



NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT FOR THE G.W. SMITH EDUCATION CENTER PROJECT

March 14, 2024

NOTICE IS HEREBY GIVEN that the San Diego Unified School District (District), as the lead agency, is circulating a draft Environmental Impact Report (EIR) for public review in accordance with the California Environmental Quality Act (CEQA) for the George Walker (G.W.) Smith Education Center Project.

Project Title: George Walker (G.W.) Smith Education Center Project (SCH No. 2023100817)

Lead Agency: 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. 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 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.

Possible Environmental Effects: The Draft EIR addresses the following topic areas: aesthetics, air quality, biological resources, greenhouse gas emissions, noise and vibration, and transportation. The Draft EIR identifies significant and unavoidable impacts related to aesthetics, greenhouse gas emissions, and vibration. Based on a preliminary analysis, the District has determined that impacts to the following topics would not be significant and are not be analyzed further in the EIR: agriculture/forestry resources, cultural resources, energy, geology/soils, 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.

Hazardous Substances or Wastes Site Listing: The project site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identify

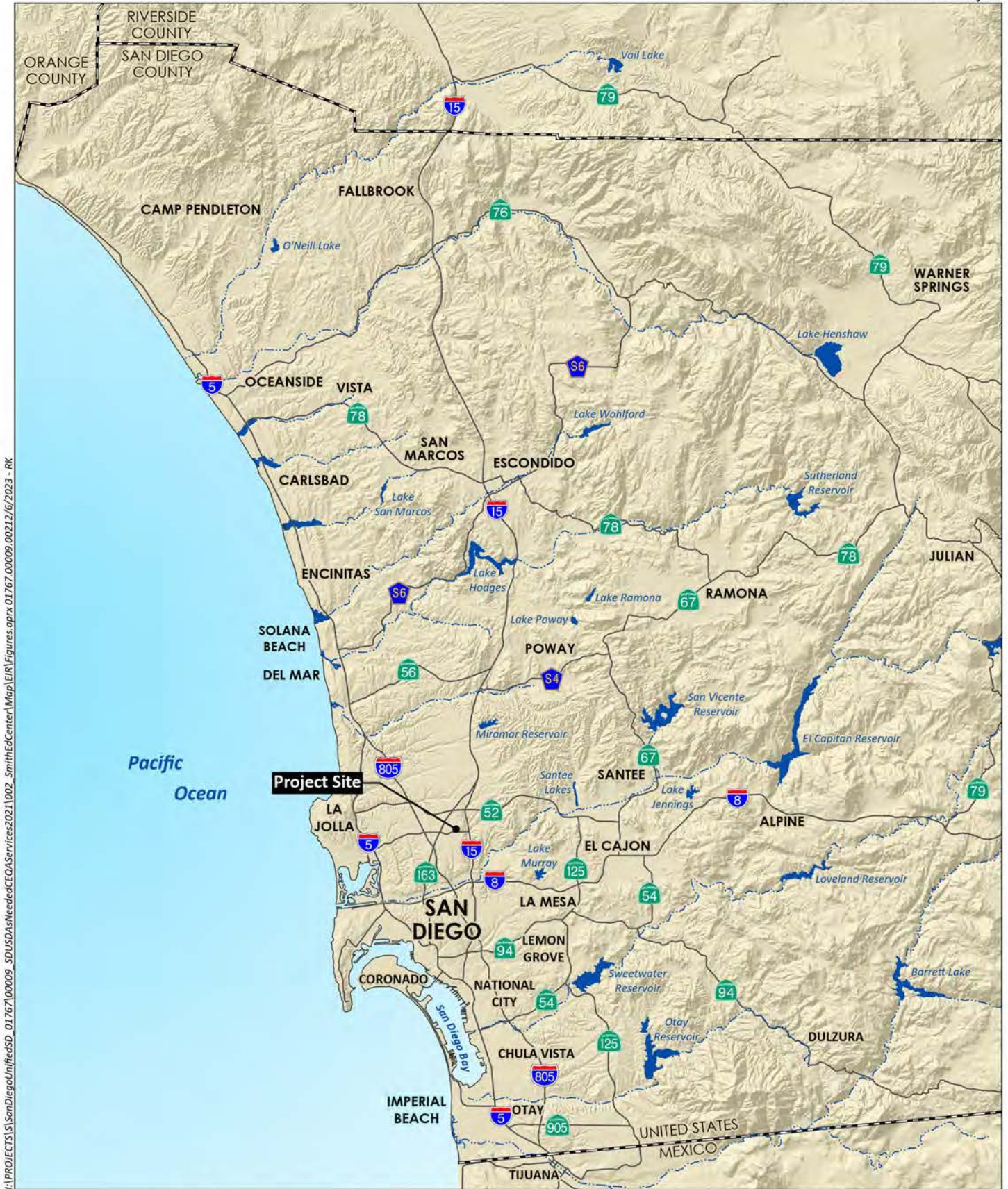
sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Availability: A copy of the Draft EIR 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

