
Agenda Item #4



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Report Number:	314-08/09
Date:	April 14, 2009
Subject:	Designation of the Preferred Site for South Region High School No. 8 (Located on the Northeast Corner of Slauson and King Avenues)
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Designation of the property located on the northeast corner of Slauson Avenue and King Avenue in the City of Maywood (as shown on Attachment A) as the preferred site to conduct planning and feasibility studies for the New Construction project known as South Region High School No. 8 (SRHS#8).

Staff Recommendation and Rationale: Staff recommends designation of the preferred site so that staff may proceed with additional planning and feasibility studies, real estate due diligence and environmental studies at this site. This project, along with the planned South Region High School No. 9, will allow Bell High School to adopt a traditional two-semester calendar.

Background: The Board of Education approved the Phase III Project Definitions, including SRHS#8, on June 21, 2005. That approval established the type, size, estimated budget, timetable for completion, and search area for the project and provided for the expenditure of funds to proceed into site selection, design and environmental review of potential sites.

The Board approved a redefinition of SRHS#8 on January 8, 2008, decreasing the capacity from 2,025 seats to 1,215. On March 25, 2008, the Board designated the property located at the northeast corner of Walker Avenue and Randolph Street in the City of Maywood as the preferred site. This designation allowed staff to proceed with feasibility studies, real estate due diligence and environmental studies.

As part of the environmental studies, a Preliminary Environmental Assessment (PEA) was conducted by the Office of Environmental Health and Safety (OEHS) which included soil sampling to determine the presence of any historical or current contamination. The PEA identified various on-site locations where significant contaminants appear in the soil as well as in shallow and deep groundwater. In



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addition, off-site sampling indicated that these contaminants traveled beyond the perimeter of the project site so that groundwater contamination extended off-site. Preliminary estimates for the cost of on-site remediation, depending on the approach, ranged from \$22 million to \$49.8 million and the estimated clean-up duration was estimated to be between two and six years. Costs to address offsite groundwater impacts caused by the site would significantly increase these estimates. In addition, if the District acquired those properties, the District could be held liable for the cleanup of subregional groundwater and subject to third party claims alleging harm. For these reasons, staff informed the Board on September 30, 2008 that the preferred site was not viable and a new site selection process was being initiated.

The staff is now recommending that the Board designate as the preferred site the 9.4-acre property bounded by 57th Street, King Avenue, Slauson Avenue, and Mayflower Avenue in the City of Maywood. This recommended site (referred to as site #18) consists of 47 parcels comprised of ten single-family parcels, 29 multi-family parcels, seven commercial parcels and one vacant lot. It would entail the relocation of approximately 106 residential units (10 single-family and 96 multi-family) and six businesses. The non-residential uses include a motel, Veterans of Foreign Wars meeting hall, and several auto service businesses. Construction on this site would require vacating East 58th Street between King Avenue and Mayflower Avenue.

This project is located in Local District 6 and Board District 5 (Yolie Flores Aguilar).

Policy Implications: There is no change to District policy.

Budget Impact: The project was included in the New Construction Two-Semester Neighborhood School Program Definition List adopted by the Board of Education on October 23, 2007.

The current estimated total project budget for the South Region High School No. 8, as set forth in the New Construction Execution Plan, is \$158,515,568. Funding for this project is from state and local bonds.

Issues/Considerations: The preferred site is situated within the City of Maywood in a residential and commercial area centrally located in the potential student attendance area. Some members of the Maywood City Council and a community-based organization have opposed selection of any site in Maywood that would displace housing. They have advocated an industrial site in the City of Vernon. They have also indicated some



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support for two other sites that are partially industrial and partially residential. The Department of Education has reviewed those three sites and advised the District not to pursue school development on any of them.

- Effect of “yes” vote:** Designation of the preferred site for this project will allow staff to proceed with additional planning, feasibility studies, real estate due diligence, and further environmental investigations at this site. Construction of this new school will allow the District to achieve the goal of providing two-semester neighborhood high school seats in this region of the District. The school is currently projected to open in September 2013.
- Effect of “no” vote:** If the proposed preferred site is not designated, the project cannot proceed into the next phase of development and will result in a delay providing relief to Bell High School.



