



NOTICE OF PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT FOR THE G.W. SMITH EDUCATION CENTER PROJECT

October 27, 2023

Introduction: The San Diego Unified School District (District) will be the Lead Agency and will prepare a Focused Environmental Impact Report (EIR) which tiers from the Capital Improvement Program (CIP) Final Program EIR in accordance with the California Environmental Quality Act (CEQA) for the George Walker (G.W.) Smith Education Center Project (Proposed Project). The District is soliciting public and agency input on the scope and content of the environmental information to be contained in the Focused EIR. The project description, location, and possible environmental effects of the proposed project are described below.

Due to the time limits mandated by state law, your comments must be sent no later than 30 days after receiving this notice. Comments regarding the scope of the environmental analysis within the Subsequent EIR will be accepted until November 27, 2023. Comments can be sent electronically via email or through regular mail to the contact information provided below.

Project Title: G.W. Smith Education Center Project

Project Applicant: San Diego Unified School District

Project Location: The District proposes to construct a new administrative campus on a 7.8-acre site located at 9330 Balboa Avenue, San Diego, CA 92123, in the City's Kearny Mesa Community Plan (KMCP) area. The project site is located at the northwest corner of the Balboa Avenue/Ruffin Road intersection on a developed site (Assessor Parcel Number 369-161-06) that contains an existing two-story building encompassing approximately 150,000 square feet (SF) and associated surface parking and landscaping (Figure 3, Project Site Location). The project site is relatively flat at an elevation of approximately 435 feet above mean sea level. Land uses surrounding the project site include open space within the City's Multi-Habitat Planning Area (MHPA) to the north, offices to the east and south, and a military facility to the west.

Project Description: The District is proposing building renovations and construction of a new administrative facilities that would be implemented in two phases. The first phase would entail construction of a parking garage and site infrastructure improvements, and the second construction phase would redevelop and renovate the existing on-site building and construct other site improvements. The proposed parking garage would be constructed in the northwestern portion of the site and would include five levels with a total area of approximately 180,000 SF to accommodate approximately 500 parking spaces. The administration building would consist of the renovated existing 150,000-SF building with a new approximately 60,000-SF two-story addition on the north side of the existing building and a new entrance on the northeast side of the building. Surface parking lots would be constructed in the southern and eastern portions of the site. Proposed utility improvements include laterals and connections to existing utility infrastructure in adjacent roadways, including water, sewer, electrical, and telecommunications. An on-site stormwater system is proposed that would include a stormwater detention vault in the southwest portion of the site that would collect on-site flows and convey them to a biofiltration system that would treat runoff before being discharged to the municipal storm drain system in Balboa Avenue.

Probable Environmental Effects: Pursuant to the CEQA Guidelines, 14 CCR Section 15063(a), the District has determined that an EIR is clearly required for the project and has elected to not