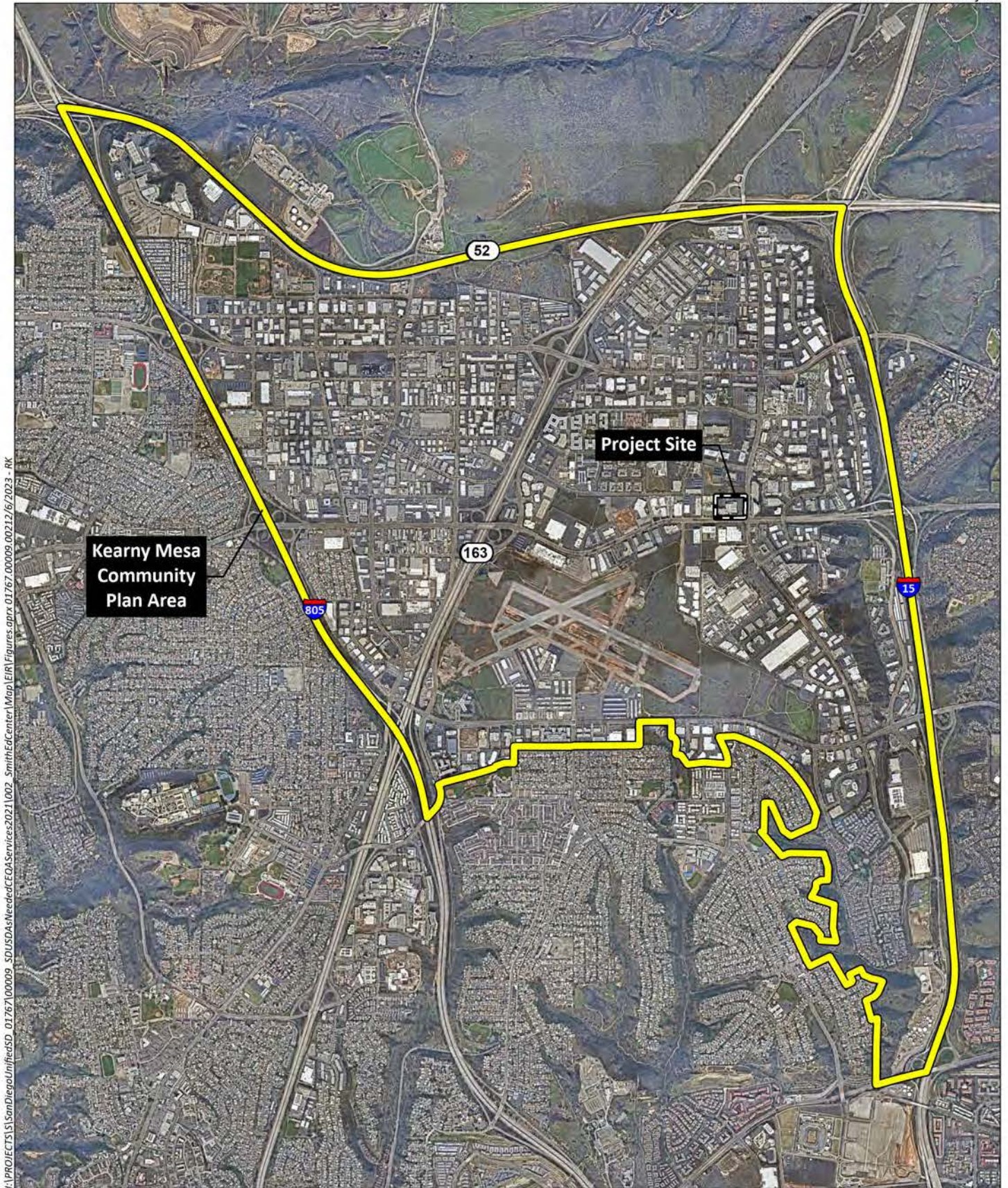
Comments: Written comments regarding the Draft EIR should be directed to Paul Garcia, CEQA Environmental Coordinator, 4860 Ruffner Street, Annex Room 5, San Diego, CA 92111 or environmental@sandi.net and must be received during the public review period, between **March 14, 2024 to April 15, 2024**. A Final EIR incorporating public input will be prepared for consideration by the District's Board of Education.

