interface with the public roadway network, emergency vehicle access and circulation, and pedestrian and bicycle access and circulation within and adjacent to the site.



Exhibit 1. Regional Project Location



Exhibit 2. Project Site



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 12, 2026

Nicholas Arps
Director of Facilities
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608
nicholas.arps@sanjuan.edu

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE RIO AMERICANO HIGH SCHOOL STADIUM IMPROVEMENTS PROJECT
DATED JANUARY 6, 2026, STATE CLEARINGHOUSE NUMBER [2026010094](#)

Dear Nicholas Arps,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Rio Americano High School Stadium Improvements Project (Project). San Juan Unified School District (District) is proposing to improve the existing Raider Stadium within the existing Rio Americano High School Campus, by adding high mast light standards, additional bleacher seating, an upgraded public address (PA) system, and a new press box. New light standards would also be installed along the existing paved fire lane between the stadium and the main campus parking lot, to provide for pedestrian safety. Four permanent high mast LED light poles (approximately 80 feet tall) would be installed at the existing Raider Stadium. In addition, six new approximately 16-foot-tall light poles would be installed between the south end of the existing main parking lot (which is accessed at the campus entrance from American River Drive at Saverien Drive) and the stadium entrance, along the existing paved fire lane, which would serve as the proposed pedestrian travel route; this lighting would provide nighttime visibility for

pedestrian safety. The existing bleacher seating would be replaced with new bleacher seating on the north (visitor side) of the stadium and new bleacher seating on the south (home side) of the stadium accommodating a total capacity of approximately 2,500 people. A new press box would also be installed as part of the bleacher seating on the south (home side) of the stadium. The proposed project also includes removing the existing metal storage sheds on the northwest side of the stadium, and a small storage shed on the south side of the stadium. Two existing Sacramento Metropolitan Utility District (SMUD) wood light poles within the campus fire lane (which would be used for pedestrian ingress and egress) would also be removed after the installation of new lighting. Finally, the existing PA system would be upgraded. DTSC recommends and requests consideration of the following comments:

1. If the District plans to use California Department of Education (CDE) State funds for the Project, then the District shall comply with the requirements of Education Code (EDC), [§17210](#), [§17213.1](#), and [§17213.2](#), unless otherwise specifically exempted under [§17268](#). If the District is not using CDE State funds for the Project, or is otherwise specifically exempt under [§17268](#), DTSC recommends the District continue to investigate, clean up the Site under the oversight of Sacramento County and in concurrence with all applicable DTSC guidance documents, if necessary. For more information on the CDE State funding, please visit the [Office of Public-School Construction](#) webpage. A local education agency may also voluntarily request the CDE site/plan approval for locally funded site acquisitions and new construction projects. In these cases, CDE will require DTSC to review and approve prior to its final approval, except when exempt under section 17268.
2. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition,

sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

3. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC reserves the right to comment on any future circulated documents related to this Project based on our review or proposed or incorporated changes, measures, or project features. DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Rio Americano High School Stadium Improvements Project. If you would like to proceed with DTSC's school environmental review process, please visit [DTSC's Evaluating & Clean-up School 3-Step Process to begin a Phase I Environmental Site Assessment](#). If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Nicholas Arps
January 12, 2026
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Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@lci.ca.gov

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NATIVE AMERICAN HERITAGE COMMISSION

January 6, 2026

Nicholas Arps
San Juan Unified School District
3738 Walnut Avenue
Carmichael CA 95608

Re: 2026010094 Rio Americano High School Stadium Improvements Project, Sacramento County

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
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Yokayo Pomo, Yuki,
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Luiseño Indians

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Vacant

COMMISSIONER
Vacant

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Andrew Alejandro
Paskenta Band of
Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Dear Mr. Arps:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015. If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). Both SB 18 and AB 52 have tribal consultation requirements. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

- 1. Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe. (Gov. Code §65352.3 (a)(2)).
- 2. No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
- 3. Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
- 4. Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- 1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center** (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a.** If part or all of the APE has been previously surveyed for cultural resources.
 - b.** If any known cultural resources have already been recorded on or adjacent to the APE.
 - c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d.** If a survey is required to determine whether previously unrecorded cultural resources are present.
- 2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.**
 - a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Melina.Carlos@NAHC.ca.gov.

Sincerely,

Melina Carlos

Melina Carlos
Cultural Resources Analyst

cc: State Clearinghouse



January 16, 2026

AQMD No. SAC202603799

Nicholas Arps, Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608
construction@sanjuan.edu

Re: NOP of an EIR for the Rio Americano High School Stadium Improvements

Dear Nicholas Arps,

Thank you for providing the Sac Metro Air District (District) the opportunity to review the Notice of Preparation (NOP) and Initial Study for the Environmental Impact Report (EIR) for the Rio Americano High School Stadium Improvements. San Juan Unified is proposing to improve the existing Raider Stadium within the existing Rio Americano High School Campus, by adding high mast light standards, additional bleacher seating, an upgraded public address (PA) system, and a new press box. New light standards would also be installed along the existing paved fire lane between the stadium and the main campus parking lot, to provide for pedestrian safety.

It appears as part of this project there might be some demolition. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to [Sac Metro Air District Rule 902](#), to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org or calling 279-207-1122.

Sincerely,

A handwritten signature in black ink that reads "Rich Muzzy". The signature is written in a cursive, flowing style.

Rich Muzzy
Air Quality Supervisor
CEQA and Land Use

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Sports stadium
Date: Tuesday, February 3, 2026 5:00:03 PM
Attachments: [image001.png](#)

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More input

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: Amy Wheat <cycleamy@gmail.com>
Sent: Tuesday, February 3, 2026 4:27 PM
To: Construction <construction@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>
Subject: [EXTERNAL] Sports stadium

You don't often get email from cycleamy@gmail.com. [Learn why this is important](#)

I am a resident of the neighborhood and against your proposed stadium which seems to proceeding without appropriate studies and public input.

- SJUSD needs to conduct a full, comprehensive Environmental Impact Report (EIR), not a limited or focused EIR.
- And the EIR's focus, scope, location, and areas of study be expanded beyond the Rio Americano campus and stadium footprint to include the American River Parkway, wildlife, the public, and surrounding communities.
- alternatives need to be fully studied, including a "no project" alternative.
- An analysis of impacts from actual planned operations at full scale, capacity, use, and intensity, not just impacts during the construction period.
- We need ensurance that cumulative impacts from the stadium and other campus projects are identified and studied.
- This project will not only upset the balance of nature at the parkway but be a huge disturbance to the neighborhood.

Sincerely

Amy Wheat
Doug Rathkamp

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Comment Letter - SJUSD - NOP #2026010094 Rio Americano Stadium Improvements Project
Date: Thursday, February 5, 2026 3:17:56 PM
Attachments: [Outlook-hgbvnxp0.png](#)
[Outlook-zhbzella.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:15 PM
To: barbara dugal <babsdugal@hotmail.com>
Subject: Re: Comment Letter - SJUSD - NOP #2026010094 Rio Americano Stadium Improvements Project

Hello Barbara,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: barbara dugal <babsdugal@hotmail.com>

Sent: Wednesday, February 4, 2026 5:06 PM

To: Construction <construction@sanjuan.edu>

Subject: [EXTERNAL] Comment Letter - SJUSD - NOP #2026010094 Rio Americano Stadium Improvements Project

The attached comment letter on the SJUSD - Notice of Preparation #2026010094 Rio Americano High School Stadium Improvements Project is submitted on behalf of the Rio Americano Community Alliance (RACA).

Please confirm receipt of RACA's comment letter dated February 4, 2026.

Sincerely,

Barbara Dugal

On behalf of the Rio Americano Community Alliance

February 4, 2026

VIA EMAIL ONLY (PLEASE CONFIRM RECEIPT)

Nicholas Arps, Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608
Email: construction@sanjuan.edu

Re: **Notice of Preparation – SCH #2026010094 – Rio Americano High School Stadium Improvements Project**

Dear Mr. Arps:

I am writing on behalf of the Rio Americano Community Alliance (RACA), a group of local residents, parents, and neighbors who live near Rio Americano High School and the American River Parkway. Many of us use the Parkway and bike trail regularly, have volunteered for bike trail and river clean up events, and have long been involved in our neighborhood schools and community facilities.

RACA appreciates the opportunity to comment, at this early stage of environmental impact review process, on the Notice of Preparation (NOP) for the proposed stadium improvements project. Based on our review of the Initial Study, we are concerned that several important environmental issues have been prematurely dismissed and that the Environmental Impact Report (EIR) needs to take a broader, more realistic look at how this project would actually function once built and in regular use.

Our comments below focus on issues that matter deeply to nearby residents and Parkway users: land-use compatibility, recreation, biological resources, water quality, wildfire risk, noise, vibration, and lighting, event-related traffic and safety, and cumulative impacts.

1. Land Use and Neighborhood Compatibility Need Real Analysis

The Initial Study concludes that the project would not create land-use conflicts because the site is a public school. From a community perspective, this misses the point.

What is being proposed is not just routine school use. The project would significantly intensify stadium activity through features such as:

- Very tall, high-intensity stadium lighting

- Expanded bleachers and higher attendance
- Louder sound systems, vibration and press facilities
- More frequent day and night uses and events - including shifting events from other schools to Rio Americano

This level of activity raises real questions about compatibility with the surrounding single-family neighborhoods and with the nearby Parkway. Many of us live directly adjacent to the campus or along routes people use to access the campus or Parkway.

The EIR must evaluate whether the scale and intensity of this expanded stadium project effectively turns the site into a large event venue and whether that scale and intensity fits with (1) longstanding homeowners' use and enjoyment of their property and (2) the American River Parkway Plan. Simply stating that a school use is "allowed" does not address how expanded use, events, lighting, traffic and noise affect people who live in surrounding communities and neighborhoods.

2. Recreation Impacts to the American River Parkway Cannot Be Ignored

The Initial Study states that there would be no recreation impacts and removes this topic from further review. We strongly disagree.

The stadium sits immediately next to the American River Parkway and the American River Bike Trail—one of the most heavily used recreational corridors in the region. The river itself is protected as a Wild and Scenic River and the lower American River provides recreational, environmental, and educational opportunities to more than 8,000,000 visitors annually, emphasizing its role as a heavily used urban greenbelt and regional recreation destination.

Large stadium events and increased uses have the potential to affect these resources in very real ways, including:

- Conflicts between event traffic, pedestrians, and cyclists on the bike trail;
- Parking spillover into Parkway access areas and nearby residential streets;
- Noise and crowd activity affecting people seeking quiet recreation;
- Bright lighting, crowd noise, amplified sound and vibration from bleachers that changes the experience of the Parkway and river; and
- Increased congestion at times when the Parkway is already heavily used.

These are not theoretical concerns. They are foreseeable, recurring conditions that should be analyzed openly in the EIR so the public and decision-makers can understand the tradeoffs.

3. Biological Resources, Lighting, Noise, Vibration and Water Quality Require Deeper Study

Because the project is next to a major river corridor, the EIR needs to look carefully at biological and environmental effects that go beyond the stadium footprint.

In particular, the EIR must analyze:

- How lighting affects wildlife along the river corridor
- Whether increased noise and activities disrupt animal behavior and habitat use
- Effects on riparian areas and movement corridors
- Potential water-quality impacts from increased runoff, trash, and event activity near the river

These issues are closely connected. Breaking them into narrow categories or dismissing them individually risks missing the cumulative effect of a brighter, louder, more intensively used facility next to a sensitive natural area.

4. Wildfire Risk and Emergency Access Should Be Fully Evaluated

Many community members are also concerned about wildfire risk and emergency access during large events.

The EIR should address:

- How emergency vehicles would access the site during peak attendance
- Whether large crowds could interfere with evacuation or emergency response
- How increased use affects fire risk near vegetated river areas
- Whether lighting and electrical systems introduce additional hazards

These are public-safety issues that deserve clear analysis, especially given the project's proximity to open space and limited access routes.

5. **Transportation and Parking Impacts Must Reflect Event Conditions**

While the Notice of Preparation mentions transportation, we are concerned the analysis may focus too narrowly on standard traffic metrics.

The EIR must examine:

- Arrival and departure traffic during large events, not just average conditions
- Conflicts between cars, pedestrians, and cyclists near the campus and Parkway
- Neighborhood parking spillover and enforcement challenges
- Emergency access during peak congestion
- Combined impacts with other Parkway uses and events

From our experience, event days are very different from normal school days, and the analysis should reflect that reality.

6. **Related Cell Tower Project, Nearby Jesuit High School Stadium Project, and Required Cumulative Impact Analysis**

We also understand that the District is separately moving forward with construction of a new 90-foot monopole cell tower on the Rio Americano High School campus. We are aware that the District has asserted that this project is exempt from CEQA review. RACA disagrees with that conclusion and believes the exemption determination raises serious questions, given the size, height, and location of the proposed tower next to the American River Parkway and surrounding neighborhoods.

However, regardless of whether the District ultimately claims the cell tower is exempt, CEQA still requires that the EIR for the Stadium Improvements Project evaluate cumulative impacts from **all related and reasonably foreseeable projects** within the relevant geographic scope.

From a community perspective, the stadium project and the cell tower are not isolated actions; nor is the recent installation of stadium lights, and increased use, at nearby Jesuit High School.¹ Together, they would introduce:

- Additional tall vertical structures near the Parkway
- Expanded lighting and visual intrusion

¹ See CBS News, [Community protests plan for Jesuit High School stadium lights](https://www.cbsnews.com/sacramento/video/community-protests-plan-for-jesuit-high-school-stadium-lights/), March 11, 2024, <https://www.cbsnews.com/sacramento/video/community-protests-plan-for-jesuit-high-school-stadium-lights/>.

- Increased equipment, maintenance activity, and access needs
- Combined effects on scenic views, wildlife movement, and neighborhood character
- Additional demands on emergency access and wildfire response in a sensitive river-adjacent area

When viewed together, these projects would fundamentally change the visual, environmental, and character of the campus edge along the American River Parkway. Yet the Initial Study does not mention the cell tower or the Jesuit stadium lighting project and increased use. Analyzing each project in isolation masks the real-world effects that neighbors, Parkway users, and wildlife would experience.

Accordingly, the EIR for the Stadium Improvements Project must include a clear and transparent cumulative impacts analysis that evaluates the combined effects of the stadium upgrades, the nearby Jesuit Stadium Project, and the proposed cell tower on the following:

- Aesthetics and scenic resources
- Biological resources, including nighttime lighting and noise effects
- Recreation and Parkway user experience
- Transportation, access, and emergency response
- Wildfire risk and evacuation conditions

Deferring or excluding this analysis on the basis of a claimed exemption for the cell tower would undermine the purpose of CEQA and deprive the public and decision-makers of a complete understanding of what is being approved at this site over time.

7. Conclusions Must Be Supported by Evidence, Not Assumptions

Across several topics, the Initial Study relies on brief conclusions that downplay impacts without clearly explaining the basis for those conclusions. As community members, we are asking for transparency and, as CEQA requires, “a good faith effort at full disclosure.”

The EIR should clearly explain:

- What assumptions are being made about event frequency and size
- How noise, lighting, and traffic were evaluated
- What data or studies support conclusions of “no impact”
- How cumulative effects were considered

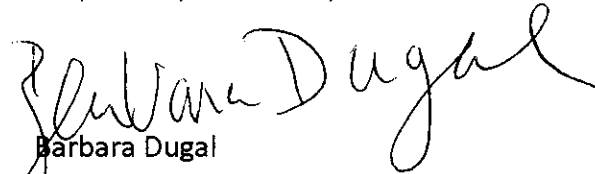
The above information is essential for meaningful public participation.

Conclusion

We respectfully request that the District prepare a full EIR that takes a realistic look at how this project would operate over time and how it would affect nearby neighborhoods, the American River Parkway, and the people who use and care about these shared community resources.

Please add RACA to the notice list for the Project, directing such notice to Barbara Dugal via email at riocommunityinfo@gmail.com. We appreciate the opportunity to participate at this early stage and look forward to reviewing a Draft EIR that fully addresses these concerns. Please confirm receipt.

Respectfully submitted,

A handwritten signature in black ink that reads "Barbara Dugal". The signature is fluid and cursive, with the first name "Barbara" written in a larger, more prominent script than the last name "Dugal".

Barbara Dugal

On behalf of the Rio Americano Community Alliance
(RACA)

February 5, 2025

Via Email Only - Please Confirm Receipt

Nicholas Arps, Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, California 95608
construction@sanjuan.edu

Dear Mr. Arps,

Subject: Notice of Preparation - SCH #2026010094 - Rio Americano High
School Stadium Project

Thank you for the opportunity to provide public comments on the Notice of Preparation for the above project at Rio Americano High School. I have many concerns regarding the San Juan Unified School District's (District) intent to construct a high intensity sport and event stadium at Rio Americano featuring **permanent field lighting, expanded bleachers, an elevated press box (with HAVC), amplified sound, and other infrastructure.**

The proposed stadium site borders the American River Parkway (Parkway). The Parkway, from Nimbus Dam to the confluence with the Sacramento River, **is designated as a Wild and Scenic River by both State and Federal Wild Scenic Rivers Acts.** The Parkway is one of the region's most important natural, ecological, and recreational resources. Because of this sensitive setting—and the proposed project's immediate proximity to long-established residential neighborhoods—I believe the stadium proposal poses significant environmental impacts that require **full transparency, comprehensive environmental analysis, and meaningful public involvement** before any decisions are made or construction can proceed.

1. Impacts to the American River Parkway (Parkway) and Surrounding Neighborhoods

Given the Parkway's ecological and scenic importance, the following impacts must be rigorously evaluated and publicly disclosed.

- Visual impacts of tall light poles, bleachers, and other proposed and reasonably foreseeable improvements/structures
- Changes to the natural nighttime environment of the Parkway
- Proposed mitigation measures such as, but not limited to curfews, shielding, and sound limits
- Security measures, especially during games and other events, to prevent vandalism, fire, trash, loitering, etc., from occurring on the Parkway and neighborhood.
- Increase in noise impacts to surrounding neighborhoods (on both sides and up and down the American River) and Parkway. The increase in noise impacts would not just be from amplified sound, but from vibration noise of expanded metal bleachers (288 to 2,500), and elevated press box with HAVC system, the increase and intensity in use of the stadium (ie, coaching, whistles, crowd noise, etc.)

2. CEQA Requirements and the Need for a Full Environmental Impact Report (EIR)

Given the project's location and scope, a comprehensive Environmental Impact Report (EIR) is essential. The EIR must address:

- Event frequency and operational assumptions, ie, worse case scenarios. In addition to the expanded bleacher seating, how many attendees are expected at public events like graduation, student activities or other non-District related uses or activities and the shift of uses from other District schools to Rio Americano.
- Lighting design, photometric studies, and effects on riparian wildlife. Studies need to evaluate lighting impacts during clear, cloudy or foggy conditions.
- Noise and vibration analysis for surrounding neighborhoods, including those across and up and down the American River and Parkway.
- Traffic, circulation, and parking studies
- Full biological, habitat, and ecosystem assessments
- Alternatives and Cumulative Impacts—including, but not limited to, Jesuit High School's lighted stadium and PA use, increase in student enrollment as Jesuit will become a co-ed high school in 2027 (which will increase traffic/parking and use of Jesuit's stadium) and other projects on Rio's campus such as pool and tennis-court reconstruction and the proposed cellular tower.
- A documented process for resolving operational issues including real time points of contact during events. This should include responsibility for compliance enforcement between Rio Americano and the District.

3. The Site's Adjacency to the American River and Parkway Brings Heightened Responsibilities Under:

- The California Environmental Quality Act (CEQA)
- The American River Parkway Plan
- The Urban American River Parkway Preservation Act
- State and Federal Wild and Scenic Rivers Act
- The Parkway Corridor Combining Zone

4. Frequency, Intensity, and Conditions of Stadium Use

A project of this scale and location cannot move forward without full disclosure and analysis of:

- How often stadium lights will be used
- The number of games, practices, and events anticipated annually
- Hours of operation for lights, events, and amplified sound
- Which sports or programs will use the facility and how frequently
- Whether outside organizations or commercial users will be allowed to rent or access the stadium for uses or activities utilizing lights and/or amplified sound
- Marching band practice frequency

These usage assumptions directly shape environmental, traffic, and neighborhood impacts.

5. Capacity, Parking, and Traffic Concerns

Expanded seating and increased uses will intensify already-strained traffic and parking conditions as Rio Americano sits in very close proximity to Jesuit High School and just down the street from Del Dayo Elementary School and the Sacramento County Sheriff's Academy. Residents are already inundated with commuter traffic and traffic during times when students are dropped off/picked up from various schools and after school games, practices and events. A full and comprehensive Environmental Impact Report needs to identify and analyze:

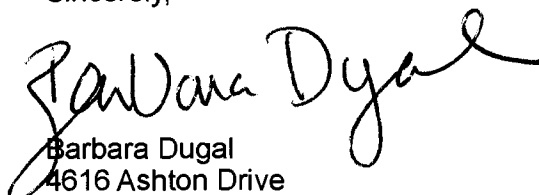
- Clear disclosure of proposed number of bleachers and capacity. Will attendance be limited to this capacity or will standing room attendance be allowed?
- Parking and overflow plans. What is the parking capacity on Rio Americano's campus? The EIR needs to evaluate not only Rio's parking, but the use by Jesuit High School of Rio's parking lot for overflow parking. Jesuit has a shared parking arrangement with Rio Americano for off-site parking. Sacramento County's EIR for Jesuit's lighting project states that Rio Americano will be used for Jesuit's overflow parking. This needs to be evaluated in the EIR.
- Traffic impact analysis—especially during simultaneous campus events at Rio Americano and during activities at Jesuit and Del Dayo Elementary in addition to Rio Americano's expected schedule of uses and events.
- Safety assessments for pedestrians, cyclists, and Parkway users
- Enforceable mitigation measures

6. Preservation of the American River Parkway

In disrupting ecosystems, light pollution and noise poses a serious threat in particular to nocturnal wildlife, having negative impacts on plant and animal physiology. It can confuse the migratory patterns of animals, alter competitive interactions of animals, change predator-prey relations, and cause physiological harm. The rhythm of life is orchestrated by the natural patterns of light and dark; so disruption to these patterns impacts the ecological dynamics. The American River Parkway is a rare and irreplaceable natural resource that requires thoughtful, protective planning. Permanent stadium infrastructure—especially lighting, noise, vibration and increased use—poses risks that will be **substantial and unmitigable** without careful analysis and clear restrictions/mitigations.