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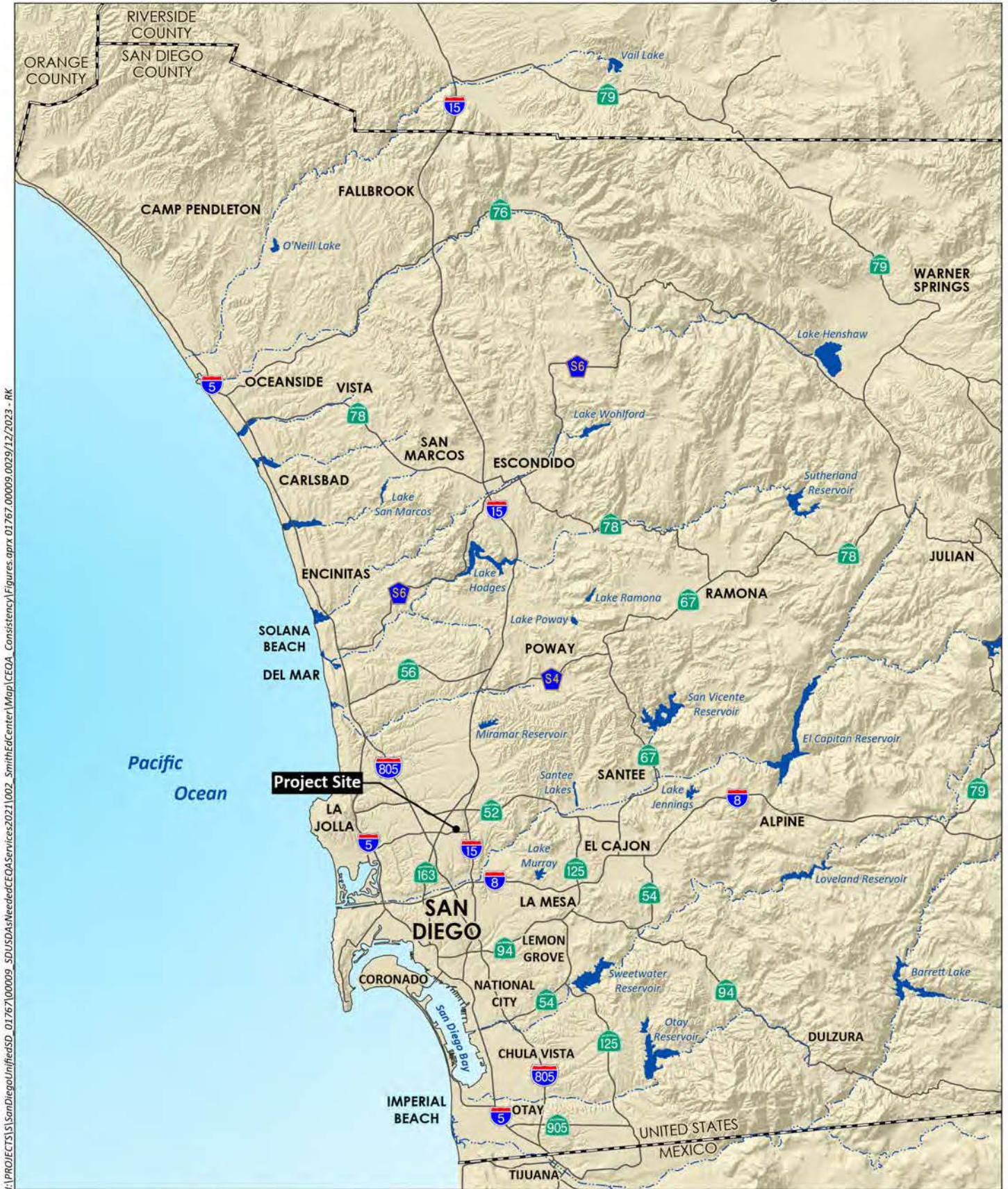
prepare an initial study. The District anticipates that the EIR will address the following topic areas: aesthetics, biological resources, energy, noise, transportation and traffic. Based on a preliminary analysis, the District has determined that impacts to the following topics would not be significant and will not be analyzed further in the EIR: agriculture/forestry resources, air quality, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, tribal cultural resources, utilities/service systems, and wildfire.

A copy of the NOP is available for review at the following locations:

- San Diego Unified School District (Physical Plant Operations Center Annex, Room 5), 4860 Ruffner Street, San Diego CA 92111; and
- Online at:
https://sandiegounified.org/departments/facilities_planning_and_construction/environmental_reviews

