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From: Isaac Etchamendy

Date: Sat, 5 Oct 2013 20:21:14 -0700

Subject: Crawford High School & Mann Middle School Athletic Facilities Project

To: martiemerald@sandiego.gov

Cc: raflores@sandiego.gov, mberumen@sandiego.gov, cpearson@sandiego.gov, taylorl@sandiego.gov, eccc@cox.net, TFASBS@gmail.com

Council Member and Staff,

I am a resident of the El Cerrito Community of San Diego. The school district is proposing improvements to Crawford High School and Horace Mann Middle School. These improvements include the reconfiguration of athletic facilities and the improvement of the entire site including classroom upgrades. The scope of the project is more thoroughly detailed in the Notice of Preparation that is attached. I have also attached the letter I provided to the school districts environmental consultant in response to the NOP. The school district is anticipating the release of the draft EIR later in the month of October.

I am contacting your office and staff regarding questions I have on your procedures, and those of the City for providing comments on these school district projects. In reviewing the school districts past EIR and MND preparations I noticed that the City did not provide comments on the draft environmental documents, or they were not included in the final environmental documents. Will your office be preparing any comments on the draft EIR that will be released for any of the schools within district 9? Also if you will not be preparing comments for the draft EIR will City staff perform a review and provide comments?

I understand that the school district is exempt from the zoning ordinances of the City; and facilities are approved via the California DSA; and the City has no rights of discretionary approval over a site plan. This means the comments that will be received from the community and approving agencies are extremely critical in determining the success of a project. Unless I am not aware of regulations, policy or City ordinance that prohibit such action there would be nothing that prevents the City or your offices from commenting on the draft EIR. I would ask that you do provide comments since the project affects not just the residents in the immediate area but potential proposed mitigation could affect City infrastructure. The EIR mitigation proposed in the areas of aesthetics, traffic and transportation, water and hydrology, and soils could require mitigation leading to impacts on public right-of-way, drainage and downstream receiving bodies of water. As I am sure you are aware the school district is having to prepare supplemental environmental documentation due to the controversy surrounding the Hoover High School improvements. I have no desire for the school district to encounter these problems in my area so the more input provide and the early it is provided could potentially help the school district make the best project possible without these complications.

I sincerely appreciate you and your staff's efforts in providing me a response.

Thank you,

Isaac Etchamendy

James Harry
Senior Project Manager
ICF International
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San Diego CA 92131

Isaac Etchamendy
4222 Bernadine Place
San Diego CA 92115

RE: Crawford High School and Mann Middle School Modernization and Athletic Stadium Project, Notice of Preparation of draft EIR

Mr. Harry,

Per the letter dated March 1, 2013 issuing notice of preparation of a draft Environmental Impact Report (EIR) for the afore mentioned project you will find my comments based on the scope of the project provide in the letter and concerns regarding the content of the draft EIR.

Zoning, Planning, Architecture and Form:

On May 10, 2011 the school board voted for that the facilities planned for the project would be exempt from the City of San Diego's Zoning Ordinance. This would mean that findings associated with the zoning ordinance do not apply to this project. Therefore the draft EIR should establish new findings for the project so the project will not become incompatible with any future expansions that may be subject to the City's Zoning Ordinance.

Architecturally the existing schools could be perceived as out-dated with little to no current aesthetic value. The proposed project scope as outlined in the received letter includes upgrades to current classroom facilities, structures as well as the addition of several new classroom facilities. The draft EIR should address the existing architectural deficiencies and provide ways of integrating the old buildings with the new buildings. It is hoped that the EIR will propose ways in which the existing facilities and structures may be integrated utilizing various perspectives, heights, lighting techniques, screenings, landscaping, and facade treatments so as to not to become visually offensive to the surrounding neighborhood. An institutional facility upgrade such as the one proposed by the project is an outstanding way to encourage the community's continued growth and gentrification as an architectural highlight.

The current locations of Horace Mann Middle School and Crawford High School exist within the SANDAG Smart Growth Areas of SD CH-5 and SD CH-6 and take traffic from the Smart Growth corridors of SD NP-2 and SD EA-3 (See Enclosed). The EIR should take into account the principals of Smart Grow in its proposed project. While the project did render the City Zoning Ordinances inapplicable, it is my understanding that regional planning guidelines and requirements must still be met. Any findings within the EIR should be consistent with the SANDAG Regional Comprehensive Plan (RCP) for San Diego County as well as any other applicable regional planning documents.

Noise, Lighting and Utilities:

Sporting events inertly carry a certain level of noise that will be generated by them. The EIR should address the noise generated and have established guidelines for the noise limits that will potentially

affect the surrounding neighborhoods. Mitigation of noise of the sporting events should also be addressed in the EIR.

