
Agenda Item #5

**Valley Region
Bellingham Elementary
School Addition
City of Los Angeles
North Hollywood Area**

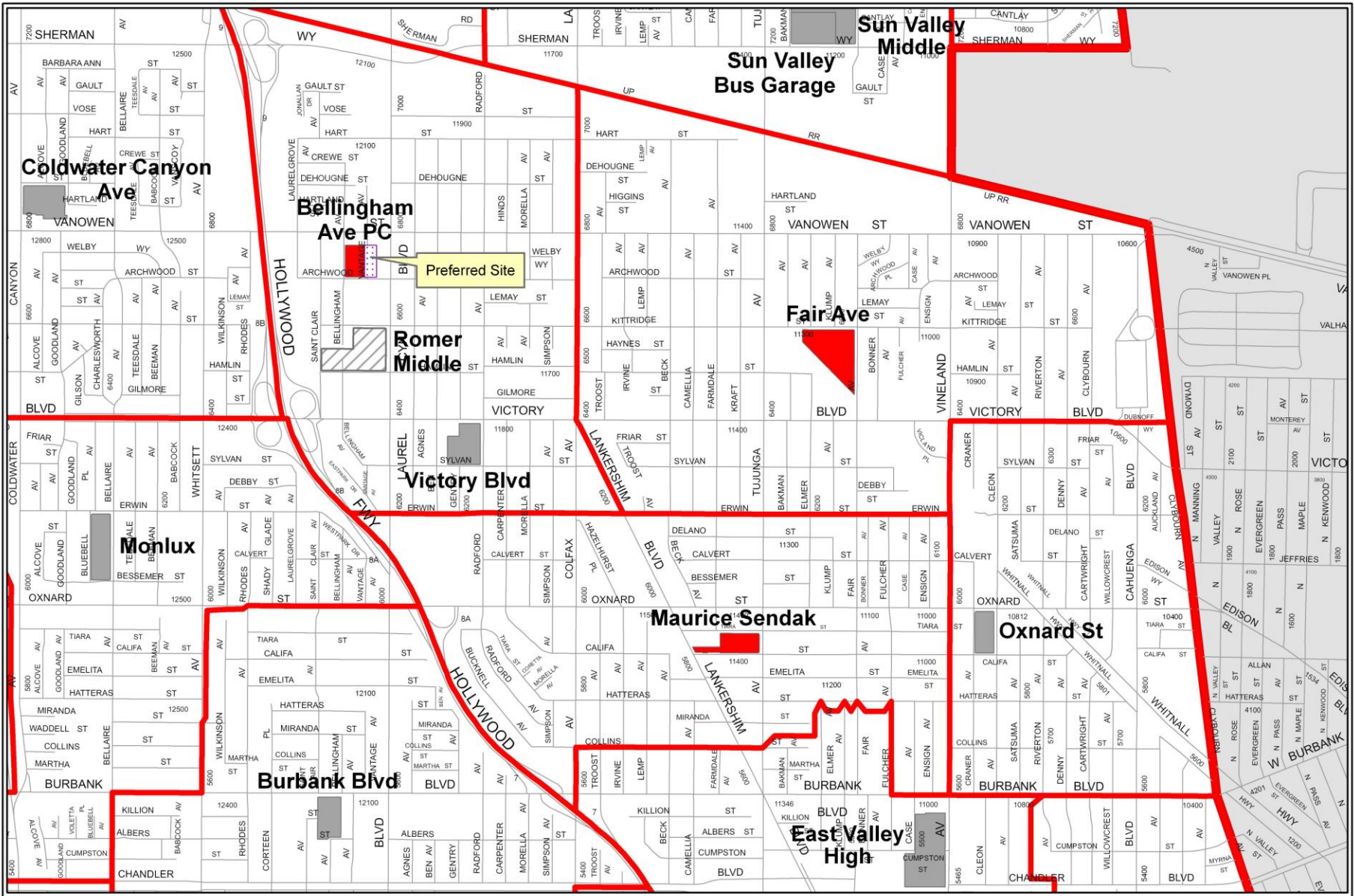
New Construction
Facilities Services Division
October 2008



Valley Region Bellingham Elementary School Addition Overview

Project Description				
<ul style="list-style-type: none"> ■ Site Area 				
		<u>Classrooms</u>	<u>Seats</u>	<u>Acres</u>
	Existing PC	16	400	2.79
	ES Addition	22	550	1.81
	Total	38	950	4.60
<ul style="list-style-type: none"> ■ Seats 550 ■ Classrooms 22 ■ Program Area of Addition 38,820 square feet ■ Facilities 22 additional classrooms, new multi-purpose room, convert existing multi-purpose room into new Library, convert existing Library into new computer classroom, underground parking and expanded playfields . 				
Elementary Schools Relieved			Bellingham Primary Center Fair Elementary School Maurice Sendak Elementary School	
Required for Williams Compliance			No	
Architect			Hill Partnership Inc.	