Any project of this magnitude and in such close proximity to the American River Parkway, must demonstrate that it will **not degrade wildlife habitat, ecological function, scenic views, recreational values or neighborhood livability**. I and others are committed to protecting the American River Parkway and ensuring that any District improvements at Rio Americano do not come at the cost of environmental integrity, public trust, or the surrounding neighborhoods well-being.

Sincerely,



Barbara Dugal
4616 Ashton Drive
Sacramento CA 95864

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: NOP-Initial Study SCH #2026010094 Comment Ltr
Date: Thursday, February 5, 2026 4:06:58 PM
Attachments: [Outlook-cn03n3rp.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Friday, February 6, 2026 12:05 AM
To: barbara dugal <babsdugal@hotmail.com>
Subject: Re: NOP-Initial Study SCH #2026010094 Comment Ltr

Hello Barbara,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: barbara dugal <babsdugal@hotmail.com>
Sent: Thursday, February 5, 2026 10:39 PM
To: Construction <construction@sanjuan.edu>
Subject: [EXTERNAL] NOP-Initial Study SCH #2026010094 Comment Ltr

Good afternoon, attached is a second comment letter from me regarding the District's proposed project at Rio Americano. Please confirm receipt.

Thank you
Barbara Dugal
4616 Ashton Drive
Sacramento CA 95864

February 5, 2026

Via Email Only - Please Confirm Receipt

Nicholas Arps, Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, California 95608
construction@sanjuan.edu

Dear Mr. Arps,

Subject: Notice of Preparation - SCH #2026010094 - Rio Americano High
School Stadium Project

Thank you for the opportunity to provide public comments on the Notice of Preparation (NOP) and Initial Study for the proposed project at Rio Americano High School. These comments are in addition to my previously submitted comments on February 5, 2026.

I have significant concerns regarding the project location and description and the San Juan Unified School District's characterization of the proposed project in the Notice of Preparation and Initial Study.

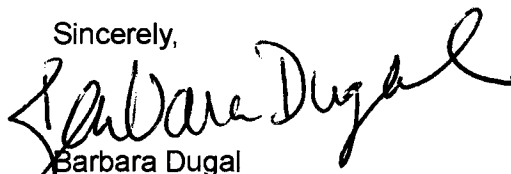
The project location as described in the Notice of Preparation and in Section 2.1 of the Initial Study are inaccurate and incomplete. A full and comprehensive Environmental Impact Report (EIR) must analyze **all** impacts associated with the proposed project. The project description and location must include both Assessor Parcel Numbers, APN 292-0210-019-0000 and APN 292-0210-021-0000.

Throughout the Notice of Preparation and the Initial Study it is stated that the improvements and use would be at the existing "Raider Stadium." The EIR must accurately describe existing site conditions. Characterizing the field as a "stadium" is inaccurate and misleading. While a field and a stadium are both associated with sports use, they differ substantially in scale, intensity, infrastructure, and environmental impacts. A field typically refers to an open playing surface, whereas a stadium is a developed venue that includes tiered seating, lighting, sound systems, and facilities designed to accommodate large crowds and frequent events.

Describing the project site as an "existing stadium" minimizes the true scope and intensity of the proposed development and risks obscuring potential environmental impacts related to lighting, noise, traffic, parking, air quality, and neighborhood compatibility. The EIR must clearly and accurately describe the project site as a playing field, not a stadium, so that the environmental impacts of converting the site into a high-intensity stadium and event venue can be properly evaluated.

For these reasons, I request that the District revise the project description, accurately identify the full project site, and prepare a thorough EIR that fully discloses and analyzes all potential environmental impacts of the proposed project.

Sincerely,



Barbara Dugal
4616 Ashton Drive
Sacramento CA 95864

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Public Comment – Proposed Stadium Near the Lower American River and Parkway
Date: Thursday, February 5, 2026 3:45:06 PM
Attachments: [Outlook-faeqwahz.png](#)
[Outlook-invzk04g.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:44 PM
To: Beatrix Treiterer <btreiterer@gmail.com>
Subject: Re: [EXTERNAL] Public Comment – Proposed Stadium Near the Lower American River and Parkway

Hello Beatrix,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Beatrix Treiterer <btreiterer@gmail.com>

Sent: Thursday, February 5, 2026 6:24 PM

To: LegalServices <LegalServices@sanjuan.edu>; Info <info@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Construction <construction@sanjuan.edu>

Cc: egalservices@sanjuan.edu <egalservices@sanjuan.edu>

Subject: [EXTERNAL] Public Comment – Proposed Stadium Near the Lower American River and Parkway

You don't often get email from btreiterer@gmail.com. [Learn why this is important](#)

Mr. Arps,

Thank you for the opportunity to comment on the Rio Americano High School Stadium Improvements Project - Comment to Notice of Preparation. I recently became aware of this project and frequently use the American River Parkway (Parkway) and have several friends that live around Rio Americano High School. I have read over the documents and have the following comments regarding the project:

- I recommend that a notice regarding the project to surrounding neighbors be expanded, and remailed. It seems that the public notice of the project was inadequate, with many stakeholders unaware of the scope of the project(s). The information given to date is confusing in regards to details about the expansion of facilities. I was also recently made aware of a cell tower to be constructed. This should be included as part of the improvement project.
- I recommend that the SJUSD conduct a full, comprehensive EIR on the project, not a limited or focused EIR. This would include requiring that the EIR's focus, scope, location and areas of study be expanded beyond the Rio Americano campus and stadium footprint to include the American River Parkway, wildlife, the public and surrounding communities. This EIR should address how construction and the long term increases in people, traffic, trash, glare, noise, vibration, scoreboard lighting etc, will affect the neighborhood and the Parkway, wildlife, and the American river nearby. Surveys of wildlife, including species of special concern, and state listed species should be of particular concern, given that some of the effects such as lighting and noise will be unmitigatable given the current scope of the project.
- I recommend an analysis of impacts from the actual planned operations at full scale, capacity, use and intensity, not just the impacts during the construction. Cumulative impacts of this project and future improvements should be included as well.
- I recommend that a true effort be given to developing alternatives with the input from neighbors surrounding communities and those interested in preserving the American River Parkway.

I thank you for the opportunity to comment on this project. I understand the need to improve our high schools in the San Juan District, but these sorts of projects should have complete transparency and be done in good faith with the input from neighbors and those vested in the American River Parkway.

Beatrix Treiterer

From: [Construction](#)
To: [Gerken, Matthew](#); [Nicholas Arps](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: NOP Comments re: Rio Americano High School Stadium Improvements Initial Study
Date: Friday, February 6, 2026 8:34:19 AM
Attachments: [Outlook-qs0irnum.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: flweiland <flweiland@yahoo.com>
Sent: Friday, February 6, 2026 12:39 AM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] NOP Comments re: Rio Americano High School Stadium Improvements Initial Study

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To Whom It May Concern,

My name is Betsy Weiland and I have lived in the neighborhood adjacent to Jesuit High School, Rio Americano High School, and the American River Parkway for the past 30 years. I feel well qualified insisting that the San Juan Unified School District conduct a full, comprehensive Environmental Impact Report, not a limited or focused EIR. The EIR especially needs to thoroughly study potentially significant short term and long term impacts to the natural resources and recreational experiences on the American River and Parkway on both sides of the River. The analysis must include a study of the impacts, potentially unmanageable, from the uses in the Parkway after hours. Bringing thousands of people to the stadium for night time football games and other events leaves the Parkway and River open to misuse from events' attendees who use the bike trail as a way to get to and from events as well as those who stay on when the Parkway is closed to "hang out." The analysis must include a realistic study of current

Sacramento County Regional Parks' enforcement policies and capabilities.

As part of a full, comprehensive Environmental Impact Report, alternatives, such as a "no project" alternative should be considered.. I am proposing that converting Rio American High School to a magnet Arts and Sciences campus be studied as a feasible alternative. Such an alternative better fits the school's location and its recent investments. The school practically sits on the River and Parkway, an unparalleled living laboratory for the study of Earth Science, and its disciplines..The architects for the recently completed Center for the Arts (Measure N's signature project) used the the River, its curves and currents, to design the look of the building, and create movement on campus where students, visitors, guest artists and others should flow. Rio Americano High School already has a renowned music program and the District professes a commitment to academic excellence. A high school dedicated to the Arts and Sciences should be studied as a reasonable alternative to the highly impactful proposed project.

Your consideration of the above comments is greatly appreciated.

Sincerely,
Betsy Weiland
Concerned citizen

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Objection to Large-Scale Stadium Project
Date: Thursday, February 5, 2026 3:29:59 PM
Attachments: [Outlook-zbg04jnt.png](#)
[Outlook-ia1iiejur.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:29 PM
To: Betty Cooper <bettycooper@comcast.net>
Subject: Re: [EXTERNAL] Objection to Large-Scale Stadium Project

Hello Betty,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Betty Cooper <bettycooper@comcast.net>
Sent: Wednesday, February 4, 2026 11:46 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Info <info@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>
Subject: [EXTERNAL] Objection to Large-Scale Stadium Project

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This letter is to voice my objection to the San Juan Unified School District (SJUSD) intention to build a high-intensity sports and event stadium at Rio Americano High School. The stadium would be located immediately adjacent to an environmentally sensitive and protected area of the designated Wild & Scenic American River Parkway.

If approved, the stadium features, substantial increased capacity, scale, planned use and operations of the stadium will overwhelm and result in significant impacts to the American River Parkway, wildlife, habitat, the public, and surrounding communities on both sides of the river. These impacts are not being taken seriously and must be considered. In addition, SJUSD is improperly piecemealing this project, as other projects planned for this campus would also result in significant impacts.

As a neighbor of the Parkway and the school, I respectfully ask the following:

- Insist SJUSD conduct a full, comprehensive Environmental Impact Report (EIR), not a limited or focused EIR.
- Require that the EIR's focus, scope, location, and areas of study be expanded beyond the Rio Americano campus and stadium footprint to include the American River Parkway, wildlife, the public, and surrounding communities.
- Insist that alternatives be fully studied, including a "no project" alternative.
- Require analysis of impacts from actual planned operations at full scale, capacity, use, and intensity, not just impacts during the construction period.
- Ensure that cumulative impacts from the stadium and other campus projects are identified and studied.

Sincerely,
Betty Cooper
4833 Sherlock Way
Carmichael, CA 95608

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Scoping comments on the Notice of Preparation for the Rio Americano High School Stadium Improvements Project
Date: Friday, February 6, 2026 8:33:20 AM
Attachments: [Outlook-mrsbuno4.png](#)
[Rio Americano High School.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Brenda Gustin <bkgustin@gmail.com>
Sent: Friday, February 6, 2026 12:27 AM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>; ~Board Members <BoardMembers@sanjuan.edu>; parksinfo@saccounty.gov <parksinfo@saccounty.gov>; Supervisor Rich Desmond <Richdesmond@saccounty.gov>
Subject: [EXTERNAL] Scoping comments on the Notice of Preparation for the Rio Americano High School Stadium Improvements Project

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Thank you for this opportunity to comment on this project.

I attended the first public meeting and was informed by the Rio Americano Coach that the stadium will only host four games each year and parents commented that improvements to the stadium will allow students to

practice in the evening hours to avoid the hot summer days that make it extremely difficult for the students to reach their maximum potential. It was also stated that the school will be able to offer the stadium for use by other schools which will increase the school's financial capabilities.

All of these reasons sound well and good although as I learn more about the capacity seating increasing to 2500 in the stadium, there is great concern about how traffic and noise will negatively impact the surrounding neighborhood community members which include residents living in this beautiful neighborhood, the public who utilize the adjacent parkway and the wildlife who depend upon the habitat in the adjacent wildlife corridor to survive. I can only imagine living in a residential neighborhood and having an increase of traffic due to the increased capacity to host 2,500 people and the attraction to host games as much as possible due to the ability to raise funds for the school and/or district through stadium rental fees. In addition, the American River Parkway provides a tranquil environment for species of all kinds, including species who depend upon dark skies and quiet to thrive with eight million visits to the Parkway each year raising over \$370 million in state revenues. Visitors and residents living across the river will all be affected by these changes to the Parkway environment. The American River Parkway was established in 1961 for everyone to enjoy this unique and special wildlife corridor along the only Federal and State designated Wild & Scenic river in an urban area. This amazing asset benefits the health and welfare of all residents of Sacramento County. I request that Rio Americano High School consider its role as a steward to the County and their student population.

The school is zoned RD-4/PC which means Low-Density Residential with a Parkway Corridor Combining (PC) zone overlay which applies to parcels adjacent to the American River Parkway to regulate uses that might impact the scenic, ecological, and recreational values of the Parkway. (see map attached)

The PC (Parkway Corridor) zone in Sacramento County is a combining zone that supplements the base zoning and is applied where land uses may affect the American River Parkway's aesthetics, environment, or bluff stability. Its purpose is to limit visual intrusion and to protect the Parkway values. These values serve all of the Rio Americano High Schools students as well as residents and the public who visit the Parkway which is why the combining

zone is a protected area along the American River Parkway. All development and modifications to the field and stadium (e.g., lighting, bleachers, structures) require review under the Parkway Corridor standards even if they aren't physically "inside" Parkway-owned land. [PC Combining Zone](#) This is a low-density residential area, not a commercial area. A venue capable of hosting 2,500 people raises questions as to whether it fits within the current zoning code.

- **Residential zoning (RD-4)** is focused on dwellings and small neighborhood compatible facilities. It *does not allow* large assembly uses like stadiums or assembly venues by right.
- For something as large and intensive as a space that regularly accommodates 2,500 people (e.g., a football stadium, event venue), the zoning code would typically require:
 - A **rezoning to a more suitable category** (commercial or institutional), **and/or**
 - A **Conditional Use Permit (CUP)** — with public hearings, environmental/traffic review, and findings that the use won't be injurious to the neighborhood.

Without that rezoning or discretionary permit, you *cannot* operate a venue for thousands of people on property zoned RD-4.

I realize that Rio Americano High School is an asset to the neighborhood, as a school - not as a sports venue! I wish to believe that the school district would not override local zoning codes to take advantage of its status as a public institution.

I understand the District is planning to analyze this project with a focused EIR. However, this will not provide the detailed analysis required to calculate the cumulative effects occurring with this design upon the neighborhood and the Parkway. The California Environmental Quality Act (CEQA) does not recognize a reduced or abbreviated form of EIR. Given the project's location immediately adjacent to the American River Parkway, the EIR must fully evaluate, at a minimum, visual and aesthetic impacts, lighting and night-sky effects, noise and loss of natural quiet, biological resources and wildlife movement, recreational impacts, and consistency with the American River Parkway Plan policies governing adjacent land uses also defined through the Parkway Corridor Combining Zone.

The Initial Study states that the project will add significant new infrastructure to the campus, including four 80foot to 100-foot tall light

poles, expanded bleachers to accommodate roughly 2,500 spectators, an elevated press box, new PA system, six 15-foot tall light standards, and the removal of existing wood SMUD light poles, and various metal storage sheds. As a state and federally designated Wild and Scenic River, the American River is a wildlife corridor renowned for its natural habitat and recreation opportunities. This sensitive interface heightens the importance of a thorough environmental review. We respectfully request that the EIR include a robust analysis of potential impacts to the American River Parkway in the following areas: Nighttime Lighting, Amplified Noise and Vibration, Visual/Aesthetic Impacts, Biological Resources & Habitat Integrity, Consistency with Parkway Plan and Laws, Project Alternatives and Mitigation, Cumulative Impacts and Technical Studies Expectations. I also request consideration of alternatives be fully analyzed with the inclusion of the "no project" alternative.

Thank you for your consideration. Please add my name to the list for updates and notifications on this project.

Sincerely,
Brenda Gustin
Concerned Citizen/Native Sacramentan

Online Map

4540 American River Drive, Sacramento, CA 95864



Parcel Details | Layers | Measure | Search Results | Select Features | Zoom To X/Y | Display X/Y | Date Range | Legend | Help

Assessor Roll Status: ACTIVE
 Assessor's Map: **Assessor's Map**
 Bk.292, Pg.021
 Parcel Type: LND

- TRASH PICKUP ▶
- ANIMAL CARE ▶
- FLOOD ZONE ▶
- ZONING ▼

Zoning: RD-4 (PC) - LOW DENSITY
 SINGLE-FAMILY
 RESIDENTIAL/PARKWAY
 CORRIDOR

Additional zoning information can be obtained by contacting the Sacramento County Planning and Environmental Review Division at sacplan@saccounty.gov.

PLANNING ▶



From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Americano High School Stadium Improvements Project- Comment to Notice of Preparation (NOP), SCH #2026010094
Date: Friday, February 6, 2026 8:36:28 AM
Attachments: [Outlook-xkdybot3.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Brooke Banks <brookebanks@hotmail.com>

Sent: Friday, February 6, 2026 2:47 AM

To: Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Rio Americano High School Stadium Improvements Project- Comment to Notice of Preparation (NOP), SCH #2026010094

Some people who received this message don't often get email from brookebanks@hotmail.com. [Learn why this is important](#)

Mr. Arps,

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Rio Americano High School Stadium Improvement Project. I am writing as a nearby resident who will be directly affected by this proposal. Because some neighbors did not receive notice of the NOP, I respectfully request that the notice be re-mailed to ensure full and fair community participation.

The proposed stadium improvements would substantially affect my daily life, including my ability to access my home, spend time with family and neighbors, and enjoy the American

River Parkway and American River. For these reasons, I strongly urge the School District to prepare a comprehensive Environmental Impact Report (EIR). The EIR must analyze not only construction impacts, but also operational impacts and foreseeable future uses of the stadium, including effects on the surrounding neighborhood beyond the Rio campus.

My primary concerns with this proposal are traffic, noise, and lighting impacts. My family lives at the corner of American River Drive and Saverien Drive, an intersection that already experiences significant impacts from existing school activities. The proposed stadium upgrades would substantially exacerbate these conditions.

Traffic associated with Rio Americano already creates serious challenges for our household. During school drop-off and pick-up, it is often difficult or impossible for us to leave or return home. Even routine activities, such as placing garbage bins at the curb, are affected due to vehicles parking in front of and around our home, at times blocking our driveway.

The prospect of stadium events drawing 2,500 or more attendees raises serious concerns. I have personally experienced traffic delays exceeding 20 minutes within two blocks of my home, with no ability to move. The current conditions are already unacceptable. Adding a stadium with large events would significantly worsen traffic congestion, parking spillover, air quality, and basic neighborhood access. These impacts must be fully disclosed, analyzed, and mitigated.

While we understand that some level of school-related noise is part of living near a campus, stadiums introduce a different and far more disruptive noise environment. Chanting, foot stomping, whistles, and amplified sound systems carry well beyond campus boundaries. The proposed stadium would increase both the frequency and intensity of noise, particularly during evenings and weekends, pushing sound levels into what I believe would constitute a public nuisance for nearby residents.

As a recent example, on Friday evening, January 30, 2026, around 9:30 p.m., traffic noise in our area was significantly louder than normal as attendees departed an event. Young drivers leaving in the dark often accelerate aggressively and speed, creating conditions far more disruptive than daytime school traffic. These patterns are foreseeable and must be analyzed as part of the project's operational impacts.

Lighting is another significant concern. The proposal includes multiple bright light sources, including tall stadium lights and increased walkway lighting. There is already an illuminated sign directly across the street from our home that causes ongoing light pollution in our yard both day and night. Additional stadium lighting would further intrude into our home and outdoor spaces, affecting sleep, quality of life, and neighborhood character.

I respectfully request that the EIR fully evaluate noise, traffic, and lighting impacts, including cumulative impacts from existing school activities and proposed stadium operations. This

analysis should include, at a minimum, the following clearly defined and enforceable disclosures:

- Frequency and duration of stadium lighting and sound system use
- Number of anticipated night games, practices, and special events per year
- Hours of operation for events, lighting, and amplified sound
- Sports, programs, and activities expected to use the stadium and their frequency
- Whether outside organizations, commercial users, or non-school groups will be permitted to use the facility, particularly for nighttime events involving lights and amplified sound

Thank you for forwarding my comments to the School District for consideration. I look forward to a thorough and transparent environmental review process that meaningfully considers the impacts on neighboring residents and supports renewed good-neighbor relations with Rio Americano High School.

