

**ADDENDUM TO THE PREVIOUSLY CERTIFIED
FINAL ENVIRONMENTAL IMPACT REPORT
For the
52nd STREET AREA ELEMENTARY SCHOOL
(SCH No. 1999101128)**

PURPOSE

Section 15164 (a) of the California Environmental Quality Act (CEQA) Guidelines, states that an Addendum to a previously certified Environmental Impact Report (EIR) may be prepared if some changes or additions are necessary, but none of the conditions described in Section 15162 or 16153 calling for the preparation of a subsequent or supplemental EIR have occurred.

On June 10, 2003, the San Diego Unified School District's (District) Board of Education certified the Final Environmental Impact Report (EIR) for the proposed new 52nd Street Area Elementary School, and selected Alternative Site A for acquisition and construction of the new school. In addition, the Board directed District staff to study the possibility of acquiring additional property south of Polk Avenue in order to create a larger school site. Based on the Board of Education's direction at the June 10, 2003 public meeting, District staff studied the possibility of expanding Alternative Site A and developed a new project alternative known as Alternative Site A Expanded. Because the entire area located within Alternative Site A Expanded was evaluated within the previously certified Final EIR for the new 52nd Street Area Elementary School, the existing setting, environmental impacts, and mitigation measures presented in the Final EIR are directly applicable to the Alternative Site A Expanded property.

The purpose of this Addendum is to identify the environmental impacts associated with Alternative Site A Expanded for the proposed new 52nd Street Area Elementary School and to address any minor technical changes associated with this alternative.

**BACKGROUND ON THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL
IMPACT REPORT**

The Board of Education certified the Final EIR for the 52nd Street Area Elementary School (SCH No. 1999101128) on June 10, 2003. The Final EIR found that the proposed project would have significant but mitigable impacts to Population and Housing, Cultural Resources, Noise, Hazards and Hazardous Materials, Geology/Soils, and Public Services and Utilities (solid waste). A significant unmitigable impact was identified related to the loss of affordable housing.

Based on the District's concerns with the unmitigated loss of affordable housing, District staff recommended Alternative Site A, a reduced site located within the Preferred Site to the Board of Education at the June 10, 2003 Board meeting. The Board of Education approved Alternative Site A for the development of the new elementary school. However, concerns regarding the size

of the site were raised and the Board directed District staff to study the possibility of expanding the project site in order to create a larger school site, thereby creating Alternative Site A Expanded.

Alternative Site A Expanded

The Alternative Site A Expanded project area includes the majority of Alternative Site A with the exception of two parcels located in the northwestern portion of the site (i.e., addresses 4165 through 4169 Altadena Street and 4162 51st Street). Alternative Site A Expanded also includes a portion of Polk Avenue and all parcels bound on the north by Polk Avenue, on the south by Otilie Place, on the east by 52nd Street, and on the west by 51st Street. Alternative Site A Expanded consists of approximately 6.3 gross acres of land zoned RM-2-5 (multi-family residential, one dwelling unit for each 2,500 sq. ft.) with a Community Plan land use designation of mixed single- and multi-family residential, which allows development of a school. Figure 1 depicts the boundaries of the Alternative Site A Expanded project area.

EXPLANATION OF THE DECISION NOT TO PREPARE A SUBSEQUENT OR SUPPLEMENTAL EIR

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate environmental documents, if any, to be completed when there is a pre-existing certified Final EIR covering the project. The District provides the following findings pursuant to these criteria as required by CEQA Guidelines Section 15164 (e).

CEQA Guidelines Section 15162 (a) states that when an EIR has been certified for a project, no Subsequent or Supplemental EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

Discussion: Development of the proposed elementary school was the focus of the 52nd Street Area Elementary School EIR (SCH No. 1999101128). On June 10, 2003, the Board of Education approved Alternative Site A as the site where the elementary school would be developed and certified the Final EIR for the project. The Board directed District staff to study the possibility of expanding Alternative Site A in order to achieve a larger school site. After internal review, District staff decided to recommend Alternative Site A Expanded, as previously described.

Table 1 provides a comparison of environmental impacts between Alternative Site A and Alternative Site A Expanded. Because the entire area located within Alternative

Site A Expanded was evaluated within the previously certified Final EIR for the new 52nd Street Area Elementary School, the existing setting, environmental impacts, and mitigation measures presented in the Final EIR are directly applicable to the Alternative Site A Expanded property.

