

**Correia Middle School Sports Complex Project
Draft EIR**

Appendix A

Notice of Preparation (NOP)

Prepared by BRG Consulting, Inc.

May 10, 2013



**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
and
NOTICE OF A PUBLIC SCOPING MEETING**

CORREIA MIDDLE SCHOOL SPORTS COMPLEX PROJECT

May 10, 2013

The San Diego Unified School District (District) is the Lead Agency requesting input regarding the preparation of an Environmental Impact Report (EIR) for the proposed Correia Middle School Sports Complex Project pursuant to the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) serves to solicit input as to the scope and content of the Draft EIR for an upgraded sports complex on the existing Correia Middle School campus.

Project Title: Correia Middle School Sports Complex Project

Project Applicant: San Diego Unified School District

Project Description: The District proposes an upgrade to the existing sports complex on the existing Correia Middle School campus within the Peninsula Community of San Diego. The proposed project will be phased and will include the design, construction, and operation of upgraded athletic facilities into a new sports complex of approximately 363,000 square feet. The proposed project components include the following components:

- Construction of four multi-use fields,
- Construction of a new baseball field,
- Installation of field lighting,
- Construction of a two-story classroom building; and,
- Construction of a concession/restroom building.

Project Location: The proposed project site is located within the Peninsula Community Planning Area of the City of San Diego, California, on the campus of Correia Middle School. The site is located at 4302 Valeta Street in San Diego, CA 92107. The proposed project will occur entirely within the existing boundary of the existing school campus and within the current location of the athletic facilities. Figure 1 (on the back) depicts the location of the school site. Figure 1 is also posted on the District's website at:

<https://fpcprojects.sandi.net/Pages/Reports.aspx?SchoolName=9304>

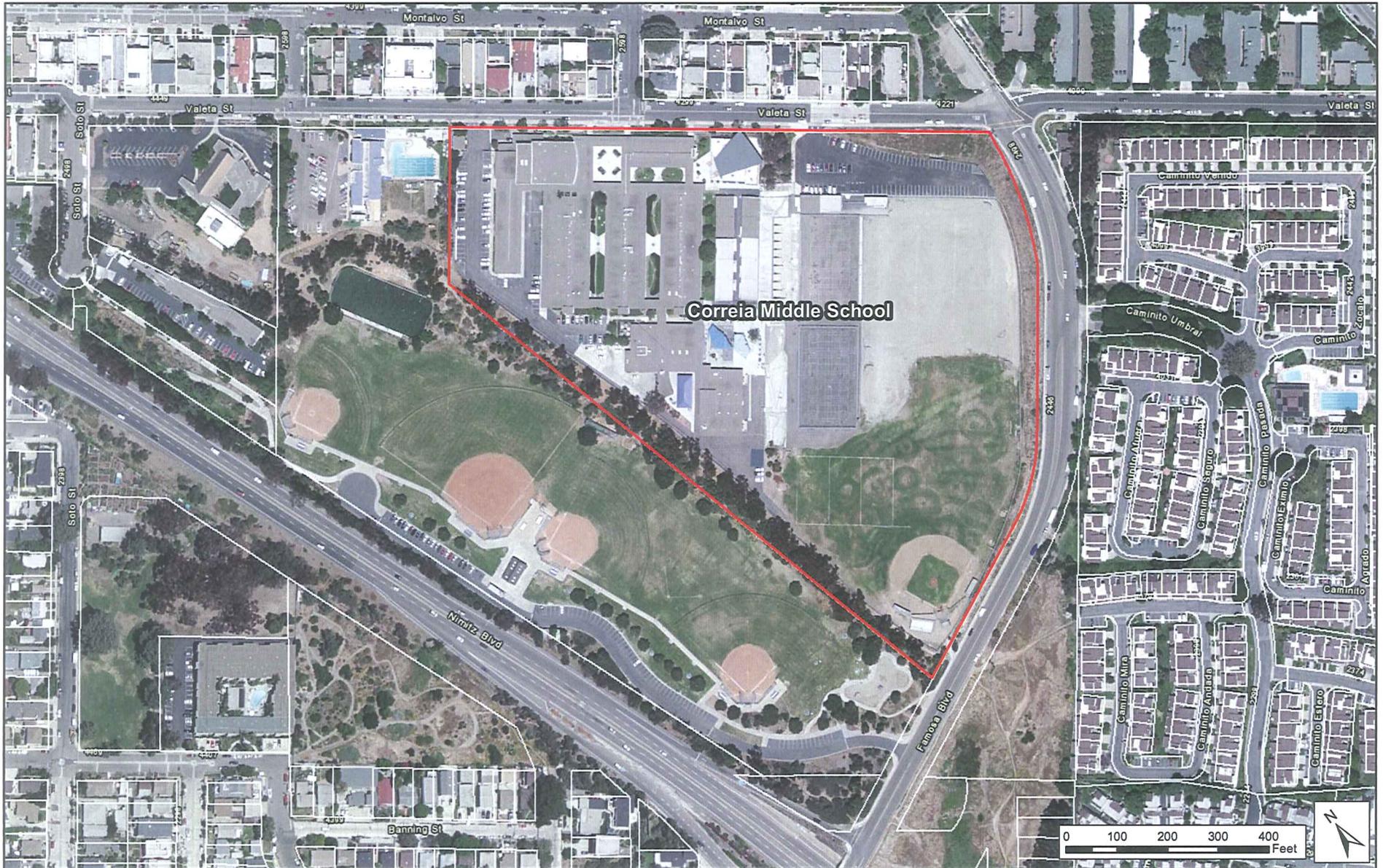
Probable Environmental Effects: Because the District has determined that an EIR will be prepared for the proposed project, an initial study has not been prepared (CEQA Guidelines §15063[a]). Probable environmental impacts that will be analyzed as part of the EIR include: aesthetics/lighting, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation/traffic/parking.