The proposed project would create a field space that is lit at night for games. The current field area does not have lights. The potential for accumulating light pollution, increased greenhouse gas emissions, and increased noise at night due to the new lighting will need to be investigated. Additionally I hope that new directional lighting techniques are investigated to limit the impacts to the surrounding homes that will be impacted more directly.

The visual impacts of any upgraded utilities should be addressed within the EIR. Currently the community has overhead lines that serve the community. The City of San Diego has a comprehensive plan to underground all overhead facilities. Currently there are areas adjacent to Horace Mann Middle School and Crawford High School have been targeted for undergrounding. The areas along Trojan Avenue have been approved for design and construction. Dependant on where the School pulls its power from it would be unfortunate if additional lines are required to be placed overhead causing possible complications or delays in the undergrounding of the neighborhoods utility facilities.

Traffic, Circulation and Safety:

The letter received indicated that the project will include pedestrian and parking improvements. As part of those improvements it is hoped that the EIR will provide a multi-modal level of service analysis for the proposed project and its alternatives. As the densification of El Cajon Boulevard and University Avenue continues the integration of the schools various traffic patterns and parking requirements will become more important.

Safe pedestrian paths of travel with regards to a school are always of paramount importance to parents but also to local drivers. Providing mitigation options within the EIR, for safe pedestrian paths of travel within the Right of Way, should also be encouraged as the public notice dated March 1, 2013 mentioned the scope of the project to include the removal of 75 visitor parking spaces. Removals of on-site parking will inevitably create more demand for street parking which is fine so long as appropriate signage and safe pedestrian paths of travel are provided from the public right-of-way to the school sites.

Thank you for your time in reading my comments and for all the efforts that are going into this project to assure that it is one that the whole community can be proud of. I am excited for a successful project to move forward and appreciate all the ongoing public outreach. Should you have any questions or comments feel free to contact me at (760) 964-5047 or via e-mail at ietchamendy@gmail.com.

Sincerely,

Isaac Etchamendy



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

**CRAWFORD HIGH SCHOOL AND MANN MIDDLE SCHOOL
MODERNIZATION AND ATHLETIC STADIUM PROJECT**

March 1, 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 Crawford High School and Mann Middle Modernization 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 the repair and renovation of various district school facilities as a result of Proposition S (San Diego School Repair and Safety Measure), including construction of a new stadium and sports facility, a new softball field, and a new baseball field.

Project Title: Crawford High School and Mann Middle School Modernization and Athletic Stadium Project

Project Applicant: San Diego Unified School District

Project Description: The District proposes an upgrade to the school and athletics facilities of Crawford High School and an upgrade to the school facilities of Mann Middle School within the Eastern Community of the City of San Diego.

Whole Site Modernization:

Proposition S bond funds would be used for a whole site modernization of both Crawford High School and Mann Middle School. The whole site modernization listed in the bond language placed before voters for both schools would include various renovation or repair to the classrooms, restrooms, communications facilities, heating, air conditioning, food service, security lighting and building interiors. Whole site modernization improvements would also include improvements to the parking and pedestrian circulation. The whole site modernization improvements required as a part of the bond language would be addressed in the Draft EIR.

Athletic Stadium and Facilities Upgrades:

The proposed project also includes the following athletic facilities upgrades:

- Replace existing baseball field, six tennis courts, the administration building, building 100, and building 200, and 75 visitor parking spaces with a new athletic stadium;
- Install a new stadium lighting for the football field area;
- Replace football/soccer field and track with a new baseball/softball complex;
- Construct a new press box with an elevator for football field area;
- Construct bleachers at new football, baseball, and softball fields;
- Replace existing track and field with turf and an all-weather track; and
- Provide accessible weight room/fitness space.

Project Location: The proposed project site is located within the Eastern Community Planning Area of the City of San Diego, California on the campuses of Crawford High School and Mann Middle School, located at 4191 Colts Way and 4345 54th Street, San Diego, CA 92115, respectively. The proposed project will occur entirely within the existing boundary of the existing school campuses and within the current location of the athletic facilities. Figure 1 depicts the location of the school sites.

Probable Environmental Effects: The District has determined that an EIR will be prepared for the proposed project through the preparation of an initial study (CEQA Guidelines §15063[a]). As a result, 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/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 30 days after receipt of this notice. The public review period is from March 1, 2013, to April 1, 2013. Please send your comments directly to James Harry, senior project manager, ICF International, 9775 Businesspark Avenue, Suite 200, San Diego, CA 92131; or e-mail james.harry@icfi.com.

The district will also hold a public scoping meeting at 6 p.m. Monday, March 4, 2013, at Crawford HS Auditorium. 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 on the project, contact Michael Hernandez, project manager for San Diego Unified, at 858-637-3689 mhernandez15@sandi.net.