



## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

### LOGAN HEIGHTS EDUCATION CENTER PROJECT

December 23, 2016

The San Diego Unified School District (District) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the Logan Heights 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 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 EIR will be accepted until January 23, 2017. Comments can be sent electronically via email or through regular mail to the contact information provided below.

**Project Title:** Logan Heights Education Center Project

**Project Applicant:** San Diego Unified School District

**Project Location:** The project site is located within the Logan Heights Community of the City of San Diego, California, at the existing school sites of Logan K-8 School (Logan School), 2875 Ocean View Boulevard, San Diego, CA 92113, and Memorial Preparatory for Scholars and Athletes Middle School (Memorial Prep), 2850 Logan Ave, San Diego, CA 92113.

The Logan School was constructed in 1975 and is located on approximately 6.4 acres in the northern portion of the project site. It currently consists of approximately 46 classrooms and serves students from kindergarten through 8<sup>th</sup> grade, with an existing enrollment of 624 students. Memorial Prep was constructed between 1943 and 1958 and is located on approximately 13.8 acres in the southern portion of the project site. The school currently consists of 30 classrooms and serves students in grades 6<sup>th</sup> through 8<sup>th</sup>, with an existing enrollment of 385 students. In addition, King-Chavez Academy of Excellence Charter School currently leases 21 classrooms within the southern portion of the school campus. The charter school has an existing enrollment of approximately 325 students and a program capacity of 892 students. The lease will be ending before the initiation of the proposed project and the charter school will be relocated to another location. The new location for the charter school is unknown at this time. However, a separate CEQA document would be prepared once a suitable site is identified.

**Project Description:** The District is proposing to redevelop the existing Logan School and Memorial Prep campus to provide a Transitional Kindergarten (TK) to 12<sup>th</sup> grade educational center. The redeveloped campus would generally be divided into three areas by similar age groups. The northern portion of the site will be utilized by grades TK–6<sup>th</sup> (elementary school); the central portion primarily by grades 7<sup>th</sup>–8<sup>th</sup> (middle school); and the southern portion by grades 9<sup>th</sup>–12<sup>th</sup> (high school).

Within the Logan School portion of campus, the existing 54,121-square-foot administration/classroom building will be demolished and 26 existing portable classrooms and two portable toilet structures will be removed. A new 54,000-square-foot, two-story campus containing 23 classrooms will be constructed for TK–6<sup>th</sup> grade students. The program capacity for the TK–6<sup>th</sup> grade campus would be approximately 575 students.

Within the Memorial Prep portion of campus, work would consist of the demolition of five buildings totaling 45,984 square feet, as well as existing parking lots, utilities, landscaping, and play fields. Nineteen existing portable classrooms and two portable toilet buildings will also be removed. Three buildings will be retained and remodeled. A new 104,000-square-foot, two-story middle and high school campus will be constructed for 7<sup>th</sup>–12<sup>th</sup> grade students. The program capacity for 7<sup>th</sup>–12<sup>th</sup> grade would be approximately 1,350 students (approximately 225 students per grade).

In addition to classroom facilities, numerous improvements will be provided on the campus, including:

- A larger athletic field with bleachers and running track around the perimeter that would include a public address (PA) system and lighting
- Two smaller athletic fields, hardcourt areas, and play areas
- Lunch shelters
- Outdoor stage
- Parking areas
- Various Americans with Disabilities Act (ADA) upgrades, including improvements to parking, path of travel, restrooms, elevators, signage, and assistive listening
- Solar panels
- Marquee and/or monument signs

It should be noted that the project would not result in any modifications to the new Logan Heights Branch Library in the northwest portion of the site or to the former branch library on the southwest portion of the site.

**Probable Environmental Effects:** The District prepared an initial study/environmental checklist and has determined that an EIR will be prepared for the proposed project (CEQA Guidelines §15063[a]). The initial study/environmental checklist concluded the proposed project would have no impact or a less-than-significant impact on the following environmental issue areas: agricultural and forestry, biological resources, hydrology/water quality, land use/planning, mineral resources, population and housing, public services, recreation, and utilities and service systems. The initial study/environmental checklist concluded the proposed project could have a potentially significant impact on the following resources, and they would be analyzed as part of the EIR: aesthetics, air quality and health risk, cultural resources, geology/soils (paleontological resources), greenhouse gas emissions and climate change, hazards and hazardous materials, noise and vibration, transportation/traffic/parking, and tribal cultural resources.

A copy of the initial study/environmental checklist is available for review at the following locations:

- Logan Heights Branch Library, 567 South 28<sup>th</sup> Street, San Diego, CA 92113,
- San Diego Unified School District (Physical Plant Operations Center Annex, Room 5), 4860 Ruffner Street, San Diego CA 92111; and
- Online at <https://www.sandiegounified.org/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 receipt of this notice. The public review period is from December 23, 2016 until January 23, 2017. Please send your comments no later than January 23, 2017 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](mailto:environmental@sandi.net)

The district will also hold a public scoping meeting at 6:30 p.m. January 12, 2017, at Memorial Prep's Library, 2850 Logan Avenue, San Diego, CA 92113.

The public meeting will provide 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 (858) 637-6290.