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B. BOARD REPORT

- Action Proposed:** Designation of the property located on the northeast corner of Slauson Avenue and King Avenue in the City of Maywood (as shown on Attachment A) as the preferred site to conduct planning and feasibility studies for the New Construction project known as South Region High School No. 8 (SRHS#8).
- Expected Outcomes:** Approval of this action would allow staff to proceed with additional planning and feasibility studies, real estate due diligence, design, and environmental studies.
- Board Options and Consequences:** Construction of this new school will allow the District to achieve the goal of providing two-semester neighborhood high school seats in this region of the District. The school is currently estimated to open in September, 2013.
- If the proposed preferred site is not designated, the project cannot proceed into the next phase of development and will result in a delay in providing relief to Bell High School.
- Policy Implications:** This action will facilitate implementation of the Board-adopted New Construction Strategic Execution Plan.
- Budget Impact:** The project was included in the New Construction Two-Semester Neighborhood School Program Definition List adopted by the Board of Education on October 23, 2007.
- The current estimated total project budget for the South Region High School No. 8, as set forth in the New Construction Execution Plan, is \$158,515,568. Funding for this project is from state and local bonds.
- Issues and Analysis:** **Site Description:** The recommended preferred site (site #18) requires the acquisition of approximately 9.40 acres of land bounded by 57th Street to the north, Slauson Avenue to the south, King Avenue to the west and Mayflower Avenue to the east (as shown in Attachment A). The site consists of 47 parcels comprised of ten single-family parcels, 29 multi-family parcels, seven commercial parcels and one vacant lot. It would entail the relocation of approximately 106 residential units (10 single-family and 96 multi-family) and six commercial uses, including a motel, Veterans of Foreign Wars meeting hall, a vacant commercial building, and several auto service businesses. In addition, construction on this site would require the street vacation of East 58th Street between King Avenue and Mayflower Avenue.



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District staff has concluded, after an exhaustive review and analysis of all potential sites, that this site, on balance, achieves the greatest public good with the least private injury.

The site was deemed preferable because it is centrally located within the anticipated student attendance area, is not adjacent to heavy industrial uses, avoids safety issues, does not impact significant community serving businesses and/or displace fewer households.

Community Outreach Process: Since the Board was informed of the cancellation of the former preferred site, District staff has held five community meetings and two stakeholders meetings for this project. A project update meeting was held on October 1, 2008 to inform community members that the original preferred site was no longer viable and to solicit community suggestions for alternative locations. Three additional site selection meetings were held in November, December and January to present potential sites, solicit community feedback and obtain additional site suggestions. In addition, the District hosted two workshops with community stakeholders.

A preferred site community meeting was scheduled for March 18, 2009 and owners and occupants of site #18 were notified of that meeting by mail, flyers and personal contact. Some community members, unfortunately, so disrupted the venue at Maywood Academy High School that the meeting could not be held. Thereafter, District staff scheduled an acquisition and relocation information meeting for March 25, 2009 to provide information to owners and occupants of site #18 and to address any questions presented. District staff has met with elected officials and staff in the cities of Maywood, Bell, Huntington Park, Cudahy, and Vernon to inform them that staff will recommend site #18 to the Board, as the preferred site.

Alternatives Considered: Staff has analyzed approximately thirty-five sites since October, 2008. In addition to the proposed preferred site, five alternative sites were presented as potential preferred sites at the community site selection meetings.

- Site #25: Located on the northwest corner of Fruitland Avenue and Maywood Avenue adjacent to the City of Vernon and in the extreme northwest area of the potential attendance area. The 8.77-acre site consists of 73 residential units (16 single-family and 57 multi-family) and 14 businesses. Preliminary air quality screening conducted indicates a baseline cancer risk to staff from the adjacent trucking company. However, mitigation is likely to reduce the risk



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to a less than significant level. The California Department of Education (CDE) Preliminary Site Evaluation dated December 13, 2008 recommends that the District no longer pursue acquiring the site due to safety hazards posed by heavy truck traffic, the site configuration and size, and proximity of the adjacent industrial uses that would threaten a positive learning environment. If the District were unable to mitigate these conditions, the project may not be approved by CDE and therefore be ineligible for state funding.