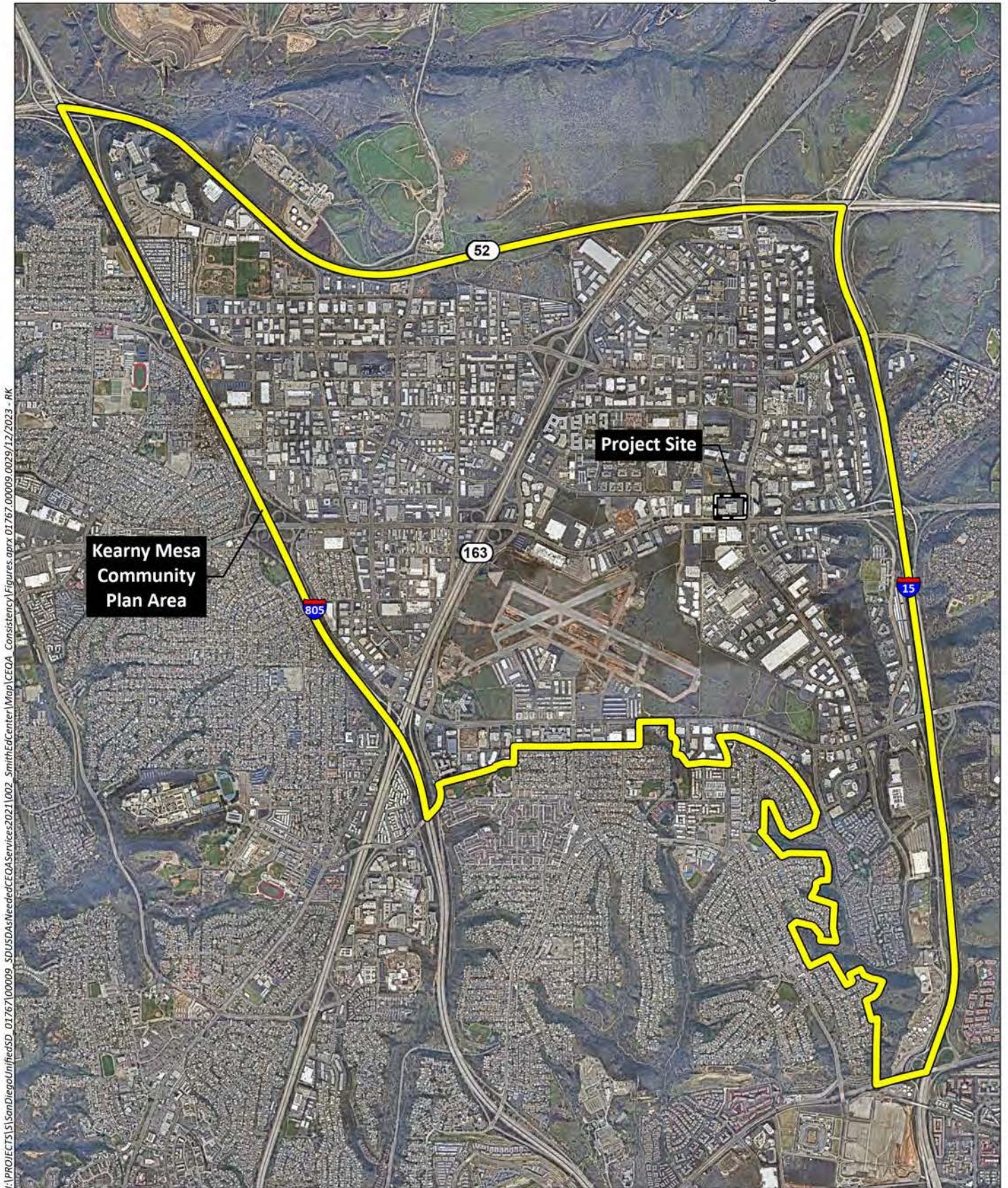
Pursuant to State CEQA Guidelines Section 15082(b), comments regarding the scope and content of the environmental analysis must be submitted no later than 30 days after the start of the public review period, from October 27, 2023 until November 27, 2023. Please send your comments no later than November 27, 2023 at 5 p.m. directly to:

Paul Garcia, CEQA Environmental Coordinator
San Diego Unified School District
Facilities Planning & Construction/Annex 5
4860 Ruffner Street
San Diego, CA 92111
or via email to: environmental@sandi.net
(619) 913-2999



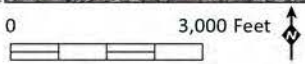
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Source: Base Map Layers (SanGIS, 2016)