Sincerely,

Brooke Banks

Bruce Kamilos
720 Morris Way
Sacramento, CA 95864
kamilos@comcast.net / (916) 612-1058

Date: February 2, 2026

Via Email
San Juan Unified School District
Attn: Nicholas Arps, Director of Facilities Construction & Modernization
3738 Walnut Avenue
Carmichael, CA 95608
construction@sanjuan.edu

Re: Scoping Comments for Environmental Impact Report (EIR) – Rio Americano High School Stadium Improvements (Raider Stadium), January 2026 Initial Study

Dear Mr. Arps and San Juan Unified School District Board of Education:

I submit the following scoping comments regarding the Environmental Impact Report (EIR) to be prepared for the proposed Rio Americano High School Stadium Improvements project (Project). As reflected in the January 2026 Initial Study, the Project includes installation of four permanent high-mast stadium light poles approximately 80 feet tall, installation of additional pedestrian lighting, expanded bleacher seating to approximately 2,500 spectators, an upgraded public address (PA) system, and a new press box.

The Initial Study identifies aesthetics/visual character impacts and light/glare impacts as “Impact to be determined” and indicates these issues will be evaluated in detail in the EIR. The EIR must therefore include robust, quantitative analysis; enforceable mitigation measures; and meaningful alternatives sufficient to comply with CEQA.

1. Aesthetics / Visual Character / Scenic Resources

The EIR must evaluate the Project’s effect on visual character and public views from publicly accessible vantage points, including from adjacent roadways and from the American River Parkway.

Required EIR analyses include:

- a. Visual simulations (day and night) from representative residential receptors and public viewpoints, including public right-of-way locations along American River Drive and viewpoints near the stadium boundary adjacent to homes.
- b. Detailed discussion of how 80-foot light poles, enlarged bleachers, and the press box change visual scale and neighborhood character.
- c. Evaluation of the Project's consistency with applicable zoning and other regulations governing scenic quality and neighborhood character given the low-density residential setting.

2. Light and Glare – Photometric Modeling and Enforceable Performance Standards

The Initial Study indicates the lighting system is intended to be “dark sky certified” and designed to meet International Dark-Sky Association (IDA) guidelines. These statements must be supported with design-level analysis and enforceable requirements.

The EIR must include a full photometric lighting study based on final or near-final fixture specifications and aiming, including:

- a. Horizontal and vertical illuminance at property lines and residential façades.
- b. Modeled glare impacts and spill into adjacent residential areas.
- c. Skyglow contribution.
- d. Lighting levels and spill for event mode versus practice mode (including reduced-intensity use).

The EIR must disclose operational assumptions including:

- e. Maximum lighting intensity and hours of operation, including post-event reduced lighting for exit/cleanup.
- f. Frequency of nighttime lighting use per year, with seasonality (winter months when sunset is early).

Mitigation must be objective and enforceable, not discretionary or vague, including:

- g. Quantified maximum spill light levels at property lines.

- h. Shielding and aiming requirements to minimize spill and glare.
- i. Curfew requirements with automatic shutoff.
- j. Dimming requirements for practices and post-event conditions.
- k. A complaint response protocol requiring field verification and corrective adjustment if thresholds are exceeded.

3. Noise Impacts – Crowd Noise and Public Address System

The Project includes increased seating capacity to approximately 2,500 spectators and an upgraded PA system. The EIR must evaluate operational noise impacts, particularly during evening events.

The EIR must include:

- a. Operational noise modeling for football games, graduation ceremonies, assemblies, and other peak events.
- b. Evaluation of amplified sound (PA announcements and music) and unamplified crowd noise.
- c. Clear disclosure of maximum attendance assumptions, number of events per year, and hours of PA operation.

Mitigation must include measurable performance standards and operational limits such as:

- d. PA speaker aiming limitations to minimize offsite exposure.
- e. Maximum sound levels at nearby residences, with monitoring/verification.
- f. Limits on amplified announcements or music after a specified evening time.

4. Transportation / Parking / Neighborhood Spillover

Expanding capacity to approximately 2,500 spectators may materially change traffic and parking conditions in the adjacent residential neighborhood.

The EIR must include:

- a. Event traffic analysis for peak conditions (football rivalry/postseason and graduation scenarios).
- b. Parking demand and neighborhood spillover analysis, including cut-through traffic patterns.
- c. Feasible mitigation measures such as traffic control plans, parking management measures, enforcement coordination, and pedestrian safety protocols.

5. Biological Resources / American River Parkway Interface

The stadium is adjacent to the American River Parkway, separated by the flood control levee, with mature vegetation along the southern boundary. Night lighting and increased nighttime activity can affect wildlife movement and behavior.

The EIR must evaluate:

- a. Light spill toward the Parkway and flood control levee area.
- b. Disturbance impacts on nocturnal wildlife and habitat use.
- c. Avoidance and mitigation measures, including lighting controls and shielding to protect the Parkway corridor.

6. Stable Project Description and Binding Operational Parameters

The Initial Study indicates that additional detail, including event lighting schedules and attendance assumptions, will be provided in the EIR. The EIR must analyze a stable project description and include binding, enforceable operational parameters.

The EIR must include maximum limits for:

- a. Number of nighttime events per year.
- b. Number of days per week lights may be used.
- c. Practice and game end times, including post-event reduced lighting duration.
- d. Limits on non-school or community event uses, if any.

7. Alternatives Analysis

The EIR must include feasible alternatives that would reduce or avoid significant impacts to adjacent residences and the Parkway. At minimum, the EIR must analyze:

- e. No Project alternative.
- f. No Permanent Stadium Lighting alternative.
- g. Reduced Height / Reduced Illumination alternative (lower poles, lower lumen output, stricter spill limits).
- h. Reduced Capacity alternative (lower than 2,500 seating capacity).
- i. Earlier Curfew alternative (earlier end times for games and lighting shutoff).

8. Cumulative Impacts

The EIR must assess cumulative impacts associated with increased nighttime activity, lighting, noise, and transportation effects in combination with other nearby uses and background conditions.

The Initial Study indicates that key impacts related to visual character and light/glare are to be determined and will be evaluated in the EIR. To comply with CEQA, the EIR must include rigorous technical analysis, enforceable mitigation measures, and feasible alternatives that meaningfully reduce impacts to nearby residences and the American River Parkway. Thank you for your consideration. Please include this letter in the administrative record for the Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Kamilos".

Bruce Kamilos, P.E.

Cc: legalservices@sanjuan.edu
nicholas.arps@sanjuan.edu
mbassanelli@sanjuan.edu
info@sanjuan.edu

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Stadium PROJECT-Parkway and neighborhood disruption
Date: Thursday, February 5, 2026 3:43:57 PM
Attachments: [Outlook-o10waymc.png](#)
[Outlook-1qsu5skn.png](#)

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Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:43 PM
To: chart1217@comcast.net <chart1217@comcast.net>
Subject: Re: [EXTERNAL] Rio Stadium PROJECT-Parkway and neighborhood disruption

Hello Cary,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: chart1217@comcast.net <chart1217@comcast.net>

Sent: Thursday, February 5, 2026 6:15 PM

To: Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Info <info@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>

Subject: [EXTERNAL] Rio Stadium PROJECT-Parkway and neighborhood disruption

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Dear San Juan staff,

I am very concerned about the environmental and neighborhood disruption that the proposed Stadium project will create. The traffic, parking, light pollution, noise pollution of various sources all will severely affect the habitat of the parkway and the calm of the neighborhood. The money planned for that would be better used for other school projects and delayed maintenance.

Thank you for your attention. Cary Hart, neighbor

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Proposed Stadium Conversion at Rio Americano High School
Date: Thursday, February 5, 2026 3:52:33 PM

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:51 PM
To: Claudia Kirkpatrick <kirkmusic@hotmail.com>
Subject: Re: Proposed Stadium Conversion at Rio Americano High School

Hello Claudia,

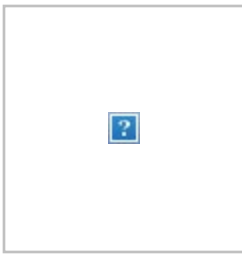
Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.

Facilities, Construction and Modernization Department



Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Claudia Kirkpatrick <kirkmusic@hotmail.com>

Sent: Thursday, February 5, 2026 8:13 PM

To: Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>;
Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Proposed Stadium Conversion at Rio Americano High School

Some people who received this message don't often get email from kirkmusic@hotmail.com. [Learn why this is important](#)

Dear San Juan Unified School District,

I am writing today to express my concern over the proposed conversion of the athletic field at Rio Americano High School into a high intensity sports and events stadium.

The proposed conversion would be right next to the designated Wild and Scenic American River Parkway, the "Jewel of Sacramento", used by 5-8 million visitors annually. The Parkway is home to many sensitive plants and animals.

I support:

- A full comprehensive Environmental Impact report. The scope of this report should include the American River Parkway wildlife, the public, and surrounding communities.

- Alternatives to the proposed conversion be fully studied.

- Cumulative impacts from the stadium are identified and studied, including a "no project" alternative.

- An analysis of impacts from the planned operations at full capacity, use, and intensity.

We all live in community with one another, and need to find ways to live in harmony with our neighbors.

Thank you,

Claudia Kirkpatrick

January 14, 2026

To: Frank Camarda
Chief Operations Officer

My name is Dale Vaira and I am a neighbor of Rio Americano High School. I attended your January 7, scoping meeting and left the meeting very confused and unhappy.

If you are really looking for neighbor feed back, why was not more detailed information provided. For example, no mention was made about the improved tennis courts, are they getting lights are they getting any stadium seating. How was the determination made about the seating capacity for the new football stadium. Where is the press box going to be placed and at what level of audio are the games going to be announced at. What other events are being planned for the stadium. All easy information to be provided and yet none was. Very disappointing!!!

It is a cop out just to say these decision aren't finalized and will be made later, or that the EIR will address them.

Be professional about this and schedule a real meeting giving complete information.

Please acknowledge that you have received this letter and read it, and what action you intended to take.



Dale Vaira dalev1616@aol.com
719 Whitehall Way
Sacramento, Ca. 95864

Considerations for Rio Americano Stadium EIR

The EIR needs to consider the cumulative impact on the Parkway wild life, vegetation and its private property owner neighbors.

Parking The new stadium will have a capacity of 2,500 seating plus players, coaches, cheer leaders etc. The school has less than 500 parking spaces, What about graduation parking for parents, other family members and friends. Don't forget Jesuit has identified Rio Parking lot as their overflow. You can see the cumulative negative effect of 2 stadiums within 3 blocks of each other on parking.

levee

Game Time traffic These intersections Saverien and American River Drive and Saverien and Fair Oaks Blvd are not designed for this type of heavy traffic. These intersections can barely handle the morning drop off and afternoon pick up from these 2 high schools now. Who is going to pay to fix the roads when they are damaged from this increased traffic. The roads are in bad condition now.

Security What type of security is planned to prevent a shooter from coming into the different events that are planned. What type of security is planned to stop a person from smuggling a bomb into these events. What about an attack that might come over the parkway levee.

Trespassing lighting This is unwanted artificial light spilling over the parkway affecting wild life and backyards of private property owner neighbors. This trespass lighting causes disruption of life, privacy and enjoyment. What's the plan to prevent this.

Noise What is the plan to keep the noise at a low level to not negatively effect the parkway wild life and private property owner neighborhoods. Don't forget the neighborhood across the river, the sound will travel over there as well.

Cell Tower Disruption These cell towers emit RF waves 24/7/365 days a year. These RF radio frequency energy waves are a form of electromagnetic radiation. The Parkway Wildlife, vegetation as well as the private property owner neighbors need to know at what level the RF emission waves will be emitted at and how far they will extend.

This is a list of just a few cities and school districts that have not approved or removed cell towers. Ripon CA elementary school remove their cell tower after 4 students and 3 teachers were diagnosed with different forms of cancer. Cal fire fighters union have successfully gotten a Calif law passed that removes all fire stations from 5G cell tower list considerations. City of La Jolla Calif is not allowed to place cell towers near bike paths, private homes, senior care facility's, parks, preschools. Due to possible human health concerns.

Long Beach Calif. A couple prevented through a lawsuit a cell tower being placed on public property next to their home. The court found that the FCC determination as to what is safe and acceptable RF emission exposure levels are antiquated and not based on current scientific evidence. Both Dewey Beach, Delaware and Ocean city, Maryland have denied cell tower installations. A proposal for a cell tower on the campus of St John's college in New Mexico was rejected.

What about on going maintenance of this tower. When are these big tall bucket trucks going to be allowed on campus.

What about when this cell tower becomes obsolete. Who is going to remove it, We are just a few short years away from satellite phones which will make all cell towers obsolete.

It is a cop out to just say the EIR will address these cumulative issues. The school distinct needs to provide answers now, on how they are going to address these cumulative issues. What studies do they plan on doing and who is going to do them.

I expect you to send me acknowledgment that you have received and read my letter and what action you intent to take.

Dale Vaira Dalev1616@aol.com
719 Whitehall Way
Sacramento, CA 95864

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Stadium
Date: Thursday, February 5, 2026 3:25:51 PM
Attachments: [image.png](#)
[Outlook-22ua3gmz.png](#)
[Outlook-3pfvd4cv.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:25 PM
To: Dan Heldridge <dan.heldridge@gmail.com>
Subject: Re: [EXTERNAL] Stadium

Hello Dan,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Dan Heldridge <dan.heldridge@gmail.com>
Sent: Wednesday, February 4, 2026 9:10 PM
To: Construction <construction@sanjuan.edu>
Cc: Info <info@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>
Subject: [EXTERNAL] Stadium

You don't often get email from dan.heldridge@gmail.com. [Learn why this is important](#)

Greeting SJUSD,

First of all, allow me to thank you for the good work you do> I hope one day you are truly appreciated for all that you do.

I am concerned about the stadium project. I live three blocks from a high school football stadium. They shoot cannons when their team scores, and they host sports and events that allow free use of the powerful PA system (including Saturday and Sunday mornings). It is very disturbing to neighbors, and I can only imagine the impact on bird life in the adjacent riparian habitat.

Raptors, herons, coyotes, otters, muskrat, beaver, deer, and many other species nest along the American River wildlife corridor because it is the last bastion of suitable habitat in the region. The wildlife corridor allows many species to move freely to forage, to seek cover, and to breed. Having a noisy, brilliantly-lit stadium will impede this natural flow.

While I love an active school and good facilities for sports, I feel the magnitude of this stadium is over-the-top and the project's disregard for precious wetlands sets a bad precedent for our children. Please reconsider. At a minimum, please conduct a full EIR with focus on the wildlife corridor.

I'm hopeful you will make informed decisions and be wardens for the future of nature in our area. Without that guardianship, the American River Parkway is one step closer to becoming the once-beautiful Los Angeles River:



Sincerely,

Dan Heldridge
El Dorado Hills

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Americano HS Stadium Improvements Project , Comment to Notice of Preparation (NOP) SCH #2026010094
Date: Thursday, February 5, 2026 3:33:34 PM
Attachments: [Outlook-udxaemsi.png](#)
[Outlook-kd1tmqzn.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:32 PM
To: DARLENE VAIRA <ddvaira@aol.com>
Subject: Re: [EXTERNAL] Rio Americano HS Stadium Improvements Project , Comment to Notice of Preparation (NOP) SCH #2026010094

Hello Darlene,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: DARLENE VAIRA <ddvaira@aol.com>

Sent: Thursday, February 5, 2026 12:18 AM

To: Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Rio Americano HS Stadium Improvements Project , Comment to Notice of Preparation (NOP) SCH #2026010094

[You don't often get email from ddvaira@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Arps,

Thank you for the opportunity to comment on the NOP for Rio Americano High School Stadium Improvement Project.

I live off American River Drive on Whitehall Way, 1 block from the soccer field at Rio Americano High School and 1 block from Jesuit High School. I have lived here for 35 years and raised my kids here. One went to Rio, the other went to Jesuit High School. We moved to this neighborhood because of the schools and the closeness/accessibility to the American River Parkway. Rio Americano HS sits right next to the Parkway. We have used and enjoyed the Parkway extensively for many many years, and still do. Rio Americano and Jesuit High School did not have stadium lighting at that time and that was part of our decision to move to the neighborhood.

I am asking the School District to do a Comprehensive Environmental Impact Report (EIR). I ask that the EIR consider not just Rio, but impacts to areas surrounding Rio's Campus, including across the River and foreseeable impacts of the stadium use and to consider the impacts as the stadium is being built.

I am very concerned about the following issues and would like them to be addressed in the EIR:

1. Increased Noise at night, not just from the sound system and vibration, but from chanting and cheering, stomping feet, air horns, and car horns. Also Noise travels farther at night.
2. Increased Traffic: Our neighborhood is already severely impacted with traffic at drop off and pick up time, not just from one school, but TWO (Rio&Jesuit). It is very difficult to get onto to American River Drive at these times from connecting side streets. Cars are parked in Turning Lanes obstructing the flow of traffic, parked in No Parking Areas along American River Drive, and on the corners obstructing the view of oncoming traffic from the connecting side streets. I have sat in traffic trying to get to and from my home for over 20 minutes.

Then there is speeding along American Drive, cars passing in the bike lanes to get to the schools and taking short cuts through neighborhood streets to avoid the 4 way stop signs. Cars also drive in bike lanes get to Fair Oaks Blvd from Saverien Drive and Jacob Lane. Cars are making dangerous U Turns on American River Drive. At night time this will only be exacerbated especially as people are crossing the streets and darting between cars.

3. Parking: Rio Americano does not have enough parking for their students and staff during the day. Our side streets are parked up from 8 am till 3:30 pm Monday thru Friday and on weekends. Increasing bleacher to accommodate 2500 people is outrageous.

4. Security to protect the Neighbors. I would like Rio Americano to address this issue and what they plan to do to protect the neighborhood from Vandalism, Trash and Loitering in our neighborhood. Also emergency vehicles, Fire, police, and ambulance need to be addressed.

5. Installing a Cell Phone Tower next the neighbors on Whitehall and to the Parkway that exposes people to harmful Radio Frequency Radiation. Rio is also exposing the children who attend Rio also. These are health concerns that schools in Southern California are taking into consideration and not allowing them on school property. Rio's cell phone tower is also situated next to the parkway which will affect the animals, birds and nesting areas. What about other hazardous materials, fire safety, cancer clusters, ground water contamination? Cell Phone Towers DO NOT belong on school property or next to homes, or the American River Parkway.

6. Lighting: The Stadium proposal includes multiple bright lights, not just on the football field but on the walkways to and from the field. I am also concerned about the lighting that they are using on the soccer field that shines into our homes, on Whitehall Way. The lights invade our backyards, kitchens, family rooms and bedrooms. Numerous complaints to Rio have been ignored. Lighting will also affect the animals and birds living along the parkway.

The list can go on and on. Rio Americano has not been a good neighbor. Over the years there have been increasing the enrollment so that it is almost at 2000, without adding any more parking. When our daughter was there the enrollment was 1200. They have installed a solar farm that is visible from American River Drive and is an eyesore in the neighborhood. They have installed portable lights on the soccer field and the football field that affect the neighbors, not only with the trespass lighting but also the fumes from the machines. They have done all of the above without any input from the neighbors. Do we not matter?

There is no other schools in the San Juan District that has TWO stadiums within 4 blocks of each other, or in California that I could find.

HOW MUCH MORE CAN YOU ASK OF US ?

If the stadium project goes ahead this will be a 24/7 impact on the neighborhood. This area is already overburdened and the neighbors quality of life needs to be taken into consideration and taken seriously. Can we please get some peace in our neighborhood to enjoy our backyards and entertain in our homes like you do in yours?

Rio Americano High School has outgrown their property. There are other schools that share stadiums that have lights for events. And Rio has been doing this for years. It does not take away anything from the athletes. To disrupt the neighborhood for 100 or less athletics who only play football for 4 years and then they are gone is preposterous. There are better ways to spend money to improve and enhance ALL students attending the school.

Besides a full and Comprehensive EIR including the stadium project and all cumulative impacts,(

tennis, courts, pool, additional lighting, cell tower and Jesuit High School). I ask that the San Juan District be in FULL compliance with CEQA including consistency findings of the American River Parkway.

I would also ask that another Scoping Meeting be planned as the school did not disclose any of their plans to us, the neighbors, who attended the meeting at Rio Americano High School on January 7, 2026.

Thank you for sharing my concerns with the SanJuan District. Please send me a Confirmation Receipt of this email.

Darlene Vaira

Sent from my iPad

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Stadium project
Date: Thursday, February 5, 2026 3:24:17 PM
Attachments: [Outlook-hbcmvvhno.png](#)
[Outlook-nhstlkzm.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:23 PM
To: david dubelko <1davedubelko@gmail.com>
Subject: Re: [EXTERNAL] Stadium project

Hello David,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: david dubelko <1davedubelko@gmail.com>
Sent: Wednesday, February 4, 2026 8:15 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Stadium project

You don't often get email from 1davedubelko@gmail.com. [Learn why this is important](#)

I strongly oppose the Rio stadium project.

The windfall funds from the Measure P should be used for improvements on the campus classrooms/equipment for the classrooms and building new classrooms and getting rid of the temporary trailers that are used now. That would be for the majority of the students and not a small number of athletes and disrupting the natural environment which the stadium project would do.

Dave Dubelko
Ashton Drive resident

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Comment to Notice of Preparation (NOP), SCH #2026010094
Date: Tuesday, February 3, 2026 2:16:39 PM
Attachments: [image001.png](#)
Importance: High

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Hi Matthew,

Another one, thank you.