Pursuant to CEQA Guidelines Section 15082(b), your comments regarding the scope and content of the environmental analysis must be submitted **no later than June 29, 2013**. The public review period is from May 10, 2013, to June 29, 2013. Please send your comments directly to:

Kathie Washington, senior project manager
BRG Consulting, Inc.
304 Ivy Street
San Diego, CA 92101-2030
or via email to: kathie@brginc.net

The District will also hold a public scoping meeting at 6:30 p.m. Wednesday, May 29, 2013, at Correia Middle School Auditorium, 4302 Valeta St., San Diego, CA 92107. The meeting will provide a public forum for information dissemination, identification of issues, and the scope of review to be included in the EIR.

For more information, contact Kathryn Ferrell, environmental coordinator and project manager for San Diego Unified School District, at (858) 627-7298 or kferrell@sandi.net.



SOURCE: Esri, 2013; SanGIS, 2013

4/16/13

Correia Middle School Athletic Facilities Upgrades Project

Project Location

FIGURE

1





EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Memorandum

Date: May 16, 2013
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2013051030
Correla Middle School Sports Complex Project

On May 13, 2013, the State Clearinghouse submitted the above Notice of Preparation to your agency for review. Per Lead Agency, please note that the project title was incorrect on the Acknowledgement Letter.

The correct project title is:

Correia Middle School Sports Complex Project

We apologize for this error and request that you note the above information for your files. All other project information remains the same.

cc: Kathryn Ferrell
San Diego Unified School District
304 Ivy Street
San Diego, CA 92103-2623



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

May 16, 2013

To: Reviewing Agencies

Re: Correia Middle School Sports Complex Project
SCH# 2013051030

Attached for your review and comment is the Notice of Preparation (NOP) for the Correia Middle School Sports Complex Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Kathryn Ferrell
San Diego Unified School District
304 Ivy Street
San Diego, CA 92103-2623

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2013051030
Project Title Correia Middle School Sports Complex Project
Lead Agency San Diego Unified School District

Type NOP Notice of Preparation
Description The District proposes an upgrade to the existing sports complex on the existing Correia Middle School campus within the Peninsula Community of San Diego. The proposed project will be phased and will include the design, construction, and operation of upgraded athletic facilities into a new sports complex of approximately 363,000 square feet.

Lead Agency Contact

Name Kathryn Ferrell
Agency San Diego Unified School District
Phone 858 627 7298 **Fax**
email kferrell@sandi.net
Address 304 Ivy Street
City San Diego **State** CA **Zip** 92103-2623

Project Location

County San Diego
City
Region
Cross Streets
Lat / Long
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use School campus

Project Issues Aesthetic/Visual; Air Quality; Geologic/Seismic; Soil Erosion/Compaction/Grading; Other Issues; Toxic/Hazardous; Water Quality; Noise; Traffic/Circulation

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

Date Received 05/10/2013 **Start of Review** 05/10/2013 **End of Review** 06/10/2013