For more information, please contact Paul Garcia, CEQA Environmental Coordinator, at (619) 913-2999 or environmental@sandi.net. To learn the date and time of the San Diego Unified School District board meeting, please call the Board Office at (619) 725-5550 or visit the Board of Education website at www.sandi.net/boe. The Board Office also has information on how individuals/groups provide information to the board and/or speak at the board meeting.



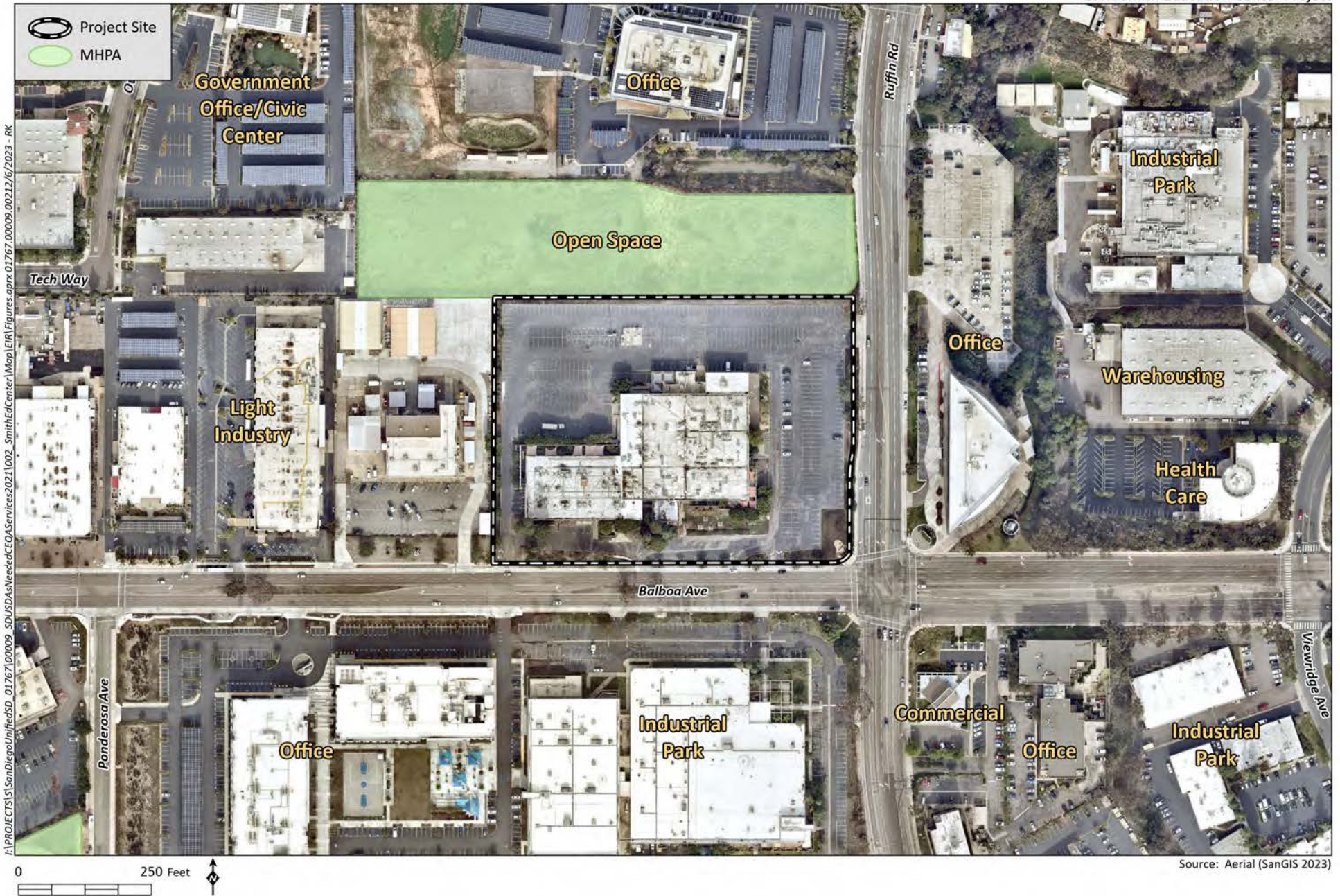
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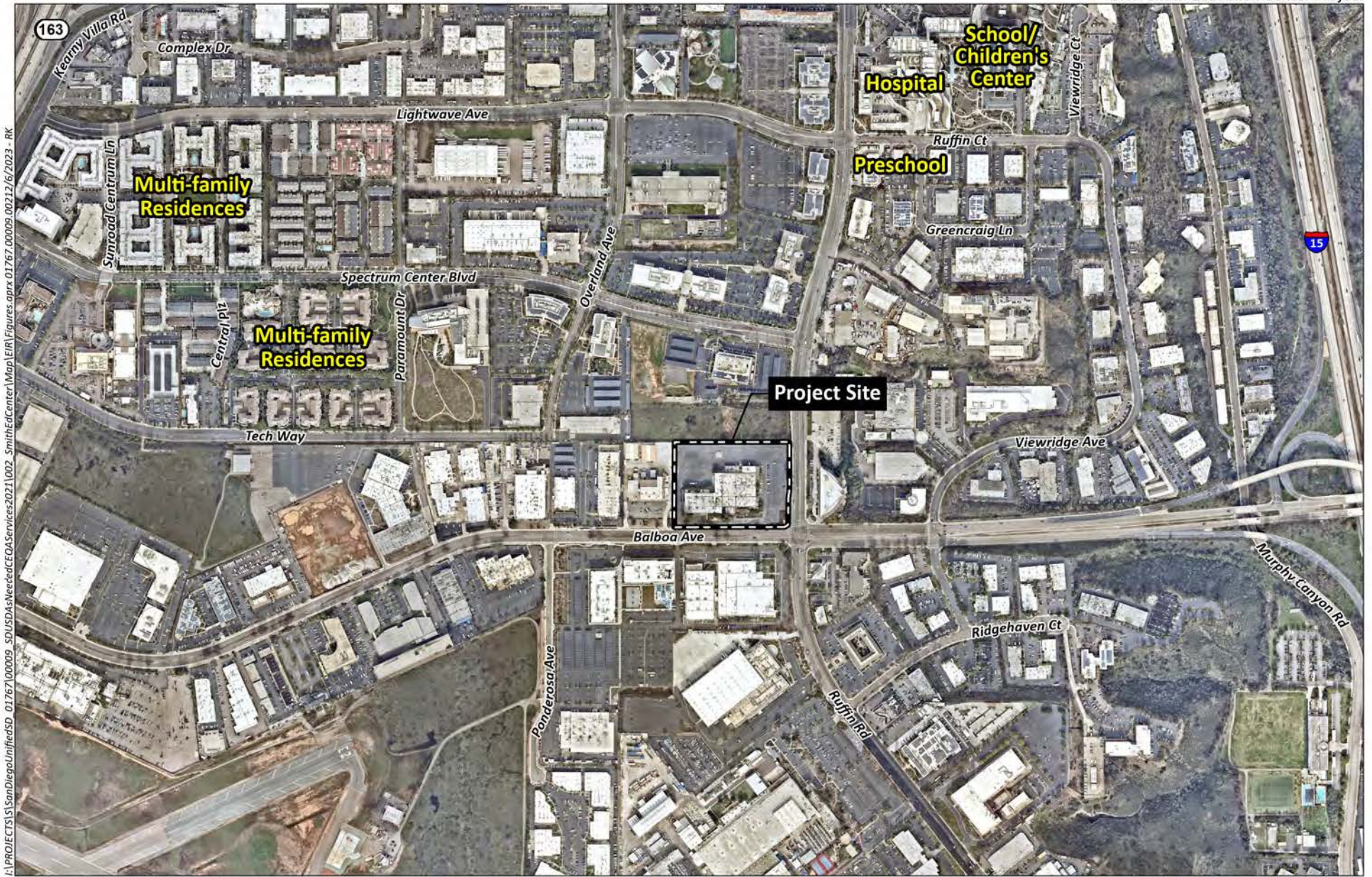
Source: Base Map Layers (SanGIS, 2016)