- Planned School
- Area Outside of LAUSD
- Relieved School
- Attendance Boundary
- Existing School
- LAUSD Boundary
- Planned School



VALLEY REGION BELLINGHAM ES ADDITION

PREFERRED SITE



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County of Los Angeles, Digital Map Product, Thomas Bros. Map

Prepared by Master Planning & Demographics
Facilities Services Division

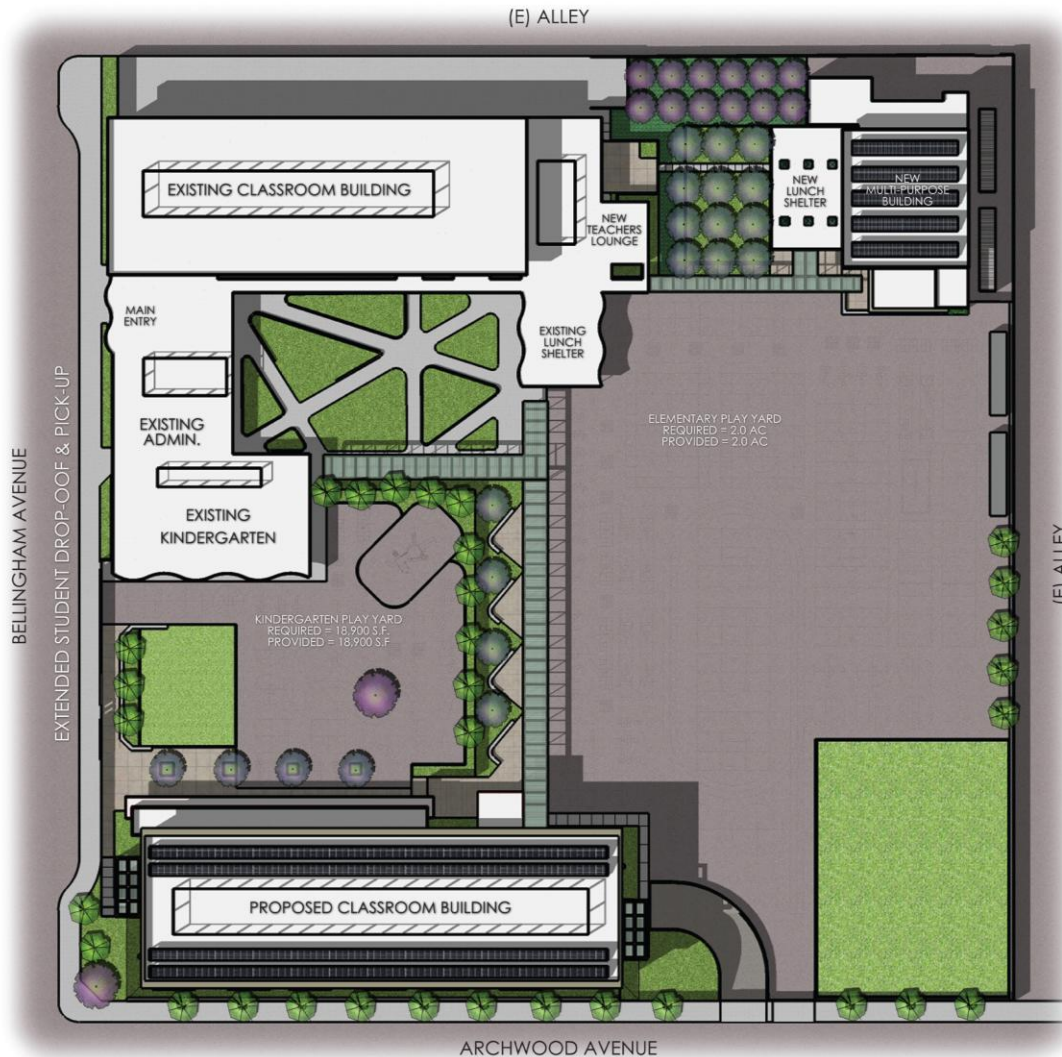
MPD-1250
3/6/2007



Valley Region

Bellingham Elementary School Addition

Site Plan





CLASSROOM BUILDING



CLASSROOM BUILDING FROM ARCHWOOD AVENUE



CONNECTING CANOPY



MULTIPURPOSE BUILDING



AERIAL VIEW



CLASSROOM BUILDING

VIGNETTES



Bellingham Elementary School
6728 Bellingham Avenue
North Hollywood, California 91606