- **Site #32:** Located on the northwest corner of Gage Avenue and Walker Avenue in the extreme southeast area of the potential attendance area. The 11.94-acre site is comprised of 137 residential units (14 single-family and 123 multi-family) and four businesses. It was considered undesirable because of traffic congestion and circulation issues in the area and the relatively high number of residential relocations.
- **Site #39:** Located at the northwest corner of Slauson Avenue and Maywood Avenue on the western side of the potential attendance area. The 9.9-acre site is comprised of 75 residential units (18 single-family and 57 multi-family) and 13 businesses. The site was not selected because of irregular site configuration and traffic circulation issues.
- **Site #41:** Located on the northwest corner of East 57th Street and Corona Avenue and centrally located within the potential attendance area. The 8.93-acre site consists of 130 residential units (21 single-family and 109 multi-family) and 16 businesses. It was considered less desirable because of the relatively high number of residential and commercial displacements.
- **Site #46:** Located on the northwest corner of 52nd Street and Everett Avenue in the northwest portion of the potential attendance area. The 8.65-acre site consists of 120 residential units (37 single-family and 83 multi-family). Access to this site is not as conducive for a high school, nor is the site as well located to serve the potential attendance area, as site #18. In addition, site #46 would require significantly more single-family unit displacements.

Environmental Analysis

A Phase I Environmental Site Assessment (ESA) was recently conducted for the recommended preferred site and identified the following potential recognizable environmental concerns (RECs):



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On Site:

- Three current auto repair and service businesses.
- Historic businesses include a rug cleaning facility and a gas station.
- At least one underground storage tank with a documented release to soil.
- Lead-based paint and termiticide application on structures.

Off-Site:

- A Chevron gas station is located immediately west of the site and an Arco gas station is located to the southeast. Both gas stations have documented releases to the soil. ARCO has a documented release which has impacted the groundwater.
- A National Priority List (Super Fund) site (Pemaco) is located approximately one half mile east from the site. Clean-up of impacted soil and groundwater is reportedly nearing completion.

Based on the RECs identified in the Phase I ESA, a Preliminary Environmental Assessment is recommended to determine the scope of remediation that is warranted.

Risk Assessment

Draft results of a Health Risk Assessment (HRA) conducted in December, 2008 identified twenty potentially significant stationary sources of emissions within one-half mile of the proposed site. These include several automobile service shops, restaurants, and various other industries. A gas separation facility with the potential for an accidental release was also evaluated. Risks associated with an accidental release were found to be less than significant. In addition, the HRA concluded that carcinogenic and non-carcinogenic risks are predicted to be less than significant for both students and staff.

Demographic Data

RELIEVED SCHOOL	SITE ACREAGE	PORTABLE CLASSROOMS	2008-09 CALENDAR	2008-09 2- SEMESTER CAPACITY	2008-09 RESIDENT ENROLLMENT (actual)	2012-13 RESIDENT ENROLLMENT PRIOR TO HS #8 (projected)	PLANNING 2- SEMESTER CAPACITY	PLANNED RELIEF FROM HS #8
BELL HS	19.0	34	3 track	3,273	4,528	3,988	2,913	-1,215

Committee Information: This item was on the agenda of the April 2, 2009 Facilities Committee.

Reporting Requirements and Benchmarks: Progress is reported monthly in the New Construction Monthly Status Report and updated annually in the New Construction Strategic Execution



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Plan. Facilities Services Divisions status reports are posted on www.laschools.org.

Accountable Staff: Rod Hamilton, Facilities Services Division's Regional Development Manager

Applicable Board Delegations:

Superintendent's Comments: The Superintendent recommends approval of this action.