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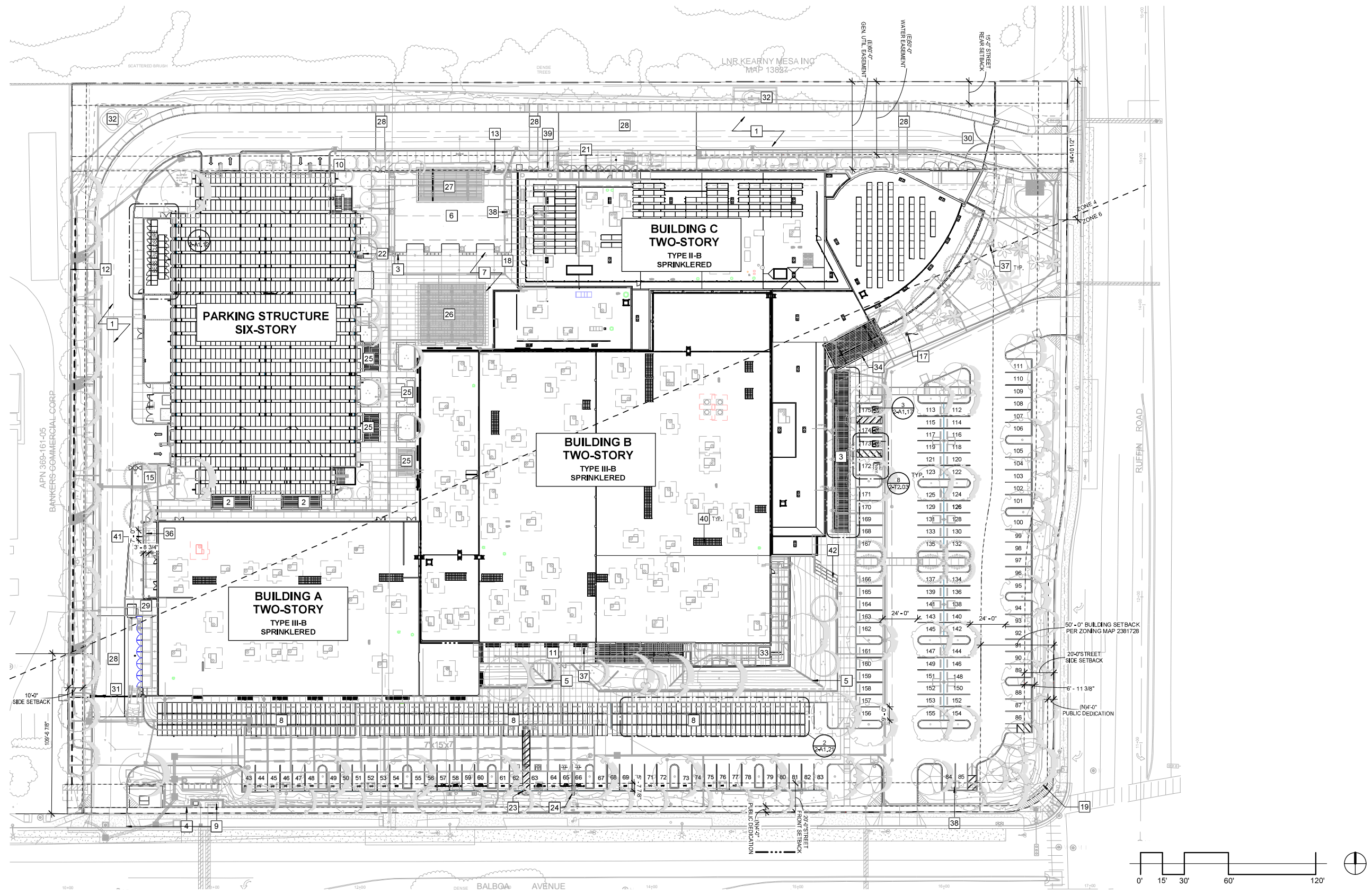
Source: Aerial (SanGIS, 2023)





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Source: Aerial (SanGIS 2023)



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Source: avrp Studio 2024

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Source: avrp Studio 2023

Project Rendering – Overview Looking Northwest

Figure 3-2

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Source: avrp Studio 2023

Project Rendering – Proposed Entrance

Figure 3-3

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Source: avrp Studio 2023

Project Rendering – Courtyard Looking Southeast

Figure 3-4

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Source: avrp Studio 2023

Project Rendering – Proposed Addition Area

Figure 3-5