NOP Distribution List

County: San Diego

SCH#

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input type="checkbox"/> Native American Heritage Commt. Debbie Treadway	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways Nicole Wong	<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Drongesen	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Wildlife Region 3 Charles Armor	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Wildlife Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Jennifer Deteong	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input checked="" type="checkbox"/> Dept. of Conservation Elizabeth Carpenter	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Marlon Regisford	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Wildlife Region 6 Gabriana Gatchel	<u>Business, Trains & Housing</u>	<input type="checkbox"/> Cal EPA	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Habitat Conservation Program Brad Henderson	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herota	<input type="checkbox"/> Fish & Wildlife Region 6 I/M Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Airport/Energy Projects Jim Lerner	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Transportation Projects Douglas Ito	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<u>Other Departments</u>	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input checked="" type="checkbox"/> RWQCB 9 San Diego Region (9)	<input type="checkbox"/> Other
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance		
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Public-School Construction	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality		
<input checked="" type="checkbox"/> Dept. of Water Resources Agency Nadell Gayou	<input type="checkbox"/> Dept. of General Services Environmental Services Section	<input type="checkbox"/> State Water Resources Control Board Phil Crader Division of Water Rights		
	<input type="checkbox"/> Dept. of Public Health Jeffery Worth Dept. of Health/Drinking Water	<input checked="" type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center		
	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator		
	<u>Independent Commissions, Boards</u>			
	<input type="checkbox"/> Delta Protection Commission Michael Machado			
	<input type="checkbox"/> Fish & Wildlife Region 1 Donald Koch			<input type="checkbox"/> Conservancy

Subject: Correia Middle School Sports Complex project, Scoping comment

Date: Saturday, May 11, 2013 11:28 PM

From: Jim Peugh <peugh@cox.net>

To: <kathie@brginc.net>, Kathryn Ferrell <kferrell@sandi.net>

Cc: Jim Peugh <peugh@cox.net>, Barbara Peugh <bjpeugh@cox.net>, David Kimball <kimballd@cox.net>, Jim Prine <prine4@cox.net>, Chet Nelson <ynstock@cox.net>

May 11, 2013

Ms. Ferrell of SDUSD

Ms. Washington of BRG,

Please include me on your email list for information and events related to the Correia Campus. I am the Chair of Friends of Famosa Slough, which is immediately downstream of the Campus. I was not informed of your May 29 Scoping meeting or of this NOP. CEQA requires notification of entities that will be directly impacted by the project.

I have obtained Figure 1 from the Notice of Preparation. It shows the location of the campus in general, and not the location of the anticipated development, which makes it impossible to provide informed scoping comments on the EIR. Please provide more specific information on the nature of the project

Famosa Slough receives a huge quantity of sediment, largely decomposed granite, from the current playing fields every rainy season. A few years ago, the District installed a sediment trap to prevent this flow of sediment to the Slough. It is not working and this sediment input continues to degrade the Slough. We urge that any modification of the campus and the playing fields include measures that will actually prevent sediments from the campus from degrading the Slough, and that the EIR acknowledge that impact and include measures to prevent it.

Famosa Slough is a very sensitive coastal wetland. Currently a pair of Federally Endangered light footed clapper rails reside in the south end of Famosa Slough, not far from the campus. It is very important that any outdoor lighting installed on the campus not increase the nighttime light levels at Famosa Slough. Such escaped lighting will increase the likelihood that nocturnal predators will be able to prey on clapper rails and other wildlife at the Slough at night. We urge that the EIR identify the need and measures to prevent any stray lighting from reaching Famosa Slough.

Famosa Slough is also degraded by weeds and weed seeds that escape from the campus. The most obvious is the Russian thistle from the slopes around the School. Please address and identify measures to prevent the flow of non-native seeds and vegetation from the campus to the Slough.

A large volume of litter from the campus flows directly into Famosa Slough, especially during rainfalls, through the campus's stormdrain system. We urge that the EIR include measures that will trap litter before it leaves the campus.

We are also concerned with the flow of the burn ash material from the campus into the Slough. When the concentration and character of burn ash material was measured on the campus, the concentration and character of the material that has been deposited in the Slough from the campus was not measured. This project will have an impact on the vulnerability of the Slough to this material. Please identify this impact, measure its impact on the Slough, and require measures to prevent it as part of the project.

In case of questions we can be reached at peugh@cox.net or 619-224-4591.