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: Elizabeth Hughes <elizconsulting@hotmail.com>
Sent: Tuesday, February 3, 2026 2:15 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>;
Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Comment to Notice of Preparation (NOP), SCH #2026010094
Importance: High

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Nicholas Arps
Construction and Modernization Facilities Director
San Juan Unified School District (SJUSD)
3738 Walnut Ave
Carmichael, CA. 95608
construction@sanjuan.edu

RE: Rio Americano High School Stadium Improvements Project- Comment to Notice of Preparation (NOP), SCH #2026010094

Dear Mr. Arps,

Thank you for the chance to comment on the Notice of Preparation for the Rio Americano High School Stadium Improvement Project. Since some neighbors did not receive notice, please mail it again to everyone in the area.

This project will affect where I live with my family. It will also affect the American River and Parkway that many of us use and care about. I request that the School District prepare a full Environmental Impact Report (EIR). The EIR should consider not only the campus but also nearby neighborhoods and long-term stadium use, not just the construction period.

My biggest concern is noise. Stadiums are loud. Crowds cheer, stomp, and use amplified sound systems that travel far. I have tried to be patient with current school events, but each year the noise has increased. This project would make it worse by increasing how often and how loud events happen. The sound would reach nearby homes and disrupt daily life. Ongoing noise affects sleep, health, and stress levels, especially for older adults and people with medical conditions.

The EIR must fully study noise from crowds, speakers, band activities, and evening and weekend events. These impacts on nearby residents must be taken seriously and reduced as much as possible.

I am also very concerned about traffic and parking. Right now, school drop-off and pick-up already make it hard for me to leave or return home. Cars block the street and park in front of my house. Even simple things like taking out the trash are difficult. Adding events with 2,500 or more people will make this much worse, especially if Jesuit High School has events at its stadium on the same days.

This neighborhood cannot handle more traffic, parking, and air pollution. These impacts must be clearly studied and honestly addressed.

Before this project moves forward, the District must clearly explain and commit to:

- How often will the stadium lights be used
- How many night games, practices, and special events are expected each year
- The hours for lights, events, and amplified sound
- Which sports and programs will use the stadium, and how often

- Whether outside groups will be allowed to use the stadium
- How often will the marching band use the facility

These details affect noise, traffic, and quality of life in the neighborhood.

The EIR must also study the combined impacts of this project, the nearby Jesuit stadium, and the proposed cell tower.

Given the project's location and size, a full EIR is necessary. It must include:

- How many people are expected at events like graduations and non-school activities
- Lighting design and how it affects nearby homes and wildlife
- Noise studies for neighborhoods on both sides of the river and along the Parkway
- Traffic and parking studies
- Full studies of plants, animals, and the natural environment
- Alternatives and cumulative impacts, **including Jesuit's stadium** and other projects on Rio's campus

There should also be a clear plan for handling problems during events, including who residents can contact in real time and who is responsible for enforcement.

Thank you for passing these concerns on to the School District. I hope this process leads to fair decisions and better neighbor relations with Rio Americano.

Regards,

Elizabeth Hughes
Piccadilly Circle, Sacramento
916-214-4307

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Public Comment in Strong Opposition to Proposed Stadium on Rio Americano Campus – Demand for a Full, Comprehensive Environmental Impact Report (EIR)
Date: Thursday, February 5, 2026 3:41:53 PM
Attachments: [Outlook-k0pk2vvt.png](#)
[Outlook-xpb5nwlx.png](#)

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Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:40 PM
To: Evan Bryant <evanbryant01@gmail.com>
Subject: Re: [EXTERNAL] Public Comment in Strong Opposition to Proposed Stadium on Rio Americano Campus – Demand for a Full, Comprehensive Environmental Impact Report (EIR)

Hello Evan,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Evan Bryant <evanbryant01@gmail.com>

Sent: Thursday, February 5, 2026 5:22 PM

To: Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>;
Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Public Comment in Strong Opposition to Proposed Stadium on Rio Americano Campus – Demand for a Full, Comprehensive Environmental Impact Report (EIR)

You don't often get email from evanbryant01@gmail.com. [Learn why this is important](#)

To the San Juan Unified School District (SJUSD) Board and Project Leads,

I am writing to express my strong opposition to the proposed stadium project on the Rio Americano campus. Due to its proximity to the ecologically vital American River Parkway, I believe this project poses a significant, irreversible threat to the Parkway's wildlife, habitat, and public enjoyment. The current environmental review is inadequate to assess these risks.

I insist that SJUSD immediately halt the approval process and conduct a comprehensive Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). A limited or focused EIR is unacceptable for a project of this magnitude.

My specific demands for this comprehensive EIR include:

1. **Expanded Scope and Focus:** The study must extend beyond the immediate campus footprint to analyze impacts on the American River Parkway ecosystem (including noise, light, and water pollution), wildlife (breeding, foraging, and migration), and the surrounding communities (traffic, parking, and diminished recreational tranquility).
2. **Mandatory Alternatives:** The EIR must include a full "No Project" alternative analysis as required by CEQA, alongside a study of feasible alternatives such as off-site locations or a significantly scaled-down project.
3. **Full Operational Impacts:** The review must analyze impacts from full-scale operations, including maximum capacity events, night lighting, amplified sound, maintenance activities, and increased human activity at the Parkway's edge.
4. **Cumulative Impact Analysis:** The EIR must evaluate the cumulative effects of this project in conjunction with other past, present, and foreseeable future projects in the area to avoid a piecemeal assessment.
5. **Critical Concerns:** A credible EIR must also address hydrology and water quality (pollutant runoff), climate resilience, environmental justice regarding access to natural refuges, and the dangerous precedent of intensive development bordering the Parkway.

The American River Parkway is a protected natural resource and is not an appropriate location for a high-intensity sports stadium. Approving this project based on a limited review would be a failure of stewardship.

I formally request that you undertake a full EIR addressing these concerns. I will be following this process closely and expect the District to fulfill its legal and ethical obligations to protect our environment.

Sincerely,

Evan Bryant
4007 Villa Ct
Fair Oaks, CA 95628

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Re:Rio Americano High School Stadium Improvement Project
Date: Tuesday, February 3, 2026 4:11:55 PM
Attachments: [image001.png](#)

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FYI

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: Liyan Yu <liyany308@gmail.com>
Sent: Tuesday, February 3, 2026 3:56 PM
To: Construction <construction@sanjuan.edu>
Cc: legalservice@sanjuan.edu
Subject: [EXTERNAL] Re:Rio Americano High School Stadium Improvement Project

You don't often get email from liyany308@gmail.com. [Learn why this is important](#)

Dear Mr. Arps,

Thank you for the opportunity to comm on the notice of Preparation for Rio Americano High School stadium improvement project.

This stadium proposal will affect where I live. Risk my family people health and living conditions.

Like air pollution; the noise; the lighting, the traffic.....

For example, the traffic, ten years we lived here dealing with the students dropping off and picking up. Front of our house has the sign saying no parking anytime. But it is parking anytime. No one cares about that Illegal acts.

When they have game at evening, cars, huge trucks around our house front and the side. Too near our driveway, we unable to make turn to back home; we unable to put trash cans out at night.....

Those are the situations we have.

So hard to imagine how it would be if a stadium there.

Would please take care of our truly difficult situation to face this project.

Thank you so much

4636 American River Dr

Greg Grimm.

Liyan Grimm

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Comments re. Rio Americano Stadium Proposal
Date: Thursday, February 5, 2026 3:32:33 PM
Attachments: [Outlook-zpcd10sh.png](#)
[Outlook-uwsr25tz.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:31 PM
To: Joe Selewicz <joeysel@gmail.com>
Subject: Re: [EXTERNAL] Comments re. Rio Americano Stadium Proposal

Hello Joe,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Joe Selewicz <joejsel@gmail.com>

Sent: Thursday, February 5, 2026 12:08 AM

To: Construction <construction@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>; 'Barbara Selewicz' <barjsel@gmail.com>

Subject: [EXTERNAL] Comments re. Rio Americano Stadium Proposal

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Mr. Arps,

I mailed a hardcopy of this letter to you but am also sending electronically in case the letter somehow gets lost or gets to you after February 5. Please confirm receipt of either this e-mail or the mailed copy. Thank you and we appreciate the opportunity to provide comments.

Regards,

Joe (and Barbara) Selewicz

Mr. Nicholas Arps, Director of Facilities Construction
& Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608

February 3, 2026

Mr. Arps,

We live on the street immediately east of the current football field and are concerned about the potential impact of the stadium improvements on our neighborhood and the American River Parkway. We realize plans and details are still being developed and we assume we will better understand the impact once we receive an updated project description within the completed EIR.

In the meantime, we would like to provide feedback based on documents that are currently available. Here are comments, requests and questions related to the Notice of ***Preparation (NOP) of an Environmental Impact Report (EIR) and Initial Study for the Rio Americano High School Stadium Improvements*** and the ***Rio Americano High School Stadium Improvements Initial Study***.

The NOP states you intend to prepare a focused EIR. Given the nature and magnitude of this project, a full comprehensive EIR is the proper document. A focused EIR is meant to evaluate unanalyzed or new impacts of a project that is consistent with a previously analyzed EIR or master plan. A comprehensive EIR analyzes all potential environmental impacts of a new project including cumulative impacts and alternatives. I don't believe any previous EIR or plan addresses the scope and breadth of environmental issues and potential alternatives arising from this stadium plan so a focused EIR is not appropriate for this project. We also urge you to consider all environmental impacts not only to the Rio Americano campus footprint, but to the entire impacted area surrounding that footprint, specifically the American River Parkway and the neighborhoods on both sides of the American River.

In your project description and in other forums you continually reference a proposal to "improve the existing Raider Stadium . . ." This is misleading as it's a stretch to consider the existing facility to be a stadium. It is a field with a small number of bleachers and no permanent lighting. You are not improving a stadium. You are converting an existing non obtrusive field to a stadium.

The Project Objectives in the NOP include expansion of Rio Americano to host athletic and non-athletic events. The EIR must include a detailed description and quantification of expected use by Rio Americano and non Rio Americano organizations specifically - -

- Usage for Rio Americano events
 - How many events and what type of events would involve use of lights with spectators and PA. How many would be Friday – Sunday evenings?

- How many and what type of events would involve spectators and PA usage during daylight hours? What usage is expected to occur Friday – Sunday?
- Usage for non Rio organizations and groups
 - What criteria will exist to determine what non-Rio organizations, groups or teams are allowed to use the field during daylight or evening hours?
 - How many events and what type of events would involve use of lights with spectators and usage and on what evenings would field be rented?
 - How many and what type of events would involve spectators and PA usage during daylight hours by day of the week?
 - For usage by non Rio organizations and teams, describe the types of groups and organizations using the field and any limitations on frequency of usage by non Rio organizations or teams
 - For non Rio usage, what will be requirements for usage including security, insurance and post event cleanup?
 - For non Rio usage, how much will users be charged for usage and who will receive that revenue, ie – Rio, SJUSD or other?
- For all field usage, what limitations will exist for events using lights, PA and allowing spectators in terms of hours of the day, days of the week and overall frequency?
- When will lights be required to be turned off?
- Proposals mention “use of other community events”. What events are anticipated and will these be limited to Rio related events?

Within the Environmental Review in the NOP, you indicate the EIR will include analysis of various topic areas. Within these areas, I expect EIR detail as follows - -

- For Aesthetics, Light and Glare
 - Describe steps to ensure there is no direct light shining into yards and homes along streets neighboring Rio High School.
 - Describe how you will ensure there is minimal light bleed onto the American River parkway.
 - Describe hours of allowed light usage and limitations on usage during weeknights and weekends (defined as Friday – Sunday?
 - Describe limits on frequency of overall usage of lights, i.e. allowable usage in a given week, month, year, etc.
- Noise and Vibration
 - Describe construction and material of bleachers and steps taken to minimize noise from stomping or banging.
 - Describe maximum decibel level of PA system
 - Describe how PA system will be targeted to minimize sound bleed to neighborhood homes and the American River parkway.

- Provide specifics of when PA system use will be allowed and whether use will be limited to spoken voice. If PA system is to be used for music or other non-voice use, provide specifics.
- Transportation
 - Plans indicate bleacher capacity of 2,500 spectators. Currently, there are fewer than 500 parking spaces on the Rio campus. EIR must include a detailed parking plan including steps to avoid adverse impacts to nearby neighborhoods
 - Describe plan to ensure smooth postgame traffic flow off campus including any plans to hire resources to direct traffic.

Following are comments, questions and requests related to the Initial Study

SECTION 2 PROJECT CHARACTERISTICS

- Page 2-4, Section 2.1.1 – Report indicates lights will “Operate at adjustable light levels, allowing lighting to be reduced by as much as half the normal intensity, settings that can be utilized during non-competitive events such as practices).”. In EIR, please indicate the what uses of field will utilize full lighting levels and what uses will utilize various lower levels of lighting. What process and rules will be in place to determine levels of lighting used?
- Page 2-6, Section 2.4. Report states a project objective of “Provide a facility that is well suited and has the capacity for athletic and non-athletic events, including all school assemblies, graduation, and other special and regular events”. EIR should define the “other special and regular events” that are being considered and provide frequency of these events. What is expected frequency of school assemblies?

SECTION 3 ENVIRONMENTAL CHECKLIST

- Page 3-1.1 Section 3.1.1a, c – The “scenic vista” is on the south side of stadium. Planned press box is on same side of stadium. Clearly describe the maximum height of the press box and include the farthest distance from which the press box can be seen from the American River Parkway or levee. Explain why press box (which is assumed to be higher than bleacher level) is being located on south rather than north side where it would be less intrusive to the parkway.
- Page 3.4.10, Lighting – report includes the phrase, “. In summary, the proposed stadium lights would not substantially increase lighting in the surrounding area from baseline conditions.” This is not true. Baseline during daylight savings time months is zero stadium lighting. Temporary lighting has only existed since 2023 and represents an artificial baseline that did not exist prior to that. Baseline should include only current permanent lighting
- Page 3.4.11, Noise – report states, “The stadium’s current diesel-powered light towers and PA system already generate noise during daytime and some evening activities.” Current use / level of PA system seem minimal currently. EIR should state maximum decibel level of current system and compare to level of proposed system.
- Page 3.6.1,2 – Report states, “travel by students to their home school would be more easily accommodated by alternative travel methods such as biking and walking, and would not be

inefficient or wasteful.” Describe incentives or other plans to incentivize biking and walking rather than driving.

- Page 3.15-2, Police Protection – Report states “For the same reasons discussed above, the proposed project would not increase population or the demand for emergency services, and would not require new or expanded police protection facilities to maintain acceptable service levels. Therefore, no impact related to police protection services would occur.” This may not be true depending upon usage of the facility. If Rio or rental events shift from afternoon to evening or if attendance increases due to increased bleacher capacity from 288 to 2,500, additional security or traffic management will be necessary. EIR should include an evaluation by Sacramento County Sheriff’s Dept. based on detailed expected usage levels.

Here are some additional comments and requested EIR inclusions that weren’t noted in the NOP or Initial Study but should be addressed in the EIR or in some other document.

- Security: EIR should include a detailed security plan for evening events and daytime events with significant attendance. This should include security for nearby neighborhoods, the levee during night games and for the pathway on the east side of field bordering backyards on Whitehall Way.
- Real time point of contact: Provide a point of contact nearby residents or event attendees can contact for issues arising from field events. This could include lights being left on later than allowed, unauthorized field usage, vandalism of private property, etc.
- Concurrent football games at Jesuit High School: Detail steps that will be taken with Jesuit (or the governing body that creates their schedule) to eliminate or minimize concurrent football games at both stadiums
- Postgame traffic management: For games with significant attendance, describe steps that will be taken to ensure parking lot can be emptied quickly and efficiently without causing significant traffic backup on American River Drive and Saverien Drive?
- Restrooms: Provide detail of how many existing restrooms will be accessible to event attendees and how many will be added to accommodate larger expected crowds.
- Changes to other facilities: The Rio campus vision plan dated June 2024 indicates the tennis courts and swimming pool will be relocated. There is no mention of these changes in the NOP or initial study. Please describe in detail the timing of the relocation and plans for lights, bleachers or PA systems for the pool and tennis courts. Additionally, describe any current or future plan to add lights to the baseball field or the mixed use field on the northeast corner of the campus
- Scoreboard: Please state whether there are any plans to enlarge or replace the existing football scoreboard or to move the scoreboard away from its current location on the west end of the football field. If a new scoreboard is to include a video screen, will Rio or the SJUSD allow advertising on the screen?

Finally, in your NOP, you request alternatives. We and most other neighbors and users of the American River Parkway would prefer the alternative of no lights, PA system or expanded bleachers. The status quo seems to have worked just fine for the past 28 years that we have lived here.

I look forward to reviewing the final EIR and encourage you to reach out to us directly if you would like to discuss these comments or have any questions about them.

Regards,

Joe and Barbara Selewicz
610 Whitehall Way
Sacramento, CA 95864
joejsel@gmail.com

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Comments re. Rio Americano Stadium Proposal
Date: Thursday, February 5, 2026 3:32:33 PM
Attachments: [Outlook-zpcd10sh.png](#)
[Outlook-uwsr25tz.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:31 PM
To: Joe Selewicz <joejsel@gmail.com>
Subject: Re: [EXTERNAL] Comments re. Rio Americano Stadium Proposal

Hello Joe,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

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Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Joe Selewicz <joejsel@gmail.com>

Sent: Thursday, February 5, 2026 12:08 AM

To: Construction <construction@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>; 'Barbara Selewicz' <barjsel@gmail.com>

Subject: [EXTERNAL] Comments re. Rio Americano Stadium Proposal

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Mr. Arps,

I mailed a hardcopy of this letter to you but am also sending electronically in case the letter somehow gets lost or gets to you after February 5. Please confirm receipt of either this e-mail or the mailed copy. Thank you and we appreciate the opportunity to provide comments.

Regards,

Joe (and Barbara) Selewicz

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: San Juan proposal
Date: Thursday, February 5, 2026 4:03:50 PM

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Friday, February 6, 2026 12:03 AM
To: John B. Hervey <jbhervey@yahoo.com>
Subject: Re: [EXTERNAL] San Juan proposal

Hello John,

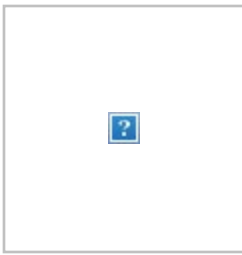
Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

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Thank you again for taking the time to share your concerns and for being an engaged member of our community.

Facilities, Construction and Modernization Department



Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: John B. Hervey <jbhervey@yahoo.com>

Sent: Thursday, February 5, 2026 8:45 PM

To: Construction <construction@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>

Subject: [EXTERNAL] San Juan proposal

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My initial comments are:

1. A new design for the athletic area with the most impactful elements like the stadium centered in the middle of the school complex. And away from other outside developments
2. 80 foot light poles??. Shorter poles (40foot?) with recessed, shielded lights focused on the field. No need to light up everything in the whole area.
3. Sound system? Noise pollution? Location of speakers limited to within the stadium? Volume? Limits?
4. General - A Master plan for the whole campus and even the surrounding zones Not piece-meal development.

I am sure there is more to consider. in the environmental assessment.

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Comments Regarding the Rio Americano High School EIR Inclusion
Date: Thursday, February 5, 2026 4:11:47 PM
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Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Friday, February 6, 2026 12:11 AM
To: Joy Nishida <jnishida@surewest.net>
Subject: Re: [EXTERNAL] Comments Regarding the Rio Americano High School EIR Inclusion

Hello Joy,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Joy Nishida <jnishida@surewest.net>
Sent: Friday, February 6, 2026 12:08 AM
To: Construction <construction@sanjuan.edu>
Subject: [EXTERNAL] Comments Regarding the Rio Americano High School EIR Inclusion

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Below are my comments regarding the upcoming EIR.

San Juan Unified School District (SJUSD) needs to conduct a full, comprehensive Environmental Impact Report (EIR), not a limited or focused EIR. Considering the very vocal residents that will be affected by the construction and the subsequent events after completion of the project, due diligence on SJUSD's part would go a long way to have a very comprehensive EIR. This includes a "No Project" alternative.

One of the potential resources that will be affected but was not discussed in much detail in the Initial Study (IS) is Biological Resources. The IS fails to check off any boxes regarding any candidate, sensitive, or special status species identified by California Department of Fish and Game or U.S Fish and Wildlife Service having a potential substantial effect by the project. I know that elderberry shrubs, which is habitat to Valley Elderberry Longhorn Beetles (VELB), occur on the landside of the levee next to the football field. With mitigation plantings of elderberries near the campus within the American River Parkway (Parkway), how will the dust affect the health of these shrubs, thereby affecting the beetles?

The IS also does not really address interference with the movement of any native resident or wildlife species. Resident bobcats are known to be present in the area adjacent to the stadium within the Parkway. Gray foxes and coyotes are also in the adjacent area. There is a potential to impact resident wildlife species which needs to be addressed in the EIR.

Though the project boundary is on the landside of the Parkway, the project area expands beyond the levee, potentially affecting other resources, other than biological resources. A greater area of potential effects (APE) exists beyond the project boundary which includes the Parkway and very vocal surrounding neighborhood that needs to be addressed in the EIR.

Impacts from actual planned operations at full scale, capacity, use, and intensity must be analyzed as these will be permanent impacts which affect the resources. Construction impacts are temporary and while very disruptive, will come to an end. The ongoing permanent impacts created after the completion of the project will need to be fully vetted.