Miscellaneous Issues and Matters:

Desegregation Impact Statement attached This action does not require a Desegregation Impact Report.

Division of Accountability and Systemwide Performance

Informative

Sincerely,

RAMON C. CORTINES
Superintendent of Schools

APPROVED &
PRESENTED BY:

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff

**South Region HS #8
Potential Site # 18**

**Project #56.40058
Attachment A**

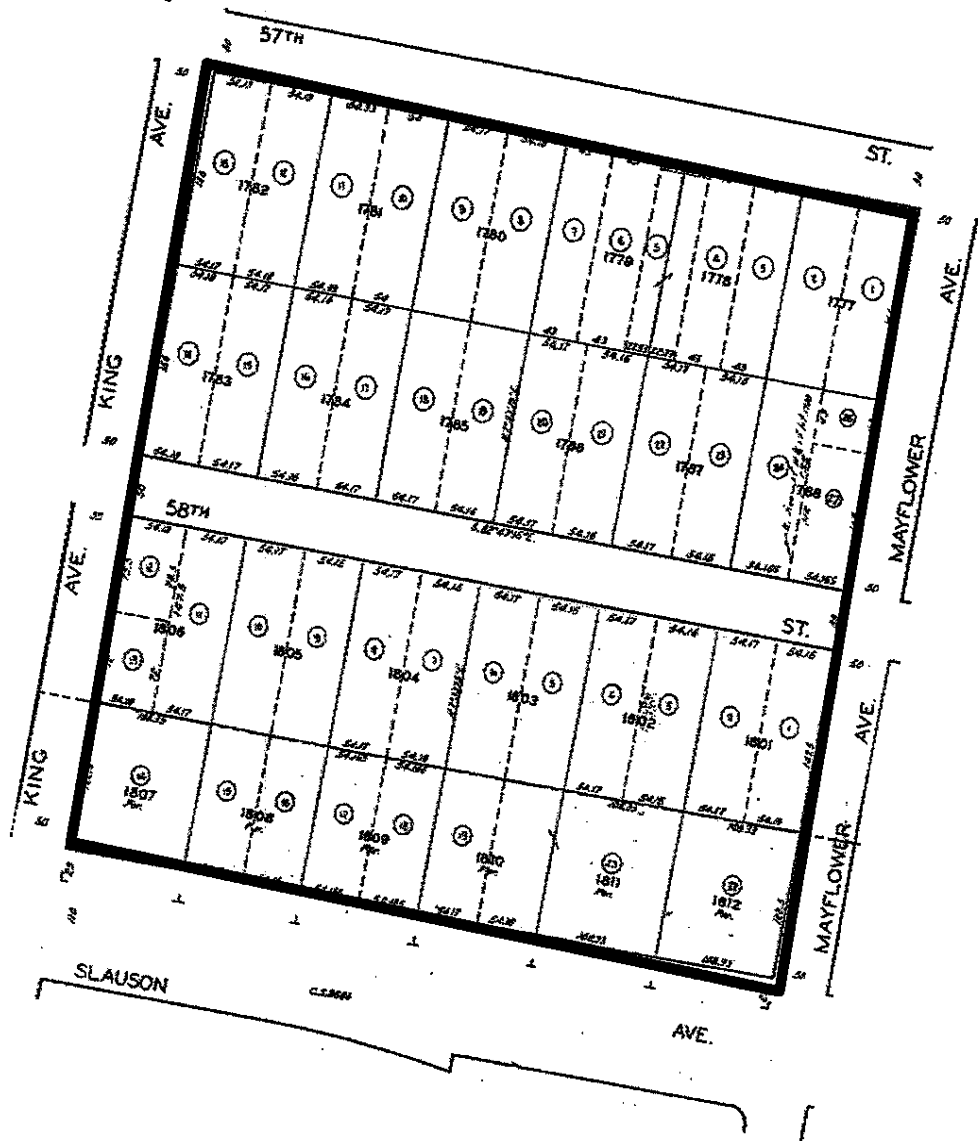
Number of Classrooms: 45

Number of Seats: 1,215

Local District: 6

A.P.N.