Development of the proposed elementary school on Alternative Site A Expanded would displace approximately 573 people (47 more people than Alternative Site A) and 169 dwelling units (14 more dwelling units than Alternative Site A). Although development of the proposed elementary school on Alternative Site A Expanded would result in more of a population and housing impact as compared to development of the proposed school on Alternative Site A, the alternatives studied in the previous EIR would displace a range of 515 to 827 people and result in the loss of 133 to 244 dwelling units. As such, the minor increase in population and housing impacts associated with Alternative Site A Expanded falls within the impacts previously analyzed and does not represent new significant environmental effects or a substantial increase in the severity of previously identified effects.

Development on the Alternative Site A Expanded property could result in the potential for hazardous materials impacts associated with the release of petroleum hydrocarbons from the underground storage tanks adjacent to the site. This impact was identified under the Alternative Site 3 scenario included in the 52nd Street Area Elementary School EIR. An Addendum to the Preferred Site PEA was prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants (July 15, 2003). The PEA Addendum addressed the potential for recognized environmental conditions on the Alternative Site A Expanded property including hazardous materials impacts associated with the release of petroleum hydrocarbons from the underground storage tanks adjacent to the subject property. The PEA Addendum findings and recommendations are the same as the finding and recommendations contained in the PEA for the Preferred Alternative. The PEA Addendum will be submitted to the DTSC for review and approval. The District will comply with the PEA findings and recommendations following acquisition of the site and demolition of the existing structures. As such, the recognized environmental conditions associated with the Alternative Site A Expanded property do not represent new significant environmental effects or a substantial increase in the severity of previously identified effects.

2. ***Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.***

Discussion: No new circumstances related to the development of the 52nd Street Area Elementary School have arisen since the Final EIR was certified.

3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified (June 2003) as complete, shows any of the following:*

a. The project will have one or more significant effects not discussed in the previous EIR; or

Discussion: The additional area included in Alternative Site A Expanded is a portion of Alternative Site 3, which was fully analyzed in the previous EIR. No new significant effects have been identified.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR; or

Discussion: Potential impacts associated with Alternative Site A Expanded were analyzed under the Preferred Site (including Alternative Site A) and Alternative Site 3 in the previously certified EIR. As discussed above, significant effects previously examined will not be substantially more severe than those discussed in the certified EIR for the project.

c. Mitigation measure or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or

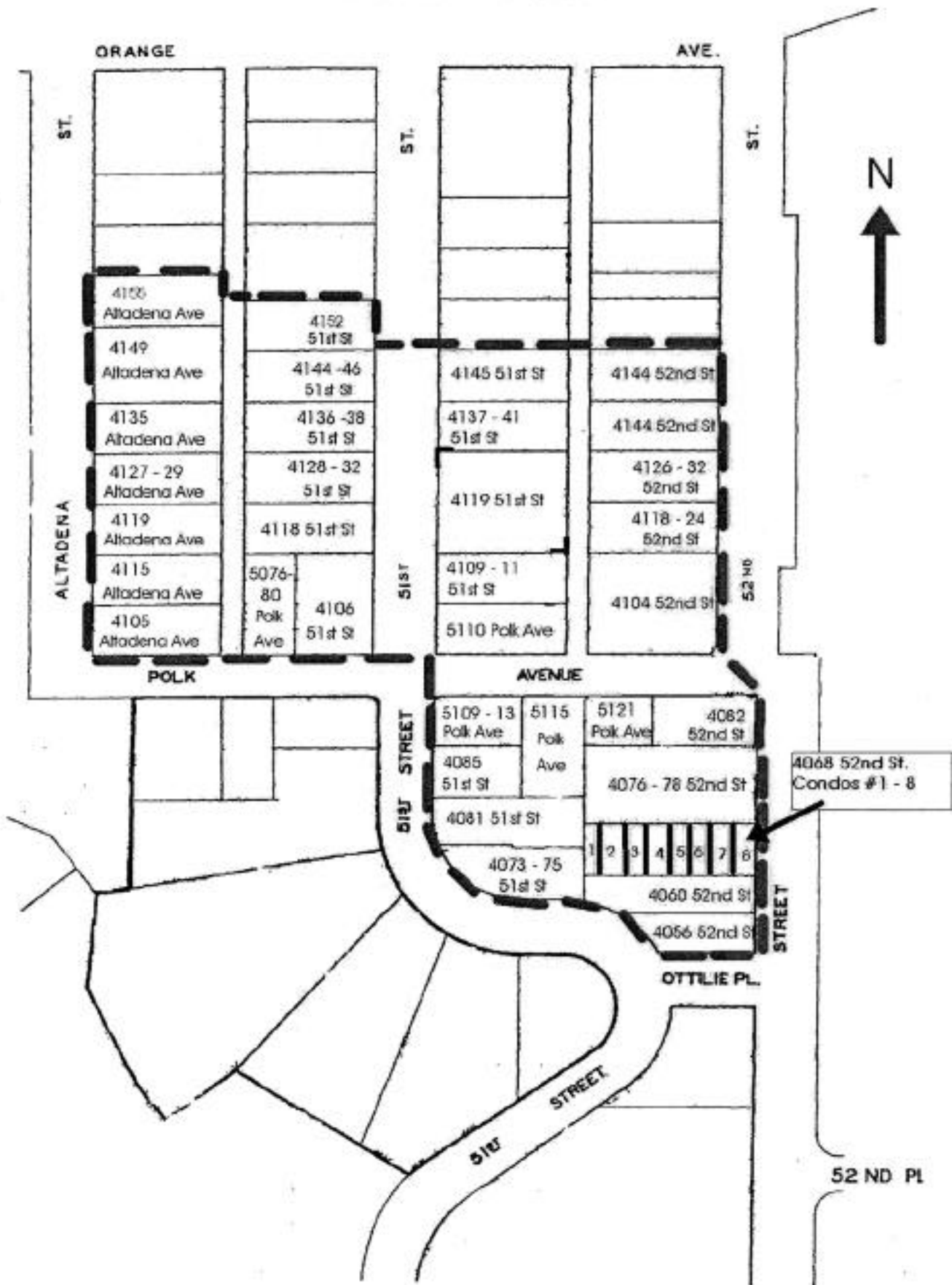
Discussion: No new information or changes in the project design have resulted in mitigation measures or alternatives once found to be infeasible to in fact be feasible. No mitigation measures or alternatives have been identified that would have reduced significant effects of the proposed project but were previously considered to be infeasible.