For Cumulative Impacts, with the greater number of users/visitors to the updated Jesuit

stadium, the Rio stadium project will add to the cumulative impacts. This would include air quality and traffic due to the greater number of vehicles now coming into the neighborhood for sporting events at both high schools. Consider the fact that Jesuit High School will be admitting females in 2027 to what is currently an all male school. Any additional events outside of the stated sporting events due to the rental of the facilities by both Jesuit and Rio Americano High Schools must be taken into account as well. All these cumulative events will also decrease air quality and increase traffic, noise, and light pollution.

More cumulative lighting will be disruptive to bats, VELB, and migrating birds at night, especially to those who will need to roost in the Parkway.

The cell phone tower should be addressed in the EIR. The cell phone tower will use 2.5-10 kilowatts of energy. It disrupts migrating birds due to the flashing lights which attracts them at night, causing collisions with the tower. The Migratory Bird Treaty Act will need to be addressed regarding potential bird kills from the tower. This should also be discussed under cumulative impacts.

Joy Nishida

Sent from my iPad

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Americano High School Stadium Notice of Preparation, SCH # 2026010094
Date: Thursday, February 5, 2026 3:34:48 PM
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Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Katherine Coulter <keccoulter@gmail.com>
Sent: Thursday, February 5, 2026 12:45 AM
To: Nicholas Arps <nicholas.arps@sanjuan.edu>
Cc: Construction <construction@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Rio Americano High School Stadium Notice of Preparation, SCH # 2026010094

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Nicholas Arps
Construction and Modernization Facilities Director
SJUSD

RE: Rio Americano High School Stadium
Notice of Preparation, SCH # 2026010094

Dear Mr. Arps,

I am requesting the school district complete a comprehensive Environmental Impact Report that includes the neighborhood around Rio. Your existing questionnaire only includes environmental impacts and does not consider the neighborhood and the neighbors. The EIR needs to consider the foreseeable impacts of the stadium use as well as the long term impacts to both the parkway and to the neighborhood.

My major concern is traffic. The impact of the student body increase in size and the large quantity of open enrollment has already had a significant ,negative impact on the neighborhood. Last year I had a Rio student run into my property while driving recklessly. My property, his car and his passenger were damaged and injured. He then attempted to flee the scene. Fortunately, we were able get a picture of his plate. Reckless drivers are a continual problem. Just the other day there was a head on collision in front of the school. This is a residential

neighborhood that was not designed for this big a school or for a large football stadium.

Parking is also a major issue. There is already not enough parking for the less than 2,000 students during the day. Now you are proposing 2,500 spectators not including the players, coaches and staff. Living near Jesuits stadium has also significantly increased the amount of garbage, liquor bottles and drug paraphernalia found in the neighborhood after a night game.

I am also wondering how you will address the open easement on the east side of the fields.

The EIR must include a clear cumulative impacts analysis that evaluates the combined effects of the stadium upgrades, the nearby Jesuit Stadium Project, and the proposed cell tower on the following:

Aesthetics and scenic resources

Biological resources, including nighttime lighting and noise effects

Recreation and Parkway user experience

Transportation, access, and emergency response

Wildfire risk and evacuation condition

I believe the neighbors should have an understanding of the following:

Frequency, Intensity, and Conditions of Stadium Use - A project of this scale cannot move forward without clear, enforceable disclosure of:

- How often stadium lights will be used
- The number of night games, practices, and special events anticipated annually
- Hours of operation for lights, events, and amplified sound
- Which sports or programs will use the facility and how frequently
- Whether outside organizations or commercial users will be allowed to rent or access the stadium for night time activities utilizing lights and/or amplified sound

Thank you for your consideration of the impact this will have on the people who live in the neighborhood. I would appreciate a confirmation of your receipt of this email.

Sincerely,

Katherine Coulter

Neighbor

Alum

Parent of current student

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Public comment on Rio Stadium NOP
Date: Thursday, February 5, 2026 3:31:04 PM
Attachments: [Outlook-cbbdl2nz.png](#)
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Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:30 PM
To: sillylittlemama@icloud.com <sillylittlemama@icloud.com>
Subject: Re: [EXTERNAL] Public comment on Rio Stadium NOP

Hello Lisa,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: sillylittlemama@icloud.com <sillylittlemama@icloud.com>
Sent: Wednesday, February 4, 2026 11:51 PM
To: Construction <construction@sanjuan.edu>
Subject: [EXTERNAL] Public comment on Rio Stadium NOP

You don't often get email from sillylittlemama@icloud.com. [Learn why this is important](#)

To: Nicholas Arps,
Construction and Modernization Facilities Director
San Juan Unified School District (SJUSD)
3738 Walnut Ave
Carmichael, CA. 95608
construction@sanjuan.edu

February 4, 2026

RE: Rio Americano High School (RIO) Stadium Improvements Project
- Public Comment on Notice of Preparation,
-Confirmation Receipt Requested

Mr. Arps,

Thank you for the opportunity to comment on the Rio Americano High School Stadium Improvements Project - Comment to Notice of Preparation

I've lived in this area for almost 30 years, raised 3 children, 1 who attended Jesuit, 2 who attended Rio. All three played sports and benefitted from the excellent educations provided by both institutions. We actively enjoy the American River Parkway (ARP), bike trail, and Lower American River (LAR), which is a true blessing to this area and the state of California.

Due to the substantial nature of this proposed stadium/public events center and its impact on our neighborhoods, attending Rio students and families, state protected Parkway and federal and state protected LAR, I respectfully request that written notice of this project be expanded to a 1 mile radius, and mailed again, that a full comprehensive Environmental Impact Report (EIR) be completed, and complete facts be considered in a thorough EIR that considers not just on campus concerns but surrounding impacts of this proposal. Additional relevant facts are articulated below. To be a good neighbor, the San Juan Unified School District (District) must carefully consider neighbors' needs. To be a good steward, the District must truly assess the health, safety of its students, staff, neighbors. The Rio's proximity to ARP is an exceptional educational opportunity for all involved. In this proposal, the District needs to conscientiously include protection of the ARP.

Introductory Comments

Notice and Adequate Process so far has been insufficient. I respectfully request that notice to surrounding neighbors be expanded, remailed and emailed if possible. I did not receive District notice of October meeting. I live .8miles from Rio and .5 miles from

Jesuit. Luckily a neighbor mentioned the meeting. At that meeting, other neighbors advised that they also did not get notice, including one who lives across the street from Rio. District representative Frank Camarda acknowledged that an outside firm was hired to do notice and could not confirm it was done correctly. At the next meeting Mr. Camarda advised notice was expanded to .5 miles but again could not confirm it was done properly. Sound from a stadium along the levee of the LAR will travel across, up and down the river. Neighbors within a mile deserve notice and the opportunity to comment on this project.

At the October meeting, the public was introduced to the stadium proposal and advised they would have an opportunity to express comments for District consideration on January 7, 2026. Neighbors who signed up for email info, were then surprised to get an email 1/6/26 at 310 pm with 175 pages of the NOP, Initial Study and Appendices. It doesn't appear that we were able before the 175 report to make our concerns known and to better inform the District as to this proposal. I am thankful for this opportunity to comment and hopeful that the District will meaningfully take into consideration what neighbors and the public suggest.

Project Characterization is Confusing , Please Clarify

At the October Meeting, Mr. Camarda referred to this project as a "track and field improvement". Neighbors learned that the field was no longer grass, but artificial turf. This NOP refers to a stadium/public event center, not a track and field improvement. Many of the community were confused.

At the October and January meetings, 2 posters were displayed. The first poster, titled Rio Americano High School (RAHS) Floor Plan, shows 2 images. Neither of these images showed the proposed high impact stadium/public events center. What they do show is extensive undefined "modernization", removal of 10 classrooms, to be replaced with a new proposed large aquatic center along the back of the campus along the fence line of the levee road of the ARP, a new proposed tennis court complex in front of the new proposed large aquatic center running along the levee road of the American River Parkway and to the left of the performing arts center, a proposed classroom and steam lab.

The second poster labeled "RAHS Site Plan" showed a high impact stadium/public event center w bleachers, lights, press box facing and along the fence line of the levee of the ARP. As part of this poster, demolition of classrooms, the pool and the tennis courts is listed. District staff Mr. Arps, and Mr. Camarda advised the posters do not represent the plan.

A neighbor recently learned about a 90 foot cell tower the District approved to install in the back of Rio, near the levee road of the ARP. Although neighbors asked about, the District was unwilling to talk about it, and did not direct us to any resource for more information. The cell tower is not in the proposal but on the same Rio campus, neraby. I respectfully request that this cell tower proposal be considered as part of the environmental review required.

From what a few neighbors have been able to find out on their own, and with what the District has shown us in posters and then said in its documents, and what the District has not shown us about the cell tower, I am truly confused. The public is entitled to know what is intended. The present approach does not appear to provide adequate notice and inform in a fair, complete and clear manner as intended by notice and process per California law. I respectfully ask documented expanded notice, clear specific facts, and transparency as to this proposal.

Comments on NOP

Project Location and Surrounding Uses- Rio is bounded to the South by the American River Parkway ARP. The ARP was established in 1959. The NOP states that Rio was developed as a public school in 1963. It was originally to be a temporary school with the

intent of the District to close it in 1983 and revert back to low density single family residential housing.

As a neighbor, I get notices regarding flood and earthquake hazards in the area. I have been advised that this area is susceptible to both and that Rio is included. The Army Corp of Engineers (ACOE) has a pending contract, to shore up the river nearby in anticipation of flooding. The District's study does not show this.

Rio is accessed from a 4 way stop sign intersection at Saverien Drive and American River Drive. There are single family homes across the street and on both sides of the campus. American River Drive is a single lane 2 direction street, with a turn lane in the middle, a bike lane on each side, and street parking. It is not a main street. It does not have stop lights.

Rio is near another high school with a big stadium, Jesuit. Both schools are accessible off of American River Drive. Watt Avenue North exit off of Highway 50 East, a traffic congested off ramp, is the main way to get to American River Drive from downtown Sacramento. Lots of people use American River Drive; neighbors, both high schools, an elementary school, lots of river access points for walkers, birders, fisherman, boaters, cyclists) and a sheriff's academy. There is no public transit on American River Drive.

Present Facilities- The NOP does not state that what is presently at Rio where they intend to put the stadium/public events center. There is a ground level track and field area with low to the ground very limited seating. It is confusing to the public and reviewing agencies to refer to this proposal as "Improving the existing Raider Stadium". Lighting concerns increased as school hours shifted for Rio students to start school later in the morning resulting in later sports practice schedules. Increasingly, lighting has become a real problem. People cannot see at night especially while driving, since Rio brought in these awful bright lights run on diesel. It smells terrible and can't be good for our student athletes and neighbors. Crossing the street is risky.

Construction and Demolition.- This section fails to state what is to be demolished. The posters displayed at the October and January meetings suggested extensive demolition and construction beyond what's necessary to construct the stadium. District representatives said these posters did not show the proposal, they were just a 'vision of what could be'. Neighbors and Parkway users need to know what the District intends to do.

This section states, "Project related demolition and construction is anticipated to take three or four months during the summer 2027 when school classes are not in session". Per the District's website, Rio's school year runs 10 months of the year; school is only out 2 months each year; this year is from 8/14/25 to 6/9/26. And Rio typically offers summer school. Its highly unlikely that what is proposed can be completed in 4 months.

Comments on Environmental Review- Based on surrounding facts, some of which are articulated above, the District needs to do a comprehensive, not focused, EIR. This EIR should not exclude or minimize, how construction and the on going long term increase in people, traffic, trash, glare, noise, vibration, blinking lights from score boards etc, will affect us all and Parkway, wildlife, and river nearby. The District needs to be a good neighbor. As a school District, given the opportunity to be a lead agency, they are expected to practice maximum consideration for their students, staff, families, guests, the families who live in this area, and the wonderful Parkway that is a living science and arts laboratory nextdoor. That is how good neighbors maintain good neighborhoods.

With forthright and thorough review, the District can choose to cultivate respectful connection with its Rio neighbors, community, ARP and LAR. Thank you in advance for doing expanded written notice again, putting together a comprehensive EIR, supported by facts and thorough study to cultivate and compliment the high standards that Rio maintains as an educational institution bordering the crown jewel of California, the American River

Parkway and Wild and Scenic Lower American River.

Sincerely,

Lisa Phenix

sillylittlemama@icloud.com

916-719-6106

5181 Finlandia Way

Carmichael, CA 95608

To: Nicholas Arps,
Construction and Modernization Facilities Director
San Juan Unified School District (SJUSD)
3738 Walnut Ave
Carmichael, CA. 95608
construction@sanjuan.edu

February 4, 2026

RE: Rio Americano High School (RIO) Stadium Improvements Project
- Public Comment on Notice of Preparation,
-Confirmation Receipt Requested

Mr. Arps,

Thank you for the opportunity to comment on the Rio Americano High School Stadium Improvements Project - Comment to Notice of Preparation

I've lived in this area for almost 30 years, raised 3 children, 1 who attended Jesuit, 2 who attended Rio. All three played sports and benefitted from the excellent educations provided by both institutions. We actively enjoy the American River Parkway (ARP), bike trail, and Lower American River (LAR), which is a true blessing to this area and the state of California.

Due to the substantial nature of this proposed stadium/public events center and its impact on our neighborhoods, attending Rio students and families, state protected Parkway and federal and state protected LAR, I respectfully request that written notice of this project be expanded to a 1 mile radius, and mailed again, that a full comprehensive Environmental Impact Report (EIR) be completed, and complete facts be considered in a thorough EIR that considers not just on campus concerns but surrounding impacts of this proposal. Additional relevant facts are articulated below. To be a good neighbor, the San Juan Unified School District (District) must carefully consider neighbors' needs. To be a good steward, the District must truly assess the health, safety of its students, staff, neighbors. The Rio's proximity to ARP is an exceptional educational opportunity for all involved. In this proposal, the District needs to conscientiously include protection of the ARP.

Introductory Comments

Notice and Adequate Process so far has been insufficient. I respectfully request that notice to surrounding neighbors be expanded, remailed and emailed if possible. I did not receive District notice of October meeting. I live .8miles from Rio and .5 miles from Jesuit. Luckily a neighbor mentioned the meeting. At that meeting, other neighbors advised that they also did not get notice, including one who lives across the street from Rio. District representative Frank Camarda acknowledged that an outside firm was hired to do notice and could not confirm it was done correctly. At the next meeting Mr. Camarda advised notice was expanded to .5 miles but again could not confirm it was done properly. Sound from a stadium along the levee of the LAR will travel across, up and down the river. Neighbors within a mile deserve notice and the opportunity to comment on this project.

At the October meeting, the public was introduced to the stadium proposal and advised they would have an opportunity to express comments for District consideration on January 7, 2026. Neighbors who signed up for email info, were then surprised to get an email 1/6/26 at 310 pm with 175 pages of the NOP, Initial Study and Appendices. It doesn't appear that we were able before the 175 report to make our concerns known and to better inform the District as to this

proposal. I am thankful for this opportunity to comment and hopeful that the District will meaningfully take into consideration what neighbors and the public suggest.

Project Characterization is Confusing , Please Clarify

At the October Meeting, Mr. Camarda referred to this project as a “track and field improvement”. Neighbors learned that the field was no longer grass, but artificial turf. This NOP refers to a stadium/public event center, not a track and field improvement. Many of the community were confused.

At the October and January meetings, 2 posters were displayed. The first poster, titled Rio Americano High School (RAHS) Floor Plan, shows 2 images. Neither of these images showed the proposed high impact stadium/public events center. What they do show is extensive undefined “modernization”, removal of 10 classrooms, to be replaced with a new proposed large aquatic center along the back of the campus along the fence line of the levee road of the ARP, a new proposed tennis court complex in front of the new proposed large aquatic center running along the levee road of the American River Parkway and to the left of the performing arts center, a proposed classroom and steam lab.

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Rio is near another high school with a big stadium, Jesuit. Both schools are accessible off of American River Drive. Watt Avenue North exit off of Highway 50 East, a traffic

congested off ramp, is the main way to get to American River Drive from downtown Sacramento. Lots of people use American River Drive; neighbors, both high schools, an elementary school, lots of river access points for walkers, birders, fisherman, boaters, cyclists) and a sheriff's academy. There is no public transit on American River Drive.

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Comments on Environmental Review- Based on surrounding facts, some of which are articulated above, the District needs to do a comprehensive, not focused, EIR. This EIR should not exclude or minimize, how construction and the on going long term increase in people, traffic, trash, glare, noise, vibration, blinking lights from score boards etc, will affect us all and Parkway, wildlife, and river nearby. The District needs to be a good neighbor. As a school District, given the opportunity to be a lead agency, they are expected to practice maximum consideration for their students, staff, families, guests, the families who live in this area, and the wonderful Parkway that is a living science and arts laboratory nextdoor. That is how good neighbors maintain good neighborhoods.

With forthright and thorough review, the District can choose to cultivate respectful connection with its Rio neighbors, community, ARP and LAR. Thank you in advance for doing expanded written notice again, putting together a comprehensive EIR, supported by facts and thorough study to cultivate and compliment the high standards that Rio maintains as an educational institution bordering the crown jewel of California, the American River Parkway and Wild and Scenic Lower American River.

Sincerely,

Lisa Phenix
sillylittlemama@icloud.com
916-719-6106
5181 Finlandia Way
Carmichael, CA 95608

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Right Thing in Wrong Place is the WRONG THING, redo of existing playing field, & facilities abutting Lower American River
Date: Tuesday, February 3, 2026 4:11:10 PM
Attachments: [{B3A7BFEF-5A08-4BEE-8C24-C67749C5B098}.png](#)
[image001.png](#)

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Hi Matthew,

Another one, thank you.

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: Lj Laurent <ln3rwol@gmail.com>
Sent: Tuesday, February 3, 2026 3:16 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>; sarariverwatch@gmail.com; Warren Truitt <wvt@infomania.com>; wade.crowfoot@resources.ca.gov; Frederick Weiland <flrweiland@yahoo.com>
Subject: [EXTERNAL] Right Thing in Wrong Place is the WRONG THING, redo of existing playing field, & facilities abutting Lower American River

You don't often get email from ln3rwol@gmail.com. [Learn why this is important](#)

To: Responsible parties, school district officers, employees, and Neighbors who need to defend the American River in this new proposal

From LJ Laurent American River Advocate

Feb. 3 2026

Re: Concerns for water quality, wildlife, habitat - American River location vs stadium 'modernization'

Upon reviewing following information

https://resources.finalsite.net/images/v1767728493/sanjuanedu/jgeaun9vlml1pnq8xs65/InitialStudywoappendices_RioAmericanoHSStadiumImprovements_Jan2026.pdf

&

<https://www.sanjuana.edu/our-district/construction-news/construction-projects/san-juan-high-school-stadium-modernization> it becomes clear this is a case of "a possibly Right thing [or "modernization"] in the WRONG PLACE.



A site, parcel[s] of land ADJACENT to American River Must be respected as the critically important water source it is. Recreational land parcels exist in abundance -- AWAY from this essential Resource.

- SJUSD needs to conduct a full, comprehensive Environmental Impact Report (EIR), **not a limited or focused EIR.**
-
- " needs to require EIR's focus, scope, location, and areas of study be expanded beyond the Rio Americano campus and stadium footprint to include the American River Parkway, wildlife, the public, and surrounding communities.
-
- **Insist** that alternatives be fully studied, including a "no project" alternative.

-
- Require analysis of impacts from actual planned operations at full scale, capacity, use, and intensity, not just impacts during the construction period.
- Respect and consider the importance of American River Water, Watershed Forests, all ground-water implications, as AR is a major and sole drinking water source for many humans and creatures.
- Use of IMPERVIOUS MATERIALS and their potential to Pollute the LAR waters is of paramount importance.
- Runoff from Non-ecologically friendly materials and accumulated waste on artificial turf require full examination & reporting.
- Ensure that cumulative impacts from the stadium and other campus projects are identified and studied.

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Americano High School Stadium Improvements Project- Comment to Notice of Preparation (NOP), SCH #2026010094
Date: Thursday, February 5, 2026 3:36:57 PM
Attachments: [Outlook-wsqhchwpx.png](#)
[Outlook-qbsfek5m.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:36 PM
To: Lou Ambrose <louambrose58@gmail.com>
Subject: Re: [EXTERNAL] Rio Americano High School Stadium Improvements Project- Comment to Notice of Preparation (NOP), SCH #2026010094

Hello Louis,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Lou Ambrose <louambrose58@gmail.com>

Sent: Thursday, February 5, 2026 4:46 AM

To: Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>;
Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Rio Americano High School Stadium Improvements Project- Comment to Notice of Preparation (NOP), SCH #2026010094

You don't often get email from louambrose58@gmail.com. [Learn why this is important](#)

Nicholas Arps, Director of Facilities Construction and Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608

Mr. Arps -

Thank you for the opportunity to comment on the Notice of Preparation for the Rio Americano High School Stadium Improvement Project. My home sits about 25 meters from the football field, thus I am quite concerned about several aspects of this project and believe it should not go forward.

First and foremost, a large construction project of this nature will have a severe negative impact on the quality of life in the adjacent neighborhood. There will be significant air pollution from the demolition, construction, and increased traffic. I was living here during the recent improvements to the track and field and suffered from several episodes of shortness of breath due to the dust generated from that construction. More importantly, I am 67 years old and have chronic leukemia and this project will affect my ability to live in my home safely. For that reason, the Environmental Impact Report must thoroughly assess air quality impacts from demolition, construction, and increased traffic, including the deleterious impact on the health of people, such as myself, with compromised immune systems.