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<u>Property Description</u>	<u>Parcels</u>	<u>Units</u>
Number of Single-Family Residential (SFR):	10	10
Number of Multi-Family Residential (MFR):	29	96
Number of Commercial (OFF/RET/IND/BB):	7	6
Number of Parking Lots (PL) / Vacant (VAC):	1	0
Number of _____:	0	0
Total Number to be Acquired:	47	112

<u>Site Size Description</u>	
Total Acres from Parcels:	8.65
Total Acres from Street & Alley Vacations:	.75
Total Acres to be Acquired:	9.40

NOTE: Preliminary site information is subject to verification

INTER-OFFICE CORRESPONDENCE
Los Angeles Unified School District

INFORMATIVE

TO: Members, Board of Education
Ramon C. Cortines, Superintendent

DATE: March 24, 2009

FROM: Yi Hwa Kim, Interim Director *EAM*
Office of Environmental Health and Safety

**SUBJECT: SITE ENVIRONMENTAL REVIEW (SER) FOR PROPOSED SITE OF
SOUTH REGION HIGH SCHOOL NO. 8, SITE 18**

The Facilities Services Division is placing on the April 14, 2009 Board Meeting calendar "Preferred Site Designation" for the South Region High School No. 8 project. The purpose of this memorandum is to provide information on the environmental conditions of the proposed site.

A Site Environmental Review (SER) of the subject site was initiated, and a copy of the SER findings is attached. To date, approximately 20% of the environmental studies have been completed for this site. As referenced, three key environmental factors have been identified: 1) a gas separation facility with the potential for an accidental release has been identified within one-quarter mile of the Site, with impacts identified as less than significant; 2) current and historic businesses of environmental concern have been identified; 3) current and historic auto repair/fueling businesses are located within close proximity to the site one of which may have impacted groundwater. The nature and status of efforts to address each of these issues is included in the SER.

Further assessment of conditions on and in proximity of the subject site is required. We are prepared to proceed with completion of the standard environmental review upon designation of the proposed site by the Board. We are available to answer questions regarding this document.

Enclosure

c:

Raymond C. Cortines
Jefferson Crain
Dr. James Morris
Roberta Fesler
David Holmquist
Gayle Pollard-Terry
Jerry Thornton

Randy Ross
Megan Reilly
Guy Mehula
Fred Smith
Terrence Fennessy
Jay Golida




LOS ANGELES UNIFIED SCHOOL DISTRICT
OEHS SITE REVIEW

Project: South Region High School No. 8, Site 18

Site: Northwest corner of Mayflower Avenue and Slauson Boulevard in the City of Maywood

Date: March 24, 2009

Issuer: Office of Environmental Health and Safety

Contact: Pat Schanen, Deputy Director 

OEHS Determination: Approximately 20% of the necessary environmental studies have been completed. Determination pending.

Key Findings: Following are key findings:

- A gas separation facility with the potential for an accidental release has been identified within one-quarter mile of the Site. Safety impacts related to this facility are less than significant.
- Current and historic businesses of environmental concern include auto repair/service, a trucking facility, a rug cleaning facility, and a gas station.
- Several current and historic auto repair/fueling businesses are located in close proximity to the Site. One gas station located across the street and southeast of the Site has documented releases which have impacted groundwater.

Site Description: The approximately 9.4-acre Site is generally bordered by commercial uses to the south and residential uses to the east, north, and west. The Site is composed of single and multi-family residential land uses, with some commercial uses along Slauson Avenue.

Geo-hazard Assessment: Preliminary investigations have revealed that the Site is not located in an Alquist Priolo Fault Zone, an area of known active faulting, a landslide zone, flood zone, methane or methane buffer zone, or an oil field.

The Site is within the inundation area of the Hansen Dam, however inundation impacts are expected to be less than significant. The Site is also located within an area susceptible to liquefaction. Implementation of structural recommendations identified in a site-specific Geotechnical Investigation during design and construction of the project, would mitigate liquefaction impacts.

