



NOTICE OF PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

PERKINS ELEMENTARY SCHOOL WHOLE SITE MODERNIZATION AND LAND ACQUISITION PROJECT

January 28, 2022

The San Diego Unified School District (District) will be the Lead Agency and will prepare a Subsequent 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 Perkins Elementary School Whole Site Modernization and Land Acquisition 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 Subsequent 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 March 1, 2022. Comments can be sent electronically via email or through regular mail to the contact information provided below.

Project Title: Perkins Elementary School Whole Site Modernization and Land Acquisition Project

Project Applicant: San Diego Unified School District

Project Location: The project site consists of the existing Perkins Elementary School campus located at 1770 Main Street, San Diego, CA 92113 in south San Diego County in the city of San Diego, California and two parcels south and adjacent of the existing Perkins Elementary Located at 1709 and 1779 Main Street. The project site also includes a portion of Main Street between Sigsbee Street and Beardsley Street (See Figure 1). The project site is within the Barrio Logan community, which is bounded by Commercial Street to the north, Interstate (I-) 5 to the east, the city of National City to the south, and San Diego Bay to the west. The project site is approximately 0.5-mile southeast of downtown San Diego.

Perkins Elementary School was constructed in 1942 and is located on approximately 4.1 acres. It currently consists of approximately 30 classrooms and serves students from kindergarten through 8th grade, with an 2021/2022 enrollment of 435 students.

Project Description: The District is proposing to modernize and expand the existing Perkins Elementary School campus. The Proposed Project includes modernization of the existing Perkins Elementary School campus, the acquisition of properties across the street from the existing Perkins Elementary School campus, a public right-of-way vacation of Main Street between Sigsbee Street and Beardsley Street, development of a new synthetic turf athletic field and associated structures, construction of a sound wall, and new parking lot. The project does not propose to increase student enrollment or staff.

Within the existing campus, the proposed modernization may include the following: a 6,500-square-foot (sf), Early Childhood Special Education building; a 12,000 sf two-story classroom building; a 7,000 sf gymnasium/PE building with a Physical Education office, activity room, and lockers; and a 2,000 sf lunch shelter with 200 sf food kiosk. In addition to new classroom facilities, numerous improvements will be provided on the campus, including:

- Development of a Joint Use Field (2.4 acres) adjacent to the existing campus.
- Modernization of the existing two-story classroom building.
- Modernization of existing Multipurpose and kitchen building.
- Modernization of existing Administration building.
- Modernization of existing Library building.
- Conversion of the existing Transitional Kindergarten/ Kindergarten (TK/K) building into a Community Service building.
- Development of a drop off area for students and staff parking at Main Street.

Probable Environmental Effects: Implementation of the proposed project would have no impact on agriculture and/or forestry resources. The project site is in a commercial/industrial area where there are no farmlands or forest resources. The project site is classified as "Urban and Built-Up Land," which does not contain any agricultural uses or areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, there are no lands under Williamson Act contract or forest lands in the project vicinity. There would be no other

changes in the existing environment, which, due to their location and nature, would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use with implementation of the proposed project. Therefore, no impact would occur.

According to the Conservation Element of the City of San Diego's General Plan (City of San Diego 2008), the project site is mapped within the Mineral Resource Zone (MRZ) 3 classification. The MRZ-3 classification identifies areas that contain known mineral deposits that may qualify as mineral resources; however, the significance of these mineral resources cannot be evaluated from available data. Further exploration in these areas could result in the reclassification of specific localities to the MRZ-2 category (i.e., areas that are underlain by mineral deposits where geologic data show that significant measured or indicated resources are present). However, the project site is in a commercial/industrial area; no mineral extraction or other mining operations occur within the project site or surrounding area. The proposed project would not result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state. Therefore, there would be no impact on mineral resources, and no further analysis is warranted in the EIR.

The District has concluded the proposed project could have a potentially significant impact on the following resources, and they would be analyzed as part of the Subsequent EIR: aesthetics, air quality and health risk, biological resources, cultural resources, geology/soils (paleontological resources), greenhouse gas emissions and climate change, hazards and hazardous materials, hydrology/water quality, land use/planning, noise and vibration, population and housing, public services, recreation, transportation/traffic/parking, tribal cultural resources, and utilities and service systems.

A copy of the NOP, NOP Presentation; and the CIP Final Program EIR are 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 January 28, 2022 until March 1, 2022. Please send your comments no later than March 1, 2022 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

The presentation provides an opportunity to disseminate information and solicit comments on the scope and content of the EIR of the proposed project. For more project information, please contact Paul Garcia, CEQA environmental coordinator, at (619) 913-2999.

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Figure 1
Project Location
Perkins Elementary School Whole Site Modernization and Land Acquisition Project