Secondly, the sound system and amplified sound system will be very disruptive and rise to the level of a public nuisance. As you know, chronic loud noise affects sleep, stress levels, health, and quality of life, especially for older residents and people with serious health conditions like chronic leukemia. I am asking that the EIR fully assess noise impacts, including amplified sound, crowd noise, evening and weekend events, and cumulative impacts from current school activities. These impacts on neighboring residents need to be taken seriously and mitigated.

There is inadequate parking for the current level of sports activity at Rio. A stadium and large events will significantly worsen traffic, parking, air quality, and basic neighborhood

access. Emergency vehicles may be impeded by routine school congestion, and traffic generated by large stadium events will only exacerbate the situation. Increased traffic, on-street parking, and congestion will only make these safety issues worse. This affects not just neighbors, but also students, staff, and visitors on campus. I am asking that the EIR fully and carefully assess safety impacts, including emergency access and evacuation, for both the school community and surrounding neighborhoods. Safe and reliable access must be ensured at all times.

This stadium proposal includes multiple bright lights. This proposal suggests tall stadium lights and increased walkway lights. This proposed lighting will spill into the entire back area of my home. The current portable lights which are much shorter than the proposed lights already affect my sleeping area. This area is already overburdened. The streets, parking, and traffic patterns were not designed to support this level of use, and the neighborhood cannot absorb any additional traffic or event-related impacts.

The EIR must include a clear cumulative impacts analysis that evaluates the combined effects of the stadium upgrades, the nearby Jesuit Stadium Project, and the proposed cell tower on the following:

Aesthetics and scenic resources

Biological resources, including nighttime lighting and noise effects

Recreation and Parkway user experience

Transportation, access, and emergency response

Wildfire risk and evacuation conditions

In addition the following issues must be addressed in the EIR or by the SJUSD administration:

Frequency, Intensity, and Conditions of Stadium Use - A project of this scale cannot move forward without clear, enforceable disclosure of:

- How often stadium lights will be used
- The number of night games, practices, and special events anticipated annually
- Hours of operation for lights, events, and amplified sound
- Which sports or programs will use the facility and how frequently
- Whether outside organizations or commercial users will be allowed to rent or access the stadium for night time activities utilizing lights and/or amplified sound
- Marching band practices and performances

These usage assumptions directly shape environmental, traffic, and neighborhood impacts.

- Parking and overflow plans. What is the parking capacity on Rio Americano's campus?
- Traffic impact analysis—especially during simultaneous campus events at Rio Americano and during activities at Jesuit and Del Dayo Elementary in addition to Rio Americano's expected schedule of events.

- Safety assessments for pedestrians, cyclists, and Parkway users
- Event frequency and operational assumptions. In addition to the expanded bleacher seating, how many attendees are expected at public events like graduation and other non-school/student related activities.
- Lighting design, photometric studies, and effects on riparian wildlife
- Noise and vibration analysis for surrounding neighborhoods, including those across and up and down of the American River and Parkway. The District must consider and analyze a modern low-intrusion audio design system that would minimize noise spill, visual impact and community/wildlife disturbance.
- Traffic, circulation, and parking studies
- Full biological, habitat, and ecosystem assessments
- Alternatives and Cumulative Impacts—including, but not limited to, Jesuit High School's lighted stadium use and other related projects on Rio's campus.

A documented process for resolving operational issues including real time points of contact during events. This should include clarify regarding responsibility for compliance enforcement between Rio Americano and the District.

Sincerely,

Louis Ambrose
600 Whitehall Way

From: [Construction](#)
To: [Gerken, Matthew](#); [Nicholas Arps](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: insist SJUSD's environmental study for the Rio Americano Stadium
Date: Thursday, February 5, 2026 3:43:10 PM
Attachments: [Outlook-dqzwei4n.png](#)
[Outlook-pn53im2l.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:42 PM
To: Leroy Mcpherson <leroymcpherson@sbcglobal.net>
Subject: Re: [EXTERNAL] insist SJUSD's environmental study for the Rio Americano Stadium

Hello LW Mic McPherson,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Leroy Mcpherson <leroymcpherson@sbcglobal.net>
Sent: Thursday, February 5, 2026 6:06 PM
To: Construction <construction@sanjuan.edu>
Subject: [EXTERNAL] insist SJUSD's environmental study for the Rio Americano Stadium

You don't often get email from leroymcpherson@sbcglobal.net. [Learn why this is important](#)

At minimum I , insist SJUSD's environmental study for the Rio Americano Stadium:

- > Insist SJUSD conduct a full, comprehensive Environmental Impact Report (EIR), not a limited or focused EIR.
- > Require that the EIR's focus, scope, location, and areas of study be expanded beyond the Rio Americano campus and stadium footprint to include the American River Parkway, wildlife, the public, and surrounding communities.
- > Insist that alternatives be fully studied, including a "no project" alternative.
- > Require analysis of impacts from actual planned operations at full scale, capacity, use, and intensity, not just impacts during the construction period.
- > Ensure that cumulative impacts from the stadium and other campus projects are identified and studied

Respectfully Submitted

LW Mic McPherson
Moving with and through life transitions,

From: [Frank Camarda](#)
To: [Gerken, Matthew](#)
Subject: FW: Protect the American River Parkway
Date: Tuesday, February 3, 2026 2:35:33 PM
Attachments: [image001.png](#)

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FYI

Kind Regards,

Frank Camarda
Chief Operations Officer
San Juan Unified School District
Carmichael, CA 95608
916-971-5740

From: Margo Scott <Margo.Scott@sanjuan.edu>
Sent: Tuesday, February 3, 2026 2:34 PM
To: Frank Camarda <frank.camarda@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>
Subject: FW: [EXTERNAL] Protect the American River Parkway

Frank,

More objections to the stadium. Margo



Margo Scott, J.D.
Legal Analyst

Email: Margo.Scott@sanjuan.edu
Phone: (916) 971-7110 | Internal: 801226
Fax: (916) 971-7704
3738 Walnut Ave., Carmichael, CA 95608
www.sanjuan.edu

From: M Coulter <mcoulter2016@gmail.com>

Sent: Tuesday, February 3, 2026 2:05 PM

To: Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>; Construction <construction@sanjuan.edu>

Cc: LegalServices <LegalServices@sanjuan.edu>

Subject: [EXTERNAL] Protect the American River Parkway

Some people who received this message don't often get email from mcoulter2016@gmail.com. [Learn why this is important](#)

The American River Parkway is a local treasure and protect critical environmental habitat.

Do not build a stadium near it.

Thank you.

M Coulter

Sacramento, CA

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: The stadium proposed at Rio Americano High School
Date: Thursday, February 5, 2026 3:59:52 PM

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:54 PM
To: Marni Fyelling <marni_fyelling@hotmail.com>
Subject: Re: The stadium proposed at Rio Americano High School

Hello Marni,

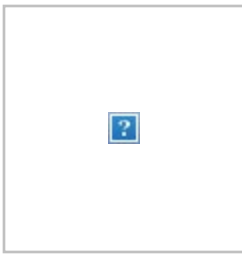
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For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.

Facilities, Construction and Modernization Department



Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Marni Fylling <marni_fylling@hotmail.com>

Sent: Thursday, February 5, 2026 8:42 PM

To: Construction <construction@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; mbassanelli@sanfuan.edu <mbassanelli@sanfuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] The stadium proposed at Rio Americano High School

Some people who received this message don't often get email from marni_fylling@hotmail.com. [Learn why this is important](#)

Dear San Juan School District,

I was born and raised in Sacramento, and am happy to be back, close to my family. As a biologist, I am very concerned to hear about the outdoor sport and event stadium project proposed at Rio Americano High School. There are already so many threats to the American River Parkway, and the impacts to the environment and surrounding neighborhoods by this project would be significant.

The American River Parkway is the ONLY federally and state-designated "Wild and Scenic River" flowing through a major metropolitan area in the United States. The Parkway is a national, state and local treasure, vital for our community's health, recreation and natural beauty. Many people have worked together for years to establish, protect and preserve this special place for future generations. I'm sure the high school must use the grounds for recreation and science projects.

A project of this scale, in such a sensitive location, must not proceed without full public disclosure, meaningful community engagement, and strict compliance with all applicable laws and policies, including, but not limited to, the California Environmental Quality Act (CEQA), the American River Parkway Plan, the Urban American River Parkway Preservation Act, the Federal and California Wild and Scenic Rivers Acts, and the Parkway Corridor Combining Zone.

A stadium would overwhelm the Parkway's tranquil environment, natural setting, and resources with its lighting, sound system, visible structures, and added traffic. The project will increase light pollution, noise pollution, and pose significant, ongoing negative human impacts. It will create permanent visual intrusions to the Parkway, and will jeopardize the delicate balance of local ecosystems and community. The Parkway is habitat for diverse wildlife and serves as a green corridor, rare and important in a metropolitan area like ours. Losing critical habitat will increase the heat in the area and the ability of that land to regulate the climate, and effects of climate change, such as flooding, at a time when we need our wildlands more than ever. The whole reason we need to move toward green energy is because of the loss of ecosystems like this, that naturally regulate the climate and sequester carbon.

The impacts on the neighborhoods would also be substantial. People in this area purchased their homes for the peace, beauty, and tranquility of the parkway. A sports/event stadium will cause significant noise, traffic, light, and visual intrusion. Large-scale events will exacerbate existing traffic congestion, be dangerous for pedestrians and cyclists, and would forever change the character of the neighborhood. Property values will go down, and once these changes are made, it will be impossible to recover from.

Full transparency, a comprehensive environmental review, and public accountability are necessary before the District proceeds with a stadium at Rio Americano. It is critical to assess all potential environmental impacts through in-depth study and a public evaluation process. The significant cumulative environmental impacts to the Parkway and the surrounding neighborhoods demand accountability from those in charge to ensure that the community's voices are heard and that decisions impacting our shared resources are made with involvement, in-depth study, care and integrity.

Please take this seriously and proceed properly.

Sincerely,

Marni Fylling-Ellison

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Proposed Rio Americano Stadium
Date: Tuesday, February 3, 2026 1:56:23 PM
Attachments: [image001.png](#)

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Hi Matthew,

Another one, thank you.

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: Marty Maskall <mmaskall@gmail.com>
Sent: Tuesday, February 3, 2026 1:53 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>;
Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Proposed Rio Americano Stadium

You don't often get email from mmaskall@gmail.com. [Learn why this is important](#)

Ladies & Gentlemen:

Regarding SJUSD's environmental study for the Rio Americano Stadium: I

- Insist SJUSD conduct a full, comprehensive Environmental Impact Report (EIR), not a limited or focused EIR.
- Require that the EIR's focus, scope, location, and areas of study be expanded beyond the Rio Americano campus and stadium footprint to include the American River Parkway, wildlife, the public, and surrounding communities.
- Insist that alternatives be fully studied, including a "no project" alternative.

Require analysis of impacts from actual planned operations at full scale, capacity, use, and intensity, not just impacts during the construction period.

- Ensure that cumulative impacts from the stadium and other campus projects are identified and studied..

Thank you.

Marty Maskall

Fair Oaks, CA

Mmaskall@gmail.com

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Comments on Rio Americano Stadium Expansion and related projects: Need for Full Environmental Review (EIR)
Date: Thursday, February 5, 2026 3:39:42 PM
Attachments: [Outlook-Inxavvof.png](#)
[Outlook-spnt2eq4.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:39 PM
To: m sr <msr92926@gmail.com>
Subject: Re: [EXTERNAL] Comments on Rio Americano Stadium Expansion and related projects: Need for Full Environmental Review (EIR)

Hello,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: m sr <msr92926@gmail.com>
Sent: Thursday, February 5, 2026 6:16 AM
To: Construction <construction@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Info <info@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>
Subject: [EXTERNAL] Comments on Rio Americano Stadium Expansion and related projects: Need for Full Environmental Review (EIR)

You don't often get email from msr92926@gmail.com. [Learn why this is important](#)

From: msr92926@gmail.com

Subject: Comments on Rio Americano Stadium Expansion and related projects: Need for Full Environmental Review (EIR)

Date: February 4, 2026

To: construction@sanjuan.edu, legalservices@sanjuan.edu, nicholas.arps@sanjuan.edu, mbassanelli@sanjuan.edu, info@sanjuan.edu

Nicholas Arp
Director of Facilities, Construction and Modernization
San Juan Unified School District

Dear Mr. Arp:

I am very concerned about the very significant environmental impacts and the limited scoping of the environmental impact report regarding the proposal for the expansion of the stadium at Rio Americano High School, as well as the cumulative impacts when other campus-related projects are also considered. As a long-time homeowner living within ½ mile of the campus, and also a very extensive user of the American River Parkway and careful observer of its wildlife, I am very concerned that the impacts of the proposed stadium expansion project--as well as the combined impacts of multiple other campus projects--are very significant, and as such they require a full and complete baseline assessment; a complete significance determination by a State or more regional agency with greater purview than the San Juan Unified School Board; and must include full consideration of alternatives (including the no-project alternative) as well as many more mitigation measures. In addition to requirements under CEQA, this proposed project and the other campus projects, must be evaluated *together* (not piecemeal) and address the full range of impacts and cumulative impacts under not only CEQA but also the federal and California Wild and Scenic Rivers Acts. The American River Parkway is also a protected part of the Governor's 30x30 initiative area. This stretch of the American River and American River Parkway serves as a particularly vital (and sensitive) section of the wildlife corridor that spans from the Sierra Nevada to the Bay-Delta, and as such, an agency with a greater purview over the impacts to its wildlife and its wild and scenic status and character must review/oversee a full and complete EIR, and make all determinations.

There will be significant permanent impacts to the community and to the wildlife under the proposed stadium expansion (and all the additional campus changes), due to the ongoing activities and events anticipated to use the new facilities. These permanent impacts must be fully addressed with a complete EIR. These significant impacts are NOT limited to just the project construction period.

These permanent impacts of bright nighttime lighting, noise, and vibration would be very significant on residents including those on the south side of the river, as well as extremely disruptive to the nesting, denning, feeding, resting of wildlife which are immediately adjacent to Rio Americano and which heavily rely on this secluded section of the river and its island and ponds, and which also rely heavily on the evening hours and darkness in order to survive amidst such a populated area.

I live on the south side of the river, about a half mile of the stadium and campus, and I walk the trails behind many other homes on the south side, all of which will be affected. All these neighbors need to receive notification and the opportunity to comment. I already hear the many loud noises from afternoon and evening events at Rio Americano, and there is a direct line-of-sight in many places where the proposed additional very bright lights, noise, and vibration will negatively affect myself and many neighbors, as well as the wildlife on the American River Parkway.

For decades I have been active in bird and wildlife counts along the American River, and I am aware of how vital the areas in the immediate vicinity of Rio Americana high school are for denning, nesting, roosting, feeding, and prey hunting (especially during dusk and darkness which is when humans and dogs are not present to pose such a threat to vulnerable wildlife). The proposed stadium expansion and related campus changes would have a profound negative impact on these dusk/dark wildlife activities that are essential to the sustainability of the wildlife on the Parkway; and the wildlife is a major source of enjoyment to the users of this unique and valuable asset in Sacramento. The Parkway is a rare gem of wild and scenic river in the midst of an urban area, and it gets more visitations per year than Yosemite, plus the Parkway generates millions of dollars in revenues for the Sacramento region (estimates exceed \$300 million per year).

The Notice of Preparation and preliminary Initial Study from the San Juan Unified School District are deficient; they are much too narrow in the scope of the impacts, the areas of study, the timeline, and the boundaries.

The huge increase in stadium capacity will necessitate additional parking and additional restrooms (already inadequate), and will have significant impacts on traffic that must be analyzed.

For decades, I have participated in formal and informal river cleanups in the Parkway areas near and downstream of Rio Americano high school. The significant influx of more events and users will increase the trash influx to the river substantially and permanently.

Please consider these comments regarding the scoping of a full, comprehensive environmental impact report for the expansion of the stadium at Rio Americano High School, and including all the other campus projects.

The CEQA review should require approval by the organizations responsible for the Parkway, including the National Park Service, Sacramento County Regional Parks, Board of Supervisors, and the California Natural Resources Agency.

Thank you for the opportunity to comment, and your consideration of my concerns.

Please add my email to your lists to receive project updates.

msr92926@gmail.com

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Nicholas Arps concerns at Rio Americano
Date: Thursday, February 5, 2026 3:40:29 PM
Attachments: [Outlook-rvtosbg1.png](#)
[Outlook-4ozecbuk.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:39 PM
To: Nancy Wechsler <wechsler.nancy@gmail.com>
Subject: Re: [EXTERNAL] Nicholas Arps concerns at Rio Americano

Hello Nancy

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Nancy Wechsler <wechsler.nancy@gmail.com>

Sent: Thursday, February 5, 2026 4:15 PM

To: Construction <construction@sanjuan.edu>

Subject: [EXTERNAL] Nicholas Arps concerns at Rio Americano

[You don't often get email from wechsler.nancy@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Arps

I live near Rio Americano and I am terribly concerned about noise, bright light glare, a 90 foot cell tower, and impact of 2500 person metal bleachers developing so close to my home. As a resident I do not feel sufficiently informed about how this will impact my life and the life of my neighbors.

Thank you

Nancy Wechsler

Sent from my iPhone

From: [Nicholas Arps](#)
To: [Gerken, Matthew](#)
Cc: [Raj Raj](#)
Subject: FW: Environmental concerns regarding Rio Americano Stadium Expansion and other projects
Date: Tuesday, February 3, 2026 8:54:17 AM

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Nicholas Arps, LEED AP

Director of Facilities, Construction & Modernization
San Juan Unified School District
6135 Sutter Ave., Carmichael, CA 95608
nicholas.arps@sanjuan.edu
916-971-5780 Ext 405163

From: Pete Spaulding <petenyvtca@comcast.net>
Sent: Monday, February 2, 2026 9:06 PM
To: Construction <construction@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Environmental concerns regarding Rio Americano Stadium Expansion and other projects

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Nicholas Arp
Director of Facilities, Construction and Modernization
San Juan Unified School District

Dear Mr. Arp:

Please consider these comments regarding the scoping of the environmental impact report for the expansion of the stadium at Rio Americano High School, and other campus projects. I am a concerned citizen, living within one half mile of the campus, and a frequent American River Parkway user.

The stadium expansion is just one of several changes planned for the campus. There is also the installation of at least one 5G cell tower, with the potential for adding additional towers, and the relocation of tennis courts. The stadium expansion includes the ability to lease the facility

to other groups for special events. For a thorough and meaningful CEQA review, all these changes should be considered together as one project so that the cumulative impacts upon the American River Parkway, Rio Americano students and faculty, the adjacent residential neighborhoods, and the public, can be assessed. A piecemeal review of each individual project is nothing more than circumvention of the CEQA process.

San Juan Unified School District's current Notice of Preparation and preliminary Initial Study are deficient, too narrow in areas of study, impact, timeline and boundaries. The school is facing growing pains. Existing parking is insufficient. Classrooms need modernization and repairs to address roof leaks and other issues. To accommodate a 2,500 seat stadium, additional parking and rideshare meeting locations are needed. The impact on local streets and circulation must be analyzed. Restroom facilities at the school are already insufficient and must be expanded to accommodate stadium use..

Because the school and the stadium are located adjacent to the American River Parkway, and the Parkway is a federally and state designated wild and scenic river, the CEQA review must be provided by a regional organization – not the San Juan School District Board of Educators. The Parkway is our region's greatest asset, attracting more visits per year than Yosemite National Park. It is an integral part of a wildlife corridor extending from the Delta to the Sierra Nevada. The scoping for this project must include a baseline assessment and inventory of wildlife species that frequent and nest in the area of the Parkway adjacent to the stadium. The scoping document must include an inventory of the species that travel through the area. The scoping document must estimate the impact upon these species from the increased lighting at night, noise and vibration. There needs to be an estimate of the number of night time events per year (practices, scheduled games, special events), the time of year they will occur, attendance/participants, and their duration. The noise, vibration, lighting impacts need to be described, determined if they are significant and what will be done to mitigate the impacts.

The CEQA review should require approval by those organization responsible for the Parkway, including but not limited to:

- National Parks Service
- Sacramento County Regional Parks (Sacramento County Board of Supervisors)
- California Natural Resources Agency.

There needs to be detailed descriptions of project alternatives. For the stadium expansion and the 5G cell tower, what other locations were considered?

Did the San Juan School District evaluate relocating the stadium off campus or closer to American River Drive?

Did the San Juan School District consider re-orientating the stadium from an east/west to north/south orientation to move the majority of the seats and lighting away from the Parkway?

I live on the south side of the river, about ½ mile from the stadium, and I can hear the noise from afternoon and evening practices now. The project impacts extend well beyond the high school's footprint, and will last for the entire useful life of the stadium, far longer than the one to two year construction period.

As an Adopt-A-Mile Steward for the American River Parkway Foundation, I organize river clean ups along mile 11 south of the American River Parkway. This area is directly across the American River from Rio Americano High School. More events and increased attendance at events in the stadium, adjacent to the Parkway, will undoubtedly increase the amount of trash that finds its way into the Parkway. Trash impacts the wildlife and vegetation, and these impacts need a baseline, an estimated increase and mitigation plans.