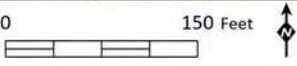
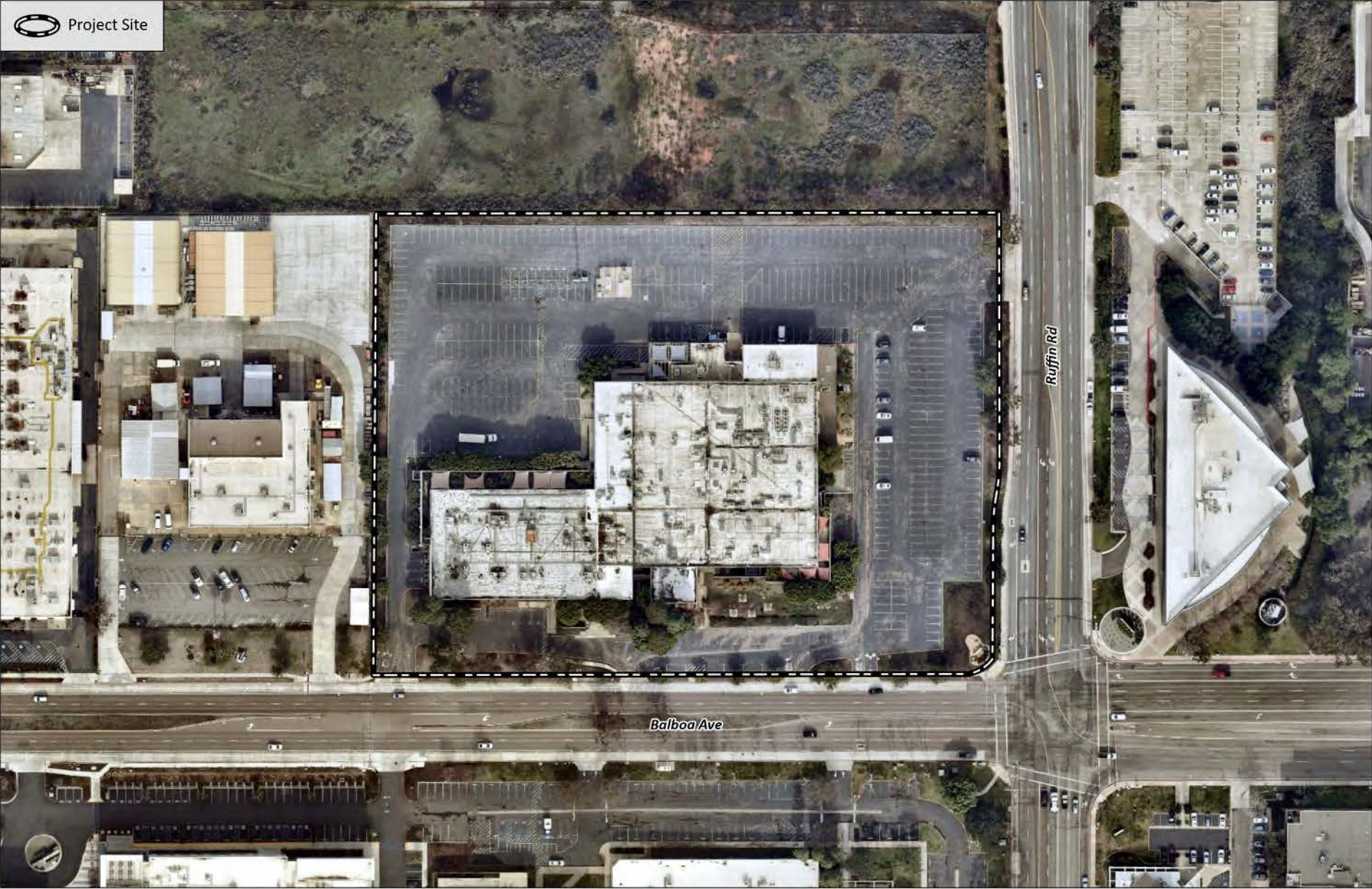
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Source: Aerial (SanGIS, 2023)



