



San Ysidro
School District EST - 1887
QUALITY EDUCATION AND OPPORTUNITY FOR ALL STUDENTS TO SUCCEED

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Subject: Notice of Intent (NOI) to adopt a Mitigated Negative Declaration
Project: **Community Education and Resource Center Project**
Lead Agency: San Ysidro School District
Review Period: April 30, 2025 to May 30, 2025 (30 days)

NOTICE IS HEREBY GIVEN that the San Ysidro School District (District) has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Community Education and Resource Center Project (proposed project) to address the potential environmental effects associated with implementation of the proposed project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the San Ysidro School District is the lead agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Intent (NOI) to adopt a MND pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the IS/MND.

NOTICE OF AVAILABILITY: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the IS/MND will be available for a 30-day public review from **Wednesday, April 30, 2025, through Friday, May 30, 2025**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt.

Copies of the IS/MND are available for review at the following location:

San Ysidro School District
Facilities, Maintenance, and Operations Department
4350 Otay Mesa Road,
San Diego, CA 92154

The document can also be accessed online at: <https://www.sysdschools.org/domain/43>

WRITTEN COMMENTS: We ask that any person wishing to comment on the MND provide written comments by the end of the public review period at 5:00 p.m., **Friday, May 30, 2025**. You may send comments to Dr. Jose F. Iniguez, Ed.D, Assistant Superintendent, by email (jose.iniguez@sysdschools.org) or mail to the address above. Please include **“CEQA: Community Education and Resource Center Project”** in the subject line.

PROJECT LOCATION: The project site is at 2300 East Beyer Boulevard in the San Ysidro community in the City of San Diego, California (Assessor’s Parcel Number 638-170-1400). The project site is surrounded by residential uses to the north and west, the future Beyer Park to the east, and vacant land to the south.

PROJECT DESCRIPTION: The District plans to build a Community Education and Resource Center (CERC) at the vacant project site which was formerly the Beyer Elementary School site. The proposed project would include a 17,100-square-foot CERC building with a 1,295-square-foot outdoor patio in the northern portion of the project site. The building would include educational and executive services in the western portion, and consist of office spaces, conference rooms, a breakroom, restrooms, and reception. The central portion of the building would include family resource services and the main lobby, and consist of a laundry room, donation room, food storage, health offices, and restrooms. Additionally, the eastern portion of the building would include the multipurpose room and outdoor event space, and consist of storage and a staging kitchen. The capacity for the outdoor event space would be 200 people, and the types of events that could occur include community gatherings, rallies, and similar large-scale assemblies. There would be approximately 25-35 employees and 5-15 patrons at the CERC on the site per day, and all uses onsite would be open to the public for daily use between 7:00 a.m. to 5:00 p.m.

To the southeast of the proposed CERC building would be two basketball courts (9,495 square feet), four pickleball courts (combined with a tennis court) (7,194 square feet), and a soccer field (69,500 square feet) to the south of these courts. These facilities would be open to the public for use during the weekdays, and may be open for use during the weekends or evenings. These recreational facilities may also be used for special events with prior approval from the District. There would be no sport lighting, scoreboards, public address (PA) systems, bleachers, amplified music, or exterior mechanical equipment.

ENVIRONMENTAL ISSUES: The IS/MND analyzed all 20 topical areas and determined that, with the implementation of mitigation measures, impacts to biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources would be less than significant.

Lead Agency: San Ysidro School District

Consulting Firm: PlaceWorks

Date: April 30, 2025

Sincerely,



Jose F. Iniguez

Assistant Superintendent of Admin. Leadership, School Support & Safety

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