

Peninsula Community Planning Board
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San Diego, CA 92167
pcpbem@gmail.com

November 30, 2015

Mr. Erich Lathers, Principal
BRG Consulting, Inc.
304 Ivy Street
San Diego, CA 92101-2030
Sent via email to: erich@brginc.net

Re: Notice of Preparation (NOP) Draft Environmental Impact Report (EIR)
Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade Project

To Whom It May Concern:

The Peninsula Community Planning Board (PCPB) has reviewed the Notice of Preparation (NOP) of a Draft EIR for the proposed Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade Project, dated November 13, 2015. The project site is located at 2335 Chatsworth Boulevard, north of the intersection of Voltaire Street and Clove Street site. According to the NOP, the proposed project will involve a multi-phase modernization of the Point Loma High School (PLHS) campus. The proposed project involves the following components:

Whole Site Modernization (Phase One)

- Demolition of the existing 800 Building, containing a library and classrooms,
- Construction of a new three-story building, approximately 37,000 square feet in size, containing 20 classrooms and a library/media center;
- Renovation of existing Buildings 200 and 300,
- Construction of external security enclosures and new architectural facades,
- Construction/improvement of a bus turnout,
- Demolition of the existing Auto Shop and reconfiguration/expansion of the adjoining parking lot,
- Construction of a new main distribution frame building, approximately 150 square feet,
- Installation of site security improvements; and,
- Site work associated with the foregoing improvements.

Athletic Facilities Upgrades

- Americans with Disabilities Act upgrades to existing bleachers and other areas of the athletic facility,
- Repair of existing concrete home bleachers,
- Construction of an elevator and press box to the existing bleachers,
- Construction of visitor bleachers, storage, restroom/concessions building and ticket office;
- Expansion of practice field,
- Installation of stadium and grandstand lighting; and,
- Installation of a new public announcement system.

The NOP identifies various potential environmental impacts that will be analyzed in the Draft EIR. These include, but are not limited to, aesthetics/lighting, air quality, cultural/historical resources, geology and

soils, greenhouse gas emissions, hydrology and water quality, noise, energy impacts, hazardous materials and transportation/traffic/parking.

The Peninsula Community Planning Board was established and is recognized by the City of San Diego as the sole community planning body for the Peninsula community planning area. PCPB is comprised of 15 members, each of whom is elected at-large by the residents of the Peninsula community. The PLHS campus is located within the boundaries of our jurisdiction. At our meeting on November 19, 2015, PCPB authorized the delivery of this letter communicating the following comments on the contents of the NOP:

1. As described in the NOP, the proposed project includes modifications to, and expansion of, the athletic facilities located on the PLHS campus. The PLHS campus and, in particular, these athletic facilities, are surrounded and, in many cases, directly abutted by a residential neighborhood of longstanding and, in many cases, historic homes. As a result, the Draft EIR should identify and analyze the various potential detrimental impacts to these adjacent residences and their occupants of the proposed modification to these athletic facilities. These include, but are not necessarily limited to:
 - A. The detrimental impacts stemming from the escape and intrusion of glare and light pollution onto the surrounding homes and neighborhood resulting from the installation and use of sport, field and bleacher lighting that has never previously existed in this location;
 - B. The detrimental impacts on parking, traffic and safety on the surrounding streets and neighborhood stemming from the increased capacity and frequency and intensity of use of the athletic facilities without the addition of any parking capacity on a campus that already lacks sufficient parking capacity for existing uses; and
 - C. The detrimental impact of noise emanating from the proposed new public announcement system and construction of metal visitors bleachers.
2. The Draft EIR should evaluate the project's potential detrimental impacts on traffic on the streets immediately adjacent to and in the vicinity of the PLHS campus, including, without limitation, Chatsworth Boulevard. We note that Chatsworth Boulevard is a major transportation route and collector within the Peninsula community. Construction at this location, as well as increasing the capacity and frequency of use of the athletic facilities, could negatively impact traffic intensity and congestion on these streets to the detriment of the surrounding neighborhood and larger Peninsula community that uses these streets.
3. The Draft EIR should also evaluate the inclusion of bicycle and pedestrian facilities that support Safe Routes to Schools.
4. The Draft EIR should evaluate the project's potential impacts on the residential neighborhood character and quality of life of the surrounding community.

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Thank you for the opportunity to provide comments on the NOP for the Draft EIR for the Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade Project. The PCPB can be reached at pcpbem@gmail.com regarding these comments.

Sincerely,

A handwritten signature in blue ink that reads "Julia M. Quinn". The signature is written in a cursive style with a large initial "J" and "Q".

Julia M. Quinn, Chair
Peninsula Community Planning Board

CC: Kathryn Ferrell, Environmental Coordinator and Project Manager, San Diego Unified School District

Approved by an Action of the Peninsula Community Planning Board on November 19, 2015.