Thanks,

James A. Peugh

Chair, Board of Directors

Friends of Famosa Slough

Correia Comment Form

San Diego Unified School District Correia Middle School Sports Complex Project Environmental Impact Report

PUBLIC SCOPING MEETING
May 29, 2013, 6:30 pm

On the lines provided below, please list the environmental issues or concerns you feel need to be addressed in the Environmental Impact Report (EIR) for the Correia Middle School Athletic Facilities Upgrades Project. Please be as specific and detailed as possible so that the EIR may address all of your concerns or issues. If necessary, please attach additional pages. Once completed, please submit your written comments to: Ms. Kathie Washington, Senior Project Manager, BRG Consulting, Inc., 304 Ivy Street, San Diego, CA 92101, 619-298-7127, email: kathie@brginc.net. Your comments must be postmarked by **June 29, 2013**. (please print legibly)

Concerns:

- impact of night-time field lights on adjacent Condo complexes
- impacts of sound during evening/night events on adj. Condo complexes
- I live at Sea Colony and can hear the students on the sports fields during the day. This is not a problem but sound travels even more at night. Prevailing winds are from west + NW. I have heard SeaWorld music & announcements at night but SW has denied that back substantiated
- impact of night-time traffic + parking

Submitted by (please print legibly):

Name: JUDITH A. SWIRK	Agency/business/group name (if applicable): Self
Address:	Phone number:
City/state/zip: 92107	Date: 5/29/13

Subject: Point Loma High & Correia Middle

Date: Thursday, May 30, 2013 1:22 PM

From: Tacy Armstrong <tacy2@cox.net>

To: <kathie@brginc.net>

Hi Kathie,

I attended the EIR meeting for PL a week ago, but was unable to attend last night's meeting for Correia. Did many people attend? Here are my comments for the two meetings. Thank you, Tacy Armstrong

EIR comments for PL:

1. on campus parking needs to be maximized,
2. consideration of field lighting that disturbs neighbors least is obvious,
3. I don't know if there is anything that can be done to reduce noise for neighbors - maybe acoustic panels on fences that would direct noise back inward, if that exists.

I will need to see further details on the project to know more...for instance ADA elevator, where is it and where will it take people? It seemed that the EIR meeting was generally intended for people to create obstacles to the changes on the field/campus, not to allow anyone to applaud the changes. When will that happen?

EIR comments for Correia:

1. will the fields project work in conjunction with the slope stabilization project?
2. again lights, if used - should be least obtrusive to neighbors, but neighbors shouldn't be as impacted.
3. many students arrive and leave the campus across the existing field near the baseball field, this entry/exit should continue
4. many students use the wall ball courts in the morning (and perhaps after school), consider keeping them
5. maximize parking

Subject: SDCRAA Comments on Pt Loma HS & Correia MS Athletic Field Improvements EIR NOPs

Date: Wednesday, June 12, 2013 4:29 PM

From: Gowens Ed <egowens@san.org>

To: "kathie@brginc.net" <kathie@brginc.net>

Cc: Kathryn Ferrell <kferrell@sandi.net>

Dear Ms Washington:

As both the primary commercial aviation service provider to the San Diego region and the Airport Land Use Commission (ALUC) for San Diego county, the San Diego County Regional Airport Authority (SDCRAA) offers the following comments with respect to the Notices of Preparation (NOPs) of Environmental Impact Reports (EIRs) for athletic field improvements at Point Loma High School and Correia Middle School.

Federal law (Title 14 of the Code of Federal Regulations, Part 77) requires that prior to the construction of new structures in the vicinity of airports, such projects must be referred via Form 7460-1 to the Federal Aviation Administration (FAA) for that agency's review. Of particular concern to San Diego International Airport (SDIA) are the proposed stadium and field lighting of both improvement projects. These structures can pose potential penetrations to airspace protection surfaces as well as constitute potential distracting hazards to pilot vision. FAA review of the Form 7460-1 applications <<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>> for these structures will address these concerns.

Additionally, in its capacity as the ALUC, SDCRAA is responsible for evaluating the land use consistency of proposed projects within the airport vicinity (Airport Influence Area, or AIA) with the SDIA Airport Land Use Compatibility Plan (ALUCP). School districts are subject to the statutory requirement (Cal. Pub. Util. Code §21670(f)) to refer projects for consistency determination to the ALUC. Application <http://www.san.org/sdcraa/airport_initiatives/land_use/consistency_determination.aspx> may be made through the SDCRAA website.

Please feel free to contact me further should you have any questions or concerns about the preceding comments. Thank you for the opportunity to provide input on the NOPs for these respective project EIRs. Please keep our agency on the distribution list for subsequent notices related to these and other projects within the SDIA AIA. Further information regarding the boundaries of the AIA may be downloaded from the SDRCAA website <http://www.san.org/sdcraa/airport_initiatives/land_use/GIS_data.aspx> .

Regards,

Ed Gowens

Airport Land Use Commission
San Diego County Regional Airport Authority 
Post Office Box 82776
San Diego, California 92138-2776
voice (619) 400-2244
fax (619) 400-2459

All correspondence with this email address is a matter of public record subject to third party review.

Is it worth a tree to print me? 