Pipeline Safety Hazard Assessment (PSHA): Information obtained from the State Fire Marshall and the Southern California Gas Company indicates that no high pressure hazardous material pipelines are located within 1,500 feet of the Site.

Air Quality Health: Preliminary results from an HRA conducted in December, 2008 identified

Risk Assessment (HRA):

twenty potentially significant stationary sources of air emissions within one-half mile of the proposed Site. These include several automobile service shops, restaurants, and various other industries. A gas separation facility with the potential for an accidental release was also evaluated. Safety risks associated with an accidental release were found to be less than significant. In addition, the HRA concluded that carcinogenic and non-carcinogenic risks are predicted to be less than significant for both students and staff.

Electro-Magnetic Fields (EMF) Assessment:

No high voltage power lines were identified within the CDE-specified setback distances. A review of cell tower locations is underway.

Rail Safety Assessment (RSA):

The nearest rail line is located approximately 1,150 feet to the northeast of the Site. Due to intervening structures, and the distance from the rail lines, physical hazards due to derailment are anticipated to be less than significant. A Rail Safety Study has not yet been initiated for this Site.

Traffic Impact and Pedestrian Risk Assessment:

A traffic and pedestrian safety study will be completed as part of the CEQA process.

Department of Toxic Substances Control (DTSC) Site Assessment:

An Phase I Environmental Site Assessment (ESA) was recently conducted for this Site and identified several potential recognized environmental concerns (RECs). These potential RECs include:

Onsite:

- Three current auto repair and service businesses.
- Historic businesses include a rug cleaning facility and a gas station.
- At least one underground storage tank with a documented release to subsurface soil.
- Lead-based paint and termiticide application at on site structures.

Offsite:

- One gas station (Chevron) is located immediately west of the Site and another gas station (ARCO) is located across the street and to the southeast. Both gas stations have documented releases to the soil. ARCO has a documented release which has impacted groundwater.
- One National Priority List site (Pemaco) is located approximately one-half mile east from the Site. The facility is not expected to have an impact on the proposed school Site.

Based on the RECs identified in the Phase I ESA a Preliminary Environmental Assessment (PEA) is recommended.

California Environmental Quality Act (CEQA) Project Review:

The CEQA process has not been initiated for this Site.

SRHS NO. 8 OEHS Site Comparison Matrix

FACTORS	SRHS #8 Site 18	SRHS #8 Site 26	SRHS #8 Site 25	SRHS #8 Site 9c
Active Faults	●	●	●	●
Liquefaction/Landslide	★	★	★	★
Inundation Hazard	★	★	★	★
Traffic Circulation	■	■	■	■
Pedestrian Risk	■	■	■	■
Derailment Hazard	●	■	■	★
High Power Lines	●	★	★	■
Air Emissions Risk	●	■	■	●
Accidental Chemical Release	●	▼	■	★
Hazardous Material Pipelines/Tanks	●	●	●	●
Oil Wells (on-site)	●	●	●	●
Methane Migration	●	●	●	●
Soil Contamination	■	■	■	■
Groundwater Contamination	■	■	■	■
Asbestos / Lead	■	■	■	■
Historical Resources	■	■	■	■
Biological Resources	■	■	■	■
Noise/Vibration	■	■	■	■
Air Quality – Regional Impact	■	■	■	■
Air Quality – Localized Impact	■	■	■	■
CDE preliminary determination	Pass	Do not pursue	Do not pursue	Do not pursue

- = Risk/impact is less than significant
- ★ = Risk/impact is significant, but can be mitigated to below a level of significance
- ▼ = Risk/impact is significant, mitigation that would reduce risk/impact to a less-than-significant level may be infeasible
- = Factor requires further assessment



Rail Line

Gas Separation Facility

Site

Heliotrope ES

Gas Station

E 56th St

E 57th St

E 58th St

Slauson Ave

King Ave

E 59th Pl

Mayflower Ave

Heliotrope Ave

Atlantic Blvd

1000 ft

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Office of Environmental Health and Safety
Site Environmental Review
South Region High School 8 Site 18