Thank you for the opportunity to comment, and your consideration of my concerns. Please add my name and email/US mail address to your information distribution list and send me project updates. If you or the Project Team have any questions, please contact me.

Sincerely,

Peter Spaulding
2531 Rio Bravo Circle
Sacramento, CA 95826
916.947.8018

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: RIO athletic field
Date: Friday, February 6, 2026 8:38:37 AM
Attachments: [Outlook-igkbw2un.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Trent Allen <trent.allen@sanjuan.edu>
Sent: Friday, February 6, 2026 4:25 PM
To: pewing2@comcast.net <pewing2@comcast.net>
Cc: Construction <construction@sanjuan.edu>
Subject: Fw: [EXTERNAL] RIO athletic field

Good morning,

Thank you for sharing your feedback regarding the potential athletic facility improvements at Rio Americano High School. Please know that your email has been received.

Regards,

Trent Allen, APR
Chief of Staff
San Juan Unified School District

PHONE: (916) 979-8281

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LEARN MORE AT: [Sanjuan.edu](#)

-----Original Message-----

From: Pewing2 <pewing2@comcast.net>

Sent: Thursday, February 5, 2026 8:25 PM

To: Melissa Bassanelli <MBassanelli@sanjuan.edu>

Subject: [EXTERNAL] RIO athletic field

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As a life long Sacramentan. I appreciate the work and success San Juan has experience. San Juan has been a good partner to our city. Please ensure the construction of this athletic facility at Rio Americano will not harm the flora and fauna along the American River Bike Trail. In this situation due diligence is a necessary step.

Thank you

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Rio Americano High School Stadium Improvements
Date: Tuesday, February 3, 2026 4:58:17 PM
Attachments: [image001.png](#)

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Matthew,

More input.

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: Phil Vercruyssen <47huge@gmail.com>
Sent: Tuesday, February 3, 2026 4:46 PM
To: Construction <construction@sanjuan.edu>
Subject: [EXTERNAL] Rio Americano High School Stadium Improvements

You don't often get email from 47huge@gmail.com. [Learn why this is important](#)

My name is Philip Vercruyssen and I am a neighbor on Whitehall Way, due east of the Rio campus. I have already written a letter regarding the stadium to Nicholas Arps and hand delivered it to his office yesterday, 2/2/2026.

1. As a neighbor to be fully impacted by the field improvements I want a Full and Comprehensive EIR on the proposed improvements, NOT a focused EIR. I don't even know what a Focused EIR is but I am afraid it would be focused on what the District deemed important and not what I know to be important.
2. The scope of the EIR should take into account the surrounding areas...which include the tax paying neighbors on Whitehall Way and surrounding streets, but more importantly the AMERICAN RIVER PARKWAY. One of the most wild and scenic nature areas anywhere around. This stadium is going to be adjacent to the Parkway, with no buffer or way to protect it from noise, increased light, vibration and noise from the new metal stands, human intrusion, and exhaust from the increased traffic.

3. As part of your work I request a full study of alternatives.

4. My biggest concerns are noise from a new PA system, the encroachment of light into my backyard from 80' to 100' new light poles, and the fact it is to become a community asset to be used for athletic and non-athletic events and be used for practice as well as contests.

Oh my gosh!!! What does that mean?

All of the above issues are mentioned in my letter of yesterday that is in Mr. Arps office but this doesn't convey my outrage.

Regards - Philip Vercruyssen

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Americano - proposed stadium
Date: Thursday, February 5, 2026 3:28:54 PM
Attachments: [Outlook-hmnytgub.png](#)
[Outlook-guregetx.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:28 PM
To: Prasad Rampalli <prampalli@gmail.com>
Subject: Re: [EXTERNAL] Rio Americano - proposed stadium

Hello Prasad and Mridula,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Prasad Rampalli <prampalli@gmail.com>
Sent: Wednesday, February 4, 2026 10:25 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>; Prasad Rampalli <prampalli@gmail.com>; Mridula Udayagiri <mridula10@gmail.com>
Subject: [EXTERNAL] Rio Americano - proposed stadium

You don't often get email from prampalli@gmail.com. [Learn why this is important](#)

To: Nicholas Arps
Construction and Modernization Facilities Director
San Juan Unified School District (SJUSD)
3738 Walnut Ave
Carmichael, CA 95608
construction@sanjuan.edu

RE: Rio Americano High School Stadium Improvements Project - Comment to Notice of Preparation (NOP), SCH #2026010094

Request confirmation of receipt of this email.

Dear Mr. Arps,

Thank you for the opportunity to comment on the Notice of Preparation for Rio Americano High School Stadium Improvement Project. As some neighbors, including members of our household did not notice, we request that it be mailed out again.

This Stadium proposal will affect where we live, share time with family and friends, and enjoy the American River Parkway and American River. **We ask that the School District do a comprehensive Environmental Impact Report (EIR).** We request that the EIR consider, not just Rio, but impacts to areas surrounding Rio's campus and foreseeable impacts of stadium use, not just the impacts from the time frame when the stadium is built.

We are very concerned about air pollution impacts from demolition, construction, increased traffic, and vehicle idling associated with this project. These activities generate dust, diesel exhaust, and other pollutants that can significantly affect nearby residents and others. Even short-term increases in air pollution can have serious consequences. This is not a theoretical concern; it directly affects our ability to safely remain in our homes.

We are asking that the EIR thoroughly and carefully assess air quality impacts from demolition, construction, increased traffic, and idling, including cumulative impacts and impacts on sensitive receptors such as children, seniors, and people with compromised health. Mitigation measures must be meaningful and enforceable.

Traffic related to Rio Americano has already caused us significant problems on a regular basis. During school drop-off and pick-up times, we often cannot easily leave or return to our home. We cannot cross the street at the Ashton and American River Drive intersection due to heavy traffic and drivers who sometimes run stop signs. We also have speeding drivers on Ashton Drive during school drop-off and pick-up who run the stop sign in front of our home at Ashton and Offham Court.

We cannot imagine what this will be like with 2,500 people or more trying to attend a stadium event. Two days ago, we sat in traffic for over 20 minutes on American River Drive during school pick-up time, inhaling exhaust fumes while unable to move. This is a problem that we have encountered since we moved to the neighborhood in 1992. However, the problem has become worse over the years, and seems to be at its worst now.

We are asking that the EIR fully and carefully assess safety impacts, including emergency access and evacuation, for both the school community and surrounding neighborhoods. The EIR must include a clear cumulative impacts analysis that evaluates the combined effects of the stadium upgrades, the nearby Jesuit Stadium Project, and the proposed cell tower on the following:

- Aesthetics and scenic resources

- Biological resources, including nighttime lighting and noise effects

- Recreation and Parkway user experience

- Transportation, access, and emergency response

- Wildfire risk and evacuation conditions

The site's adjacency to the American River and Parkway brings heightened responsibilities under:

- The California Environmental Quality Act (CEQA)• The American River Parkway Plan
- The Urban American River Parkway Preservation Act
- State and Federal Wild and Scenic Rivers Act
- The Parkway Corridor Combining Zone

Thank you for sharing our concerns with the school district. We look forward to all our needs being considered in this proposal and EIR study.

Sincerely,

Prasad Rampalli & Mridula Udayagiri

4274 Offham Court
Sacramento, Ca 95864
Phone: 916-216-5173

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Proposed Renovation and Construction Project at Rio Americano High School
Date: Thursday, February 5, 2026 3:38:08 PM
Attachments: [Outlook-ri2huac5.png](#)
[Outlook-13b5a2x1.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:37 PM
To: Reinhard Hohlwein <rhohlwein@gmail.com>
Subject: Re: [EXTERNAL] Proposed Renovation and Construction Project at Rio Americano High School

Hello Reinhard,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Reinhard Hohlwein <rhohlwein@gmail.com>

Sent: Thursday, February 5, 2026 5:14 AM

To: Nicholas Arps <nicholas.arps@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Construction <construction@sanjuan.edu>

Subject: [EXTERNAL] Proposed Renovation and Construction Project at Rio Americano High School

You don't often get email from rhohlwein@gmail.com. [Learn why this is important](#)

To: Nicholas Arps,
Construction and Modernization Facilities Director
San Juan Unified School District (SJUSD)
3738 Walnut Ave
Carmichael, CA. 95608
construction@sanjuan.edu February 4, 2026

RE: Rio Americano High School (RIO) Stadium Improvements Project
- Public Comment on Notice of Preparation

Mr. Arps:

Thank you for the opportunity to comment on the Rio Americano High School Stadium Improvements Project - Comment to Notice of Preparation

I've lived near this area for almost 50 years. My family and I have used and enjoyed the American River Parkway (ARP), bike trail every week for decades for cycling, hiking, recreation and perhaps most importantly as a place for quiet, solitude and reflection in this busy city. The parkway and the river are unique to the region and a true blessing to this area. The parkway is widely considered the crown jewel of Sacramento.

Due to the substantial nature of this proposed stadium/public events center and its impact on our neighborhoods, state protected Parkway and federal and state protected LAR, I respectfully request that a full comprehensive Environmental Impact Report (EIR) be completed, and complete facts be considered in a thorough EIR that considers not just on campus concerns but surrounding impacts of this proposal, in particular the potential impacts to the ARP and all those folks who use it daily (and nightly). To be truly a good neighbor, the San Juan Unified School District (District) must carefully consider neighbors' needs but also the delicate ecology of the parkway and the resident animals and as well as the inevitable impact on parkway users who treasure the space for its bucolic and vibrant atmosphere. As of

this moment, the public is not aware of the scope and scale of this project, the design presented to neighbors and the public have been unclear and the Notice and Adequate Process so far have been insufficient.

Project Characterization is Confusing - Please Clarify

I respectfully request that the “proposed” cell tower be considered as part of the environmental review required. The public is entitled to know what is intended. The present approach does not appear to provide adequate notice and inform in a fair, complete and clear manner as intended by notice and process per California law. I respectfully ask for documented expanded notice, clear specific facts, and transparency as to this proposal.

Comments on NOP

Project Location and Surrounding Uses - Rio is bounded to the South by the American River Parkway ARP. The ARP was established in 1959. Neighbors and Parkway users need significantly more clarity on the scope and scale of the proposed project and to know what the District intends to do.

Comments on Environmental Review- Based on existing infrastructure, and the large-scale changes proposed by the District, the District needs to do a comprehensive, not focused, EIR. This EIR should not exclude or minimize how the proposed construction and the ongoing long term increase in multiple impacts will affect the neighborhood and in particular the ARP. Large numbers of people, increased traffic, a likely increase in trash, as well as glare, noise, vibration, lights from scoreboards etc, will affect neighbors as well as the Parkway, wildlife, and the river nearby. More importantly, the project will certainly lead to long term and near continuous impact on the parkway and the public who uses it long after the construction phases are complete.

Not to mention, the permanent impact on wildlife.

The District needs to be a good neighbor. As a school District, given the opportunity to be a lead agency, they are expected to practice maximum consideration for their students, staff, families, guests, the families who live in this area, and the wonderful Parkway that is a living science and arts laboratory right over the levee. Rio Americano is the largest non-residential neighbor directly proximate to the river and to the ARP outside of CSU Sacramento. NO major project located that close to the ARP and the American River should go forward without full and complete environmental review, including long term impacts to the local ecology. With thorough review, the District can and should choose to cultivate respectful connection with its Rio neighbors, the public at large, the ARP and LAR. Thank you in advance for doing the right thing and putting together a comprehensive EIR, supported by facts and thorough study to cultivate and compliment the high standards that Rio maintains as an educational institution bordering the crown jewel of Sacramento, the American River Parkway and Wild and Scenic Lower American River.

Sincerely,

Reinhard Hohlwein
4236 De Ville Court
Sacramento, CA 95821
rhohlwein@gmail.com

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Stadium
Date: Thursday, February 5, 2026 3:23:29 PM
Attachments: [Outlook-aetr4je.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Trent Allen <trent.allen@sanjuan.edu>
Sent: Wednesday, February 4, 2026 8:03 PM
To: Construction <construction@sanjuan.edu>
Cc: Cassandra Baumgart <cassandra.baumgart@sanjuan.edu>
Subject: Fw: [EXTERNAL] Rio Stadium

For inclusion in Rio project feedback collection.

Thanks,

Trent Allen, APR
Chief of Staff
San Juan Unified School District

OFFICE: (916) 979-8281
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-----Original Message-----

From: Robin <rpasterski@comcast.net>
Sent: Wednesday, February 4, 2026 9:19 AM
To: Melissa Bassanelli <MBassanelli@sanjuan.edu>
Subject: [EXTERNAL] Rio Stadium

[You don't often get email from rpasterski@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Here we go again.

Just who is this stadium for? Here comes another assault on the wild life and further disruption to the American River. This is another short term gain and long term loss for all students and people who live in this beautiful region.

For so many reasons, please step back from this project.

Robin and Trent Pasterski.

Sent from my iPhone

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Rio Americano High School football field lights/expansion of use and cell tower construction
Date: Thursday, February 5, 2026 3:46:06 PM
Attachments: [Outlook-w1zwt4ir.png](#)
[Outlook-cqkedsbm.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:45 PM
To: Roger J. Baccigaluppi <Roger@rbint.com>
Subject: Re: [EXTERNAL] Rio Americano High School football field lights/expansion of use and cell tower construction

Hello Roger,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Roger J. Baccigaluppi <Roger@rbint.com>

Sent: Thursday, February 5, 2026 7:18 PM

To: Construction <construction@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; nicholas.aros@sanjuan.edu <nicholas.aros@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Rio Americano High School football field lights/expansion of use and cell tower construction

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I am in total opposition to the addition of lights, and thus expansion of activities, at Rio Americano High School, particularly without a **complete** and **objective** EIR. The District has no right to cause significant injury to the environment surrounding the school, especially with the jewel of Sacramento's environmental protection on its border. If it is not a total violation with a complete EIR, it certainly is one without such a document. I am certain legal action will follow any approval, especially without a complete EIR, so I question the wisdom of moving forward that is certain to cost the District huge legal costs. I believe individual Board members and SJUSD employees could be subject to legal action for operating in clear violation of the law.

Roger Baccigaluppi
660 Morris Way
Sacramento, CA 95864

From: [Construction](#)
To: [Gerken, Matthew](#); [Nicholas Arps](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Construction of stadium
Date: Thursday, February 5, 2026 3:14:17 PM
Attachments: [Outlook-iueq4lxz.png](#)
[Outlook-e0i2tspp.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:13 PM
To: SABA <ronselge@aol.com>
Subject: Re: [EXTERNAL] Construction of stadium

Hello Ron,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: SABA <ronselge@aol.com>

Sent: Wednesday, February 4, 2026 2:15 PM

To: Construction <construction@sanjuan.edu>

Subject: [EXTERNAL] Construction of stadium

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Pls do COMPLETE EIR, including the impact on the adjacent American River Parkway.

Ron Selge

[Sent from the all new AOL app for iOS](#)

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: No stadium
Date: Thursday, February 5, 2026 3:23:46 PM
Attachments: [Outlook-uilnbrip.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Trent Allen <trent.allen@sanjuan.edu>
Sent: Wednesday, February 4, 2026 8:12 PM
To: Construction <construction@sanjuan.edu>
Subject: Fw: [EXTERNAL] No stadium

For inclusion in Rio project feedback.

Thank you,

Trent Allen, APR
Chief of Staff
San Juan Unified School District

OFFICE: (916) 979-8281

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From: Nan Roux <NRoux@sanjuan.edu>
Sent: Wednesday, February 4, 2026 7:42 AM
To: Trent Allen <trent.allen@sanjuan.edu>
Subject: FW: [EXTERNAL] No stadium

Nan Roux

Executive Assistant to Melissa Bassanelli, Superintendent of Schools

San Juan Unified School District

Office: 916-971-7104 – Internal Ext: 801452

From: Ronda Elliott <rondajelliott@gmail.com>

Sent: Wednesday, February 4, 2026 5:47 AM

To: Melissa Bassanelli <MBassanelli@sanjuan.edu>

Subject: [EXTERNAL] No stadium

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No Stadium

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: No stadium
Date: Thursday, February 5, 2026 3:23:46 PM
Attachments: [Outlook-uilnbrip.png](#)

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Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Trent Allen <trent.allen@sanjuan.edu>
Sent: Wednesday, February 4, 2026 8:12 PM
To: Construction <construction@sanjuan.edu>
Subject: Fw: [EXTERNAL] No stadium

For inclusion in Rio project feedback.

Thank you,

Trent Allen, APR
Chief of Staff
San Juan Unified School District

OFFICE: (916) 979-8281

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From: Nan Roux <NRoux@sanjuan.edu>
Sent: Wednesday, February 4, 2026 7:42 AM
To: Trent Allen <trent.allen@sanjuan.edu>
Subject: FW: [EXTERNAL] No stadium

Nan Roux

Executive Assistant to Melissa Bassanelli, Superintendent of Schools

San Juan Unified School District

Office: 916-971-7104 – Internal Ext: 801452

From: Ronda Elliott <rondajelliott@gmail.com>

Sent: Wednesday, February 4, 2026 5:47 AM

To: Melissa Bassanelli <MBassanelli@sanjuan.edu>

Subject: [EXTERNAL] No stadium

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No Stadium

From: [Construction](#)
To: [Gerken, Matthew](#); [Nicholas Arps](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: No Stadium
Date: Thursday, February 5, 2026 3:12:44 PM
Attachments: [Outlook-5em55tga.png](#)
[Outlook-1pagotqf.png](#)

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Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:10 PM
To: Ronda Elliott <rondajelliott@gmail.com>
Subject: Re: [EXTERNAL] No Stadium

Hello Ronda,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Ronda Elliott <rondajelliott@gmail.com>

Sent: Wednesday, February 4, 2026 1:46 PM

To: Construction <construction@sanjuan.edu>

Subject: [EXTERNAL] No Stadium

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Department of Regional Parks

Liz Bellas
Director



County of Sacramento

Office of the County Executive

David Villanueva
County Executive

Community Services

Dave Defanti
Deputy County Executive

February 4, 2026

Nicholas Arps
Director of Facilities Construction & Modernization
San Juan Unified School District
3738 Walnut Avenue
Carmichael, CA 95608
Construction@sanjuan.edu

Subject: Notice of Preparation for an Environmental Impact Report and Initial
Study for the Rio Americano High School Stadium Improvements

Dear Mr. Arps,

The Sacramento County Department of Regional Parks (Regional Parks) has reviewed the Notice of Preparation (NOP) associated with the proposed stadium improvements at Rio Americano High School (RAHS). This campus is directly adjacent to the American River Parkway (Parkway), which stretches from Nimbus Dam to the Sacramento River confluence and is designated as a Wild and Scenic River under both State (1972) and Federal (1981) law.

Protection of its core values is governed by the American River Parkway Plan (Parkway Plan), adopted under the Urban American River Parkway Preservation Act (California Public Resources Code Section 5840). As the entity primarily responsible for administering the Parkway Plan, Regional Parks reviews projects within and adjacent to the Parkway to ensure consistency with the Plan's policies and goals, including the goals and objectives outlined in the associated Natural Resources Management Plan (2023).

Regional Parks' review is focused on the project's location within the Parkway Corridor (PC) Overlay Zone, which implements Parkway Plan Policy 7.24 regarding the design and location of adjacent development. This policy and the associated overlay zone provide specific standards for height, color, texture, and scale to minimize adverse impacts on the Parkway's aesthetic and natural resources. The key components of the proposed stadium enhancements considered during our consistency review include:

- **Lighting System:** Four permanent 80-foot-tall high-mast light poles at the stadium and six 15-foot-tall pedestrian light poles providing nighttime visibility between the stadium and parking area.
- **Seating and Capacity:** Replacement of existing bleachers to accommodate a total capacity of approximately 2,500 people, representing a significant intensification of use near the Parkway boundary.
- **Facility Upgrades:** Construction of a new press box on the south bleacher section and an upgrade to the stadium's existing PA system.

As currently proposed, the RAHS Stadium Improvements would adversely impact the aesthetic and biological values of the Wild and Scenic Parkway. Specifically, the proposed lighting system and the currently planned cell tower would be highly visible from within the Parkway corridor. The introduction of a powerful new light source, combined with increased noise from expanded stadium capacity, would degrade the Parkway's natural aesthetic.

Furthermore, both light and noise—compounded by the presence of a cell tower—can severely impact wildlife. Artificial light disrupts circadian rhythms, creates navigational confusion for migratory birds, and alters predator-prey dynamics. The addition of a cell tower introduces further hazards, including increased avian collision risks—particularly for birds already disoriented by stadium lighting—and potential electromagnetic interference with animal navigation.

Simultaneously, increased noise contributes to habitat fragmentation and physiological stress while masking vital wildlife vocalizations used for mating, territorial defense, and predator detection. These cumulative impacts are especially critical given the project's location adjacent to the Parkway's narrowest reach, where the wildlife corridor bottlenecks for approximately six miles.

To avoid or significantly reduce these impacts, the Environmental Impact Report (EIR) should evaluate alternatives such as establishing a substantial woodland buffer on the campus boundary and relocating the stadium to the northern portion of the campus adjacent to American River Drive. The State Wild and Scenic designation and the State-adopted Parkway Plan emphasize the regional importance of this river corridor. While the San Juan Unified School District operates as a local educational agency, it remains subject to the State of California's environmental regulations and the mandates of the Wild and Scenic Rivers Act. It is imperative for the health of the Parkway ecosystem that the district ensures full compliance with these laws and planning documents to protect the integrity of the Parkway's protected values.