Los Angeles Unified School District

115 22nd street
newport beach, california 92663
p. 949.675.6442 f. 949.675.4543
hillpartnership.com

architects planners interiors



2007 – 2008 Demographic Data

PROJECT/RELIEVED SCHOOLS	SITE ACREAGE	2007-08 CALENDAR	2007-08 2-SEMESTER CAPACITY	2007-08 OPERATING CAPACITY	2007-08 ACTUAL ENROLLMENT	2007-08 RESIDENT ENROLLMENT	PLANNING 2-SEMESTER CAPACITY	PORTABLE CLASSROOMS
VALLEY REGION BELLINGHAM ES ADDITION								
BELLINGHAM PC	2.8	1 TRK	300	300	194	186	264	0
FAIR ES	8.4	4 TRK	1,181	1,537	1,310	1,301	1,106	43
SEDAK ES	4.2	1 TRK	722	722	693	755	667	0

PROJECT/RELIEVED SCHOOLS	PLANNING 2- SEMESTER CAPACITY	2012-13 PROJECTED RESIDENT AREA ENROLLMENT PRIOR TO RELIEF FROM BUILDING PROGRAM	PLANNED RELIEF FROM NEW SCHOOLS IN PHASES I - IV	PLANNED RELIEF (OR ADDED STUDENTS) FROM BOUNDARY CHANGES	2012-13 ADJUSTED RESIDENT ENROLLMENT PROJECTION	ESTIMATED DIFFERENCE BETWEEN 2-SEMESTER CAPACITY AND ADJUSTED RESIDENT ENROLLMENT PROJECTION	SELECTED QEIA SCHOOL	ESTIMATED CAPACITY DIFF DUE TO QEIA (APPLIES TO SELECTED SCHOOLS ONLY)
VALLEY REGION BELLINGHAM ES ADDITION								
BELLINGHAM PC (as K-5 school)	704	194	0	450	644	60	NO	NONE
FAIR ES	1,106	1,197	0	-220	977	129	NO	NONE
SEDAK ES	667	786	0	-120	666	1	NO	NONE

QEIA – Quality Education Improvement Act





LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Report Number:	88-08/09
Date:	October 14, 2008
Subject:	Valley Region Bellingham Elementary School Addition
Responsible Staff:	
Name	Yi Hwa Kim, Interim Director
Office/Division	Office of Environmental Health & Safety
Telephone No.	(213) 241-3199

A. EXECUTIVE SUMMARY

Action Proposed: Board of Education review and determination on proposed Resolution (attached) that would certify the Final Environmental Impact Report (EIR), adopt the Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations prepared in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines.

Staff Recommendation and Rationale: Staff recommends that the Board review the Final EIR and make a determination on the attached Resolution. This action is required in order for the Board to consider proposed project approval as recommended in Facilities Service Division Board Report No. 89-08/09.

Background: The proposed Valley Region Bellingham Elementary School Addition project site is located on portions of the existing Bellingham Primary Center campus (2.79 acres), nine residential parcels (1.19 acres), and a portion of Vantage Avenue (0.62 acre) that would be vacated, for a total 4.6 acres, located in the community of North Hollywood, in the City of Los Angeles. The proposed project will provide 22 classrooms in a two-story building which would provide 550 new seats for students in grades kindergarten through five. The proposed project also includes a new multi-purpose room, the expansion of the existing playground, a proposed lunch shelter, a teacher's lounge addition, and approximately 50 underground parking spaces for faculty and staff.

The proposed project is located in Local District 2 and Board Member District 3 (Galatzan).

Policy Implications: This action does not change District policy.