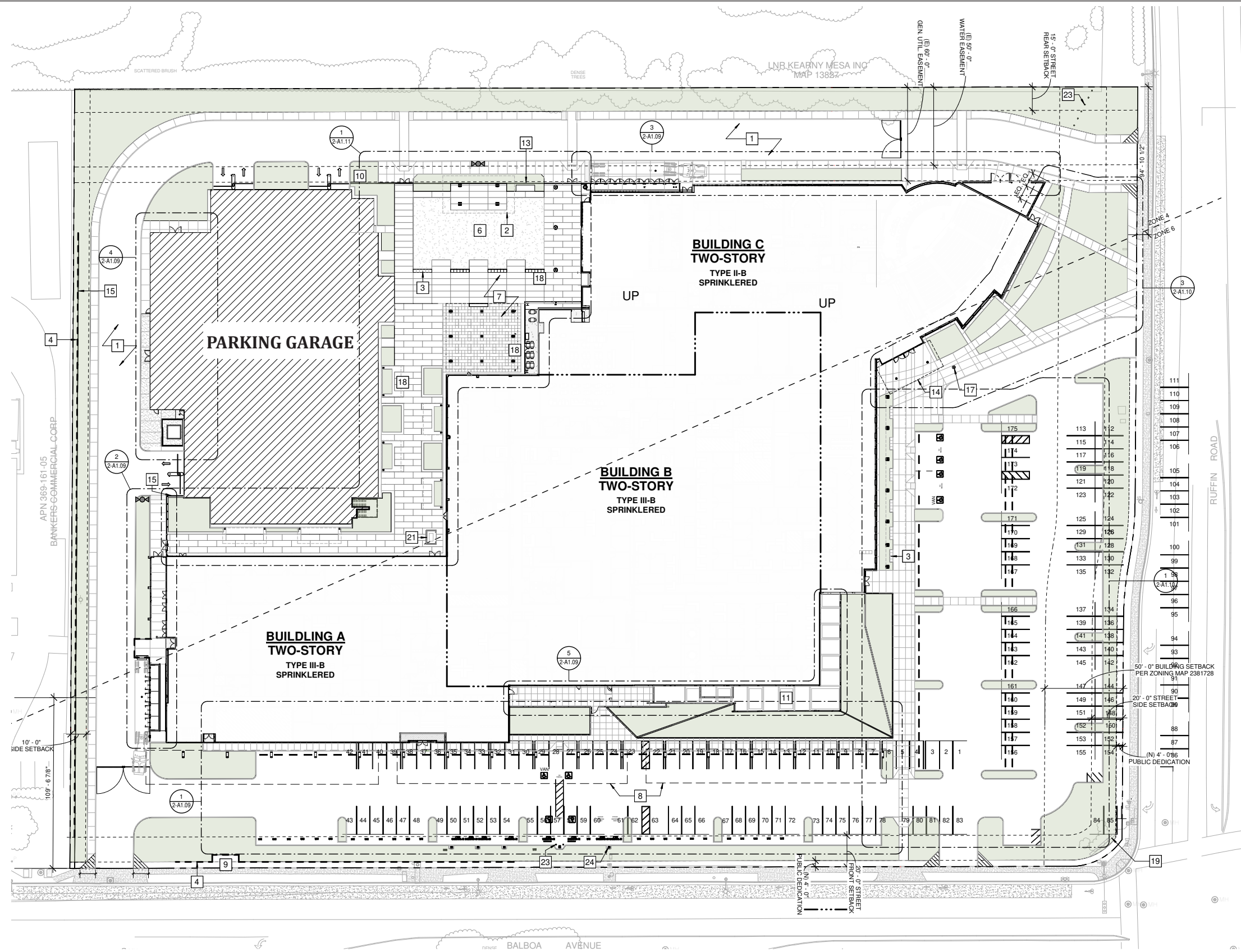
 Project Site

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Source: Aerial (SanGIS 2023)

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Source: avrp Studio 2023



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Source: avrp Studio 2023

Project Rendering
Figure 5