Liz Bellas,
Director of Regional Parks

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Comment Letter: Rio Americano Stadium Improvements
Date: Thursday, February 5, 2026 3:27:21 PM
Attachments: [Outlook-dq51vic4.png](#)
[Outlook-znxksvag.png](#)

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Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:26 PM
To: Bellas, Liz <bellase@saccounty.gov>
Subject: Re: Comment Letter: Rio Americano Stadium Improvements

Hello Liz,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged member of our community.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Bellas. Liz <bellase@saccounty.gov>
Sent: Wednesday, February 4, 2026 9:22 PM
To: Construction <construction@sanjuan.edu>
Cc: Nicholas Arps <nicholas.arps@sanjuan.edu>
Subject: [EXTERNAL] Comment Letter: Rio Americano Stadium Improvements

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Good afternoon,

Please see attached comment letter from Sacramento County Regional Parks.

Liz Bellas

Director
Sacramento County Department of Regional Parks
10361 Rockingham Drive, Suite 100
Sacramento, CA 95827
p. 916.875.5925
[SUPPORT COUNTY PARKS](#) * [DOWNLOAD PARKS APP](#)



Save the American River Association

8836 Greenback Lane, Suite C • Orangevale, CA 95662

916-936-4555 • E-mail: info@SARAriverwatch.org • www.SARAriverwatch.org

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David Thesell

Dan Winkelman

Leo Winternitz

February 4, 2026

Nicholas Arps, Director of Facilities Construction & Modernization

San Juan Unified School District

3738 Walnut Avenue

Carmichael, CA 95608

Via Email to construction@sanjuan.edu

Rio Americano High School Stadium Improvements – Scoping Comments on Notice of Preparation for Environmental Impact Report

Dear Mr. Arps:

The Save the American River Association (SARA) appreciates the opportunity to provide scoping comments on the Notice of Preparation for the Rio Americano High School Stadium Improvements Project. SARA understands the importance of modernizing facilities for Rio Americano students and supports efforts to improve educational and athletic resources. We also recognize the District's outreach thus far, including the October 13, 2025, community meeting and the Initial Study release, as a positive step in engaging stakeholders early in the process. Our comments are offered in a constructive spirit, with the goal of helping the District achieve a successful project that also protects the adjacent American River Parkway. As long-standing stewards of the Parkway since 1961, SARA's mission is to ensure this national, state, and regional treasure is preserved for future generations even as our community grows. The American River Parkway is a unique asset — effectively an outdoor classroom and natural retreat — for Rio Americano High School students, teachers, and the broader community. We believe with careful planning, the school's goals will be consistent with Parkway preservation.

While the District may describe the forthcoming Environmental Impact Report (EIR) as a "focused" EIR, it is important to clarify that the California Environmental Quality Act (CEQA) does not recognize a reduced or abbreviated form of EIR. Any EIR, focused or otherwise, must analyze all environmental topics for which substantial evidence supports the potential for significant impacts (CEQA Guidelines §15128). Given the project's location immediately adjacent to the American River Parkway, the EIR must fully evaluate, at a minimum, visual and aesthetic impacts, lighting and night-sky effects, noise and loss of natural quiet, biological resources and wildlife movement, recreational impacts, and consistency with the American River Parkway Plan policies governing adjacent land uses. These issues cannot be lawfully deferred, tiered away, or

excluded from analysis absent substantial evidence demonstrating no potential for significant impact. An improperly narrowed scope would fail to comply with CEQA and would undermine the EIR's role as an informational document for decision-makers and the public.

Project Context and Parkway Sensitivity: The project is located directly adjacent to the American River Parkway and in the Parkway Corridor Combining Zone. As described in the Initial Study, the project will add significant new infrastructure to the campus, including four 80-foot to 100-foot tall light poles, expanded bleachers to accommodate roughly 2,500 spectators, an elevated press box, new PA system, six 15-foot tall light standards, and the removal of existing wood SMUD light poles, and various metal storage sheds. The American River is a state and federally designated Wild and Scenic River corridor renowned for its natural habitat and recreation opportunities. This sensitive interface heightens the importance of a thorough environmental review. We respectfully request that the EIR include a robust analysis of potential impacts to the American River Parkway in the following areas (among others):

- **Nighttime Lighting:** Evaluate the effects of new stadium lighting, and all other proposed campus lighting on wildlife and “dark sky” conditions in the Parkway. Artificial lighting can disrupt nocturnal wildlife behavior and diminish the natural darkness of the river corridor. The EIR should analyze light spillover, glare, and skyglow from all proposed light sources, including the 80-foot to 100-foot tall LED lights. Maintaining darker night skies is not only an ecological concern but also a Parkway Plan goal (e.g., Parkway Plan Policy 9.24.1 calls for minimizing Parkway lighting).
- **Amplified Noise and Vibration:** Study the potential noise impacts from the new public address (PA) system, large crowds, planned operation, increased capacity and extended hours of use on Parkway wildlife and visitors. The study should also include a quantitative evaluation of vibration and structure-borne noise associated with bleacher seating during events. The American River Parkway is valued for its natural quiet and solitude, which could be disrupted by frequent practices, games or events.
- **Visual/Aesthetic Impacts:** Assess how the proposed structures (tall light standards, press box, and expanded bleachers) will be visible from the Parkway, including from the popular Jedediah Smith Memorial Trail, and viewpoints on or across the river. The Parkway's scenic quality is a defining feature, and any proposed visual intrusions must be carefully examined. The EIR should analyze whether the stadium improvements would alter the natural-appearing landscape as seen from the Parkway. This analysis ties directly to Parkway Plan policies that seek to minimize visual impacts from adjacent uses.
- **Biological Resources & Habitat Integrity:** Examine potential impacts to the adjacent habitat and wildlife. The project's proximity to the Parkway raises concerns about disturbance to wildlife species that use the campus-Parkway interface and to the sensitive habitat on the river. The EIR should include biological resource studies to document baseline conditions and assess how increased lighting, noise, structures, and activity may affect wildlife behavior. The analysis should consider any physical effects to the

environment at the interface. For example, whether construction or increased use could affect the stability of the habitat, its wildlife, or result in diminished habitat in the Parkway. Maintaining the integrity of the habitat is critical to preserving the Parkway's ecosystem continuity.

- **Consistency with Parkway Plan and Laws:** The EIR must evaluate the project's consistency with the American River Parkway Plan (2008) and the Urban American River Parkway Preservation Act. Under CEQA, an EIR is required to discuss any inconsistencies between the proposed project and applicable plans, including regional land use plans. More importantly, the Parkway Plan is not just advisory; it was adopted by the Legislature as state law in 2008 (Urban American River Parkway Preservation Act, Public Resources Code § 5840 et seq.). Public Resources Code § 5842(b) expressly mandates that state and local agency actions related to land use **shall be consistent** with the American River Parkway Plan. At a minimum we respectfully request the EIR include a **consistency analysis** demonstrating how the stadium improvements align with relevant Parkway Plan policies. In particular, the EIR should address Parkway Plan **Policy 7.19**, which calls for adjacent land uses and facilities to be compatible with the Parkway's purpose and character; **Policy 7.23**, which states that levees, landscaping, or other buffers should be used to visually screen the Parkway from adjoining development; and **Policy 7.24**, which directs local jurisdictions to regulate adjacent uses to minimize adverse impacts on the Parkway's aesthetic and natural values (including natural quiet and the experience of wildlife). Adherence to these policies is not only a legal obligation but a practical guide to designing a project that respects its unique setting. SARA urges the District to ensure the stadium project is **fully consistent** with the Parkway Plan's goals for land use, design compatibility, lighting, screening, and preservation of natural open space qualities.
- **Project Alternatives and Mitigation:** In the spirit of CEQA's mandate to consider alternatives, we request that the EIR evaluate a range of **feasible alternatives** and mitigation measures that could avoid or reduce impacts to the Parkway. The analysis of alternatives and mitigation is important to demonstrate that the District is taking all feasible steps to **minimize harm to the Parkway**. SARA expects the EIR to clearly justify its selection of any preferred alternative and to commit to mitigation that will be effective and enforceable.
- **Cumulative Impacts:** The EIR should assess cumulative effects on the Parkway when the stadium project is considered alongside other past, present, and reasonably foreseeable projects in the area. Notably, the Rio Americano campus has been the site of other improvements and proposals (for example, the recently approved cell tower on campus, other facility upgrades, and neighboring Jesuit High School's field improvements), and other projects along the length of the Parkway. While each project individually may have moderate impacts, together they could pose a greater cumulative impact on Parkway resources and the visitor experience. The cumulative impact

analysis should evaluate the combined effects of increased lighting, noise, traffic, habitat encroachment, habitat loss, and development mass from multiple projects on the Parkway's wildlife and tranquility. This broader look is required by CEQA and will ensure that incremental changes do not collectively degrade the Parkway over time. In addition, please consider cumulative noise and lighting levels and visual intrusion in the Parkway if both Rio Americano and nearby facilities host night events, as well as cumulative traffic/parking demand on local streets adjacent to Parkway access points.

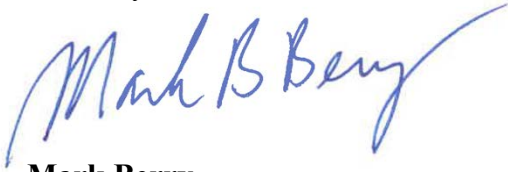
- **Technical Studies Expectations:** To support the thorough analysis of the above issues, SARA expects the EIR to include a full suite of technical studies by qualified experts. The EIR should of course incorporate at a minimum: a **Biological Resources Report** (documenting wildlife and habitat and evaluating project-related disturbances), a **Lighting/Photometric Study** (modeling illumination levels, glare, and spillover from the proposed lights into the Parkway, and assessing dark-sky compliance), a **Noise and Vibration Analysis** (measuring ambient noise and vibration conditions and modeling stadium event noise and vibration at Parkway receptors, with reference to the Parkway's natural quiet standard), a **Traffic and Parking Study** (analyzing event traffic, parking overflow, and pedestrian safety, especially along access routes bordering the Parkway), and **Visual Simulations** or viewshed analysis (to accurately depict how the new structures would appear from the Parkway). If applicable, a **geotechnical study** should be included to evaluate any potential effects on the stability of the levee, levee prism, and land adjacent to the construction area. These studies will provide the data necessary for the EIR to make informed conclusions and are critical for public and agency reviewers to understand the project's impacts. SARA and other stakeholders will look for these technical appendices in the Draft EIR to ensure the analysis is backed by sound evidence.

In summary, SARA urges San Juan Unified School District to use this EIR process as an opportunity to fully address the interface between the Rio Americano stadium project and the American River Parkway. The American River Parkway Plan was established to guide exactly this kind of situation, where development next to the Parkway must be carefully managed to protect a regionally significant natural resource. By adhering to the Parkway Plan's policies and thoroughly analyzing impacts and alternatives under CEQA, the District may achieve a project that improves student facilities while honoring the Parkway's integrity. We appreciate that the Parkway is often cited as a point of pride for Rio Americano High School as an outdoor learning environment for science classes, a scenic backdrop for campus life, and a community amenity for students and families, and we are ready to collaborate and assist the District in crafting solutions that uphold the "crown jewel" of our region's park system.

Thank you for your consideration of our comments. We look forward to reviewing the Draft EIR and continuing to participate in this process. Protecting the American River Parkway while allowing appropriate improvements is a shared responsibility, and we are confident that, with

diligent study and planning, the outcome can be a win-win for both the school and the environment.

Sincerely,



Mark Berry

President, Save the American River Association (SARA)

Save the American River Association is a 501(c)(3) organization that has been a leading steward of the American River Parkway since 1961. SARA's mission is to protect and enhance the natural recreational values of the American River and Parkway for the benefit of the public.

CC: San Juan Unified School District (SJUSD) Board of Education: boardmembers@sanjuan.edu

SJUSD Director of Facilities Construction & Modernization Nicholas Arps:
nicholas.arps@sanjuan.edu

SJUSD Legal Services - legalservices@sanjuan.edu

SJUSD Superintendent Bassanelli - mbassanelli@sanjuan.edu

San Juan Unified School District - info@sanjuan.edu

Sacramento County Regional Parks Director, Liz Bellas; Sacramento County Parks and Recreation Commission; American River Parkway Advisory Committee: ParksInfo@SacCounty.gov

Board of Supervisors, Rich Desmond: District 3: richdesmond@saccounty.gov

From: [Construction](#)
To: [Nicholas Arps](#); [Gerken, Matthew](#)
Cc: [Cassandra Baumgart](#)
Subject: Fw: Scoping comments on the Notice of Preparation for the Rio Americano High School Stadium Improvements Project
Date: Thursday, February 5, 2026 3:35:50 PM
Attachments: [Outlook-1h9ft2nk.png](#)
[Outlook-i5hr5vu2.png](#)

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Forwarded from Construction inbox.



Facilities, Construction and Modernization Department
Email: construction@sanjuan.edu
Website: sanjuan.edu/constructionnews

From: Construction <construction@sanjuan.edu>
Sent: Thursday, February 5, 2026 11:35 PM
To: Save the American River Association <info@sarariverwatch.org>
Subject: Re: [EXTERNAL] Scoping comments on the Notice of Preparation for the Rio Americano High School Stadium Improvements Project

Hello Sara,

Thank you for submitting your written comments regarding the proposed stadium upgrades at Rio Americano High School. We appreciate your feedback and value community input on decisions that affect our students, staff and neighbors.

Your comments have been forwarded to our facilities department and logged as part of our feedback collection to help inform the EIR. Please know that the district is committed to ensuring the safety and well-being of all students, staff and community members.

For the latest updates and additional information, please visit www.sanjuan.edu/riostadium.

Thank you again for taking the time to share your concerns and for being an engaged

member of our community.



Facilities, Construction and Modernization Department

Email: construction@sanjuan.edu

Website: sanjuan.edu/constructionnews

From: Save the American River Association <info@sarariverwatch.org>

Sent: Thursday, February 5, 2026 2:09 AM

To: Construction <construction@sanjuan.edu>

Cc: ~Board Members <BoardMembers@sanjuan.edu>; parksinfo@saccounty.gov <parksinfo@saccounty.gov>; Richdesmond@saccounty.gov <Richdesmond@saccounty.gov>; Nicholas Arps <nicholas.arps@sanjuan.edu>; LegalServices <LegalServices@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>

Subject: [EXTERNAL] Scoping comments on the Notice of Preparation for the Rio Americano High School Stadium Improvements Project

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Dear Mr. Arps:

Please find attached scoping comments from Save the American River Association on the **Notice of Preparation for the Rio Americano High School Stadium Improvements Project**. Kindly acknowledge receipt of the attached letter.

Sincerely,

Sara Stephens

Save the American River Association (SARA)

Guardians of the American River and Parkway since 1961

8836 Greenback Lane, Ste. C, Orangevale, CA 95662 | (916) 936-4555 | www.sarariverwatch.org

From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Scoping Comments - for EIR for Proposed Rio Americano HS Stadium Improvement Project
Date: Tuesday, February 3, 2026 5:47:33 PM
Attachments: [image001.png](#)
[Rio scoping comments pdf.pdf](#)

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More feedback.

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](#) | VOIP: 405107



From: Connie Del Real <cldelreal@yahoo.com>
Sent: Tuesday, February 3, 2026 5:42 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>; Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Scoping Comments - for EIR for Proposed Rio Americano HS Stadium Improvement Project

Good afternoon SJUSD Reps:

Attached are our EIR scoping comments (pdf) and 2 photos. Please have the appropriate four (4) SJUSD Reps confirm that they have received the comments letter (pdf) and accompanying photos.

Thank you.

Severiano Del Real

Connie Del Real

730 Morris Way

Sacramento, CA 95864

(916)402-6030 (Cell)

(916)971-3191 (Home)

cldelreal@yahoo.com

February 3, 2026

Dear Mr. Nicholas Arps et al:

Thank you for the opportunity to submit our scoping comments for the Environmental Impact Report (EIR) being prepared for the proposed Rio Americano High School Stadium Improvement Project.

First and foremost we insist on a full and comprehensive Environmental Impact Report (EIR).

In the latter part of 2025, the Rio Americano HS stadium project was announced not as a stand alone project but as a part of a larger endeavor which also included removing the existing swimming pool and tennis courts and constructing a new swimming pool and new tennis courts along with constructing a cell tower all to be against or near the levee west of the existing stadium. The construction of such a major project of this magnitude would result in cumulative adverse environmental impacts during construction requiring such an EIR to address matters like the impact on the integrity of the flood control system in the area of the high school. The initial study does not specify where the very high stadium lights would be placed, the drilling of holes three feet in diameter and sixteen feet deep close to the toe of the levee which could result in boils during times of very high river levels. A similar concern arising from the excavation of soil for the new swimming pool should also be examined.

The EIR must also address the permanent impacts on the surrounding neighborhood of the proposed stadium project such as:

- Increased noise and traffic on and around American River Drive
- Parking problems in surrounding neighborhoods. Rio Americano HS only has 254 parking spaces and yet is proposing a 2500 seat stadium. Where will possibly over 2000 cars park?
- Cell tower, lighting, noise and air pollution affecting our most precious jewel, the American River Parkway, its animals, birds and nesting areas
- Noise will travel across the river at nights to affect neighbors in Rancho Cordova
- Trespass lighting into many home windows
- Vandalism and trash
- Damage to roads
- No security to protect neighbors
- The aesthetics of the American River Parkway will be ruined
- What is the impact of two lighted stadiums (Jesuit HS and Rio Americano HS) within 1/3 of a mile apart? Especially if they have home games on the same night

In addition, as residents whose property (730 Morris Way) abuts Rio Americano HS we routinely experience major traffic jams (some arriving as early as 30 to 45 minutes before school dismissal) on Morris Way primarily caused by after school "pickups" (see attached two photos) resulting in added air pollution (fyi on cold days many motorists leave their cars on for I presume warmth and on warm days

they leave their cars on for I presume cooling), noise pollution (cars, people, music, etc.), garbage dumped on the sidewalks and even in our ivy.

In conclusion, we fear that some and/or all of the foregoing concerns/experiences will be exacerbated and extended into late nights when crowds of up to 2500 are expected to gather for events not only for Friday night football games but also as stated by a SJUSD rep at the 10-13-25 neighborhood meeting for "community events", therefore, disrupting our greatly appreciated quiet, restful and safe evenings. Our further fear is that the stadium lights will be on not only for school sponsored sports programs/activities but also for boy's and girl's club sports such as rugby, soccer, lacrosse, etc. and possibly for concerts and/or other large attended events.

Lastly, it is our feeling that money should be spent on repairs, upgrades and overall modernization of the existing structures and facilities. The lead and asbestos that currently exists in the school needs to be removed. The roof and plumbing is in dire need of significant repairs to eliminate roof leaks and flooding. Money should also be set aside for the maintenance of the school campus. Rio Americano HS was originally built as a temporary school structure and still maintains that interim look. The school needs and deserves a face lift.

Thank you again for the opportunity to provide our scoping comments on this major project that will permanently effect our great neighborhood.

Sincerely,

Severiano Del Real
Constance Del Real
730 Morris Way
Sacramento, CA 95864
(916)402-6030 (cell)
(916)971-3191 (home)
cldelreal@yahoo.com

Attachments (2 photos)





From: [Construction](#)
To: [Gerken, Matthew](#)
Cc: [Nicholas Arps](#)
Subject: FW: Rio Americano High School Stadium project
Date: Tuesday, February 3, 2026 4:11:32 PM
Attachments: [image001.png](#)

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FYI

Cassandra Baumgart
Administrative Assistant to
Frank Camarda, Chief Operations Officer
San Juan Unified School District
[916-971-5740](tel:916-971-5740) | [VOIP: 405107](tel:405107)



From: William C Pevec <wcpevec@ucdavis.edu>
Sent: Tuesday, February 3, 2026 3:30 PM
To: Construction <construction@sanjuan.edu>
Cc: LegalServices <LegalServices@sanjuan.edu>; Nicholas Arps <nicholas.arps@sanjuan.edu>;
Melissa Bassanelli <MBassanelli@sanjuan.edu>; Info <info@sanjuan.edu>
Subject: [EXTERNAL] Rio Americano High School Stadium project

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Dear San Juan Unified School District,

I am a neighbor of Rio Americano High School, an avid user of the American River Parkway, and a Sacramento County taxpayer. I am writing in regard to the plan to build sports and event stadium at Rio Americano High School.

Please complete a comprehensive Environmental Impact Report, with a scope to include not only the Rio Americano High School campus, but also the adjacent American River Parkway and surrounding neighborhoods.

The American River Parkway is of particular concern. This designated Wild and Scenic River is part of a sensitive ecosystem. Its animals and plants will be negatively impacted by a stadium, its lights, and its noise. These effects on wildlife and flora need to be carefully assessed. The Parkway is a unique and precious asset, not just for the local community but for the entire

Sacramento region. If its ecosystems are put out balance, they are not likely to recover.

The surrounding neighborhood has already been affected by the expansion of the stadium at Jesuit High School. The impact on the neighborhood of these two nearly adjacent stadiums must be considered, particularly the effect on traffic, parking, noise, and litter during simultaneous events at the two campuses.

Please consider the impacts of full planned operations, not merely the impacts during construction. And please involve the community in the evaluation and planning process.

Sincerely,

William C. Pevec, MD
Professor Emeritus
University of California, Davis
School of Medicine
916-616-9530

831 Laverstock Way
Sacramento, CA 95864

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