Budget Impact: The estimated costs for environmental assessment and proposed mitigation measures are contained in the budget of the defined project.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Issues/Considerations: As described in the Final EIR, the proposed project would result in significant and unavoidable impacts related to noise during construction at the existing Bellingham Primary Center, and a significant and unavoidable impact to traffic during operation at the intersection of Laurel Canyon Boulevard/Vanowen Street.

Effect of “yes” vote: A “yes” vote for certification of the Final EIR would enable the Board to approve the proposed project as brought forth by the Facilities Services Division in Board Report No. 89-08/09.

Effect of “no” vote: A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

B. BOARD REPORT

Action Proposed:

The Facilities Services Division has proposed development of the Valley Region Bellingham Elementary School Addition project (proposed project). The proposed project is located at 6728 North Bellingham Avenue and includes portions of the existing Bellingham Primary Center campus (2.79 acres), nine residential parcels (1.19 acres), and a portion of Vantage Avenue (0.62 acre) that would be vacated, for a total 4.6 acres. The proposed project site is bound by two 20-foot-wide alleys, one located north of the site and one located to the east; Archwood Street to the south; and Bellingham Avenue to the west.

The proposed project consists of approximately 38,820 square feet of development. The proposed project will provide 22 classrooms in a two-story building which would provide 550 new seats for students grades kindergarten through five. The proposed project would also include a new multi-purpose room, the expansion of the existing playground, a proposed lunch shelter, a teacher's lounge addition, and approximately 50 underground parking spaces for faculty and staff. Expansion and renovations to the existing Bellingham Primary Center would include reconfiguring the existing library and multipurpose room. The proposed project is currently planned to relieve overcrowding at Bellingham Primary Center, Fair Elementary School, and Maurice Sendak Elementary School.

The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. This evaluation, as documented in an Initial Study, resulted in the preparation of an EIR. As documented in the EIR and the attached Resolution, the proposed project would result in significant and unavoidable impacts related to noise during construction at the existing Bellingham Primary Center, and a significant and unavoidable impact to traffic during operation at the intersection of Laurel Canyon Boulevard/Vanowen Street.

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) approved the Preliminary Environmental Assessment (PEA) Report on July 10, 2008. The PEA recommends further action in the form of a Removal Action Workplan (RAW) to address identified soil impacts. The preliminary cost estimate range for cleanup is \$215,000 to \$461,000. This estimate may be adjusted following the DTSC's review of the RAW.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Staff proposes that the Board of Education, as “Lead Agency” for the proposed project, review and make a determination on the proposed Resolution to certify the Final EIR and to adopt Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations pursuant to CEQA and State CEQA Guidelines. Subsequent to the certification of the EIR and approval of the Resolution, the Facilities Services Division will request the Board to approve the proposed project (Board Report No. 89-08/09).

Expected Outcomes: This action is required in order for the Board to consider proposed project approval.

Board Options and Consequences: A “yes” vote for certification of the Final EIR would enable the Board to approve the proposed project as brought forth by the Facilities Services Division in Board Report No. 89-08/09. A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.

Policy Implications: There are no policy implications.

Budget Impact: The current estimated project budget for Valley Region Bellingham Elementary School Addition is \$42,546,954. Funding will be from both state and local bonds.

Issues and Analysis: The EIR and associated studies have been reviewed by legal staff. There are no appreciable issues.

No legal issues

Legal informative attached

Committee Information: This item is on the agenda for the October 2, 2008 Facilities Committee Meeting.

Reporting Requirements and Benchmarks: Not applicable.

Accountable Staff: Patrick Schanen, Deputy Director, OEHS
Randi Cooper, CEQA Manager, OEHS

Applicable Board Delegations: None.



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Superintendent's Comments: None.

Miscellaneous Issues and Matters: See attached Site Environmental Review (SER).

Desegregation Impact Statement attached

Division of Accountability and Systemwide Performance

Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of Schools

APPROVED BY:

APPROVED &
PRESENTED BY:

YI HWA KIM
Interim Director
Office of Environmental Health & Safety

DR. JAMES MORRIS
Chief of Staff



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

RESOLUTION OF THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING FINDINGS OF FACT, A MITIGATION MONITORING AND REPORTING PLAN, AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED VALLEY REGION BELLINGHAM ELEMENTARY SCHOOL ADDITION PROJECT