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Discussion: No mitigation measures or alternatives, which are considerably different from those analyzed in the previously certified EIR, have been identified that would substantially reduce one or more significant effects on the environment.

CONCLUSION

Responses to the criteria above do not result in the need to prepare a Subsequent or Supplemental EIR pursuant to CEQA Guidelines Section 15162 or 15163. Given this fact, this Addendum to the previously certified Final EIR has been prepared in accordance with CEQA Guidelines, Section 15164, to accurately reflect the recommendation to expand Alternative Site A (creating Alternative Site A Expanded).



52nd Street Area Elementary School

Alternative Site A Expanded

FIGURE

1



BRG Consulting, Inc.

TABLE 1
Environmental Impact Comparison Between
Alternative Site A and Alternative Site A Expanded

ENVIRONMENTAL RESOURCE	ALTERNATIVE SITE A	ALTERNATIVE SITE A EXPANDED
POPULATION AND HOUSING	Significant but Mitigable Impact - Displacement of 526 persons.	Significant but Mitigable Impact - Displacement of 573 persons.
	Significant and Unmitigable Direct and Cumulative Impact - Loss of 155 affordable dwelling units (4 SF, 151 MF).	Significant and Unmitigable Direct and Cumulative Impact - Loss of 169 affordable dwelling units (10 SF, 159 MF).
CULTURAL RESOURCES	Significant but Mitigable Impact – Loss of historic sidewalk construction date stamp.	Significant but Mitigable Impact – Loss of historic sidewalk construction date stamp.
	Significant but Mitigable Impact - Archaeological site CA-SDI-15,788.	Significant but Mitigable Impact - Archaeological site CA-SDI-15,788.
	Significant but Mitigable Impact - Buried cultural and paleontological resources.	Significant but Mitigable Impact - Buried cultural and paleontological resources.
NOISE	Significant but Mitigable Impact - Schoolyard noise impacts on interior school building noise levels for open window conditions.	Significant but Mitigable Impact - Schoolyard noise impacts on interior school building noise levels for open window conditions.
	Significant but Mitigable Impact - Composite noise impacts on interior building noise levels for open window conditions.	Significant but Mitigable Impact - Composite noise impacts on interior building noise levels for open window conditions.
HAZARDS AND HAZARDOUS MATERIALS	Significant but Mitigable Impact - Household hazardous chemicals, asbestos, and lead-based paint.	Significant but Mitigable Impact - Household hazardous chemicals, asbestos, and lead-based paint.
	Significant but Mitigable Impact - Pesticides.	Significant but Mitigable Impact - Pesticides.
GEOLOGY/SOILS	No Significant Impact.	No Significant Impact.
PUBLIC SERVICES AND UTILITIES	Significant but Mitigable Impact - Miramar Landfill solid waste capacity.	Significant but Mitigable Impact - Miramar Landfill solid waste capacity.