Whereas, the proposed project includes the development of the Valley Region Bellingham Elementary School Addition Project within Local District 2; is located on a portion of the existing Bellingham Primary Center campus (2.79 acres), nine residential parcels (1.19 acres), and a portion of Vantage Avenue (0.62 acre) that would be vacated, for a total 4.6 acres, in the community of North Hollywood, in the City of Los Angeles; is bound by two 20-foot-wide alleys, one located north of the site and one located to the east; Archwood Street to the south; and Bellingham Avenue to the west; consists of approximately 38,820 square feet of development; will provide an additional 22 classrooms in a two-story building which will serve approximately 550 students in grades kindergarten through five; includes a new multi-purpose room, the expansion of the existing playground, a proposed lunch shelter, teacher's lounge addition, and approximately 50 underground parking spaces for faculty and staff; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008021101), the District is required to comply with the provisions of the California Environmental Quality Act (CEQA), Public Resources Code §21000, *et seq.*, and State CEQA Guidelines, Title 14 California Code of Regulations §15000 *et seq.*; and

Whereas, the District, on February 21, 2008, circulated for a 30-day public review period an Initial Study (IS)/Notice of Preparation (NOP) informing the public of the intent to prepare a Draft Environmental Impact Report (EIR); beginning May 30, 2008 circulated for a 45-day public review period a Draft EIR; and circulated the Final EIR for a 10-day agency review period beginning on September 15, 2008; and

Whereas, the District published the NOP and a Notice of Availability (NOA) for the Draft EIR in the Los Angeles Daily News and La Opinión newspapers and held public meetings during the NOP and Draft EIR public comment periods; and

Whereas, in compliance with CEQA Guidelines, the District filed the NOP and NOA with the Los Angeles County Clerk, submitted copies of the NOP and Draft EIR to the State Clearinghouse for distribution to potentially affected state agencies, and submitted copies of the NOP and NOA directly to State and local agencies, organizations, and interested parties known to the District; and

Whereas, the Final EIR determined that the proposed project would result in significant and unavoidable impacts related to construction noise at the existing Bellingham Primary Center, and a significant and unavoidable impact to traffic during operation at the intersection of Laurel Canyon Boulevard/Vanowen Street; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development, and one Reduced Project Alternative; and whereas the Reduced Project Alternative was identified as environmentally superior to the proposed project, resulting in fewer environmental impacts than the proposed project; but would not meet the objectives of the project; and



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Whereas, the project's benefits have been balanced against the project's significant unavoidable impact related to noise during construction and, traffic during operation, the Board of Education finds that the project's benefits outweigh this impact, which is therefore considered acceptable; and

Whereas, pursuant to Education Code §17213.1(a) and Public Resources Code §21151.8(a), the District consulted with appropriate agencies and determined that: (A) the property in question is not the site of a current or former hazardous waste disposal site or solid waste disposal site; (B) the property is not a hazardous substance release site identified in a list of sites for which removal or remedial action is planned, compiled by the California Environmental Protection Agency pursuant to Health and Safety Code §25356; and (C) the property is not a site which contains one or more pipelines, situated underground or above ground, which carries hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line which is used only to supply natural gas to that school or neighborhood; and (D) the property is not within 500 feet of a freeway; and

Whereas, pursuant to Education Code §17213(b) and Public Resources Code §21151.8(b), the District (A) consulted with administering agencies with jurisdiction over the proposed project for the purpose of investigating the potential for permitted and non-permitted hazardous or acutely hazardous air emissions within one-half mile of the project site; (B) performed a risk assessment in compliance with State and federal guidelines; and (C) determined that six facilities are located within one-half mile of the proposed school site and do not present a potential endangerment to the health of persons who will occupy the proposed school; and

Whereas, the District, pursuant to Education Code §17213.1 prepared a Preliminary Environmental Assessment (PEA) for the proposed project site, and the Department of Toxic Substances Control concurred with the findings of the PEA, and concurred with the District that further action is warranted for the proposed project site; and

Whereas, the District Board of Education (Board) is a "Lead Agency" as defined in CEQA Guidelines, Title 14 of the California Code of Regulations §§ 15050 – 15053, and the Board reviewed and considered the Final EIR, its supporting documents, and comments received by affected governmental agencies and other interested persons; and now therefore be it

Resolved, that the Board finds that:

The District complied with Education Code §17213.1(a) and Public Resources Code §21151.8 with respect to the proposed school site; and

The project will not pose a significant health risk to students or staff due to potential risks such as air toxics or other chemical exposures, proximity to pipelines, railroad easements or to overhead or underground powerlines; and

The project will not have an adverse effect on fish and wildlife, as referenced in Section 711.2 of the Fish and Game Code; and

The presumption of adverse effect set forth in 14 California Code of Regulations §753.5(d) does not apply; and be it



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Resolved further, that the Board hereby:

1. Finds that the Final EIR was completed in compliance with CEQA and State CEQA Guidelines, as amended; and
2. Finds that the Final EIR reflects the District's independent judgment and analysis; and
3. Finds that mitigation measures identified in the Final EIR for noise during construction, would reduce impacts but not to below a level of significance, and impacts to traffic during operation at the intersection of Laurel Canyon Boulevard/Vanowen Street would be significant and unavoidable and could not be feasibly mitigated; and
4. Finds that the mitigation measures identified in the Final EIR would avoid or substantially lessen all other environmental effects to levels below significance; and
5. Finds that the Board reviewed and considered the information in the Final EIR before making a decision to approve the project; and
6. Certifies the Final EIR; and
7. Adopts the Findings of Fact; and
8. Adopts the Mitigation Monitoring and Reporting Plan for mitigation measures identified in the Final EIR; and
9. Adopts the Statement of Overriding Considerations, indicating that the benefits of the proposed project outweigh the environmental effects; and be it

Resolved further, that the Board specifies that the record of proceedings on which the Board's decision is based is located at the Los Angeles Unified School District Office of Environmental Health and Safety, 1055 West 7th Street, 9th Floor, Los Angeles, California and the custodian of the record of proceedings is the Office of Environmental Health and Safety.

PASSED, APPROVED AND ADOPTED this 14th day of October 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jefferson Crain
Executive Officer of the Board of Education

Date



LOS ANGELES UNIFIED SCHOOL DISTRICT
OEHS SITE REVIEW

- Project:** Valley Region Bellingham Elementary School Addition
- Site:** Northeast corner of Vantage Avenue and Archwood Street in the community of North Hollywood, City of Los Angeles. The existing Bellingham Primary Center is located immediately west of the proposed site.
- Date:** January 22, 2008 (Revised September 16, 2008)
- Issuer:** Office of Environmental Health and Safety
- Contact:** Pat Schanen, Deputy Director *EAM*
- OEHS Determination:** Determination pending. Approximately 80% of the necessary environmental studies have been completed. To date, no environmental factors have been identified that would preclude the site from school use.
- Key Findings:** A summary table of environmental health and safety factors identified at the site is attached. Following are key findings:
- The proposed project would result in a significant and unavoidable short-term impact related to noise during construction.
 - The proposed project would result in significant and unavoidable impacts related to traffic during operation.
 - A removal action for organochlorine pesticides and lead-based paint residue in soil is required. The preliminary cost estimate range for cleanup is \$215,000 to \$461,000.
- Site Description:** The Site includes nine contiguous single-family, residential parcels located on Vantage Avenue. The Site is bound to the north and east by alleyways, to the west by Vantage Avenue and to the south by Archwood Street.
- The Site is surrounded by commercial/retail properties to the north and south, residential properties to the east, and the existing Bellingham Primary Center to the west.
- Geo-hazard Assessment:** The Geohazard Assessment determined that the Site is not located in a California Earthquake Fault Zone, a City of Los Angeles Fault Rupture study area, an oil field, or a methane zone. Furthermore, the Site is not located in an area susceptible to liquefaction, landslides, or flooding. The Site is located within the Hansen Reservoir and the Tujunga Reservoir inundation zone, however, these reservoirs are flood control facilities that impound water during periods of high precipitation. Additionally, these reservoirs are monitored frequently during storms to prevent overflows; as such the probability of flooding due to coincident seismically-induced dam failure is considered to be extremely low.



LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

Pipeline Safety Hazard Assessment (PSHA):

A PSHA, conducted in February, 2008 identified one 6-inch-diameter high pressure natural gas line located approximately 500 feet east of the Site. Risks associated with this line were determined to be less than significant for both students and staff.

Air Quality Risk Assessment (HRA):

An HRA, completed in June, 2008, identified six sources of toxic air emissions within one-half mile of the Site, including the SR 170 Freeway located approximately 1,000 feet to the west of the site. The HRA concluded that risks associated with these sources are less than significant for both students and staff.

Electro-Magnetic Fields (EMF) Assessment:

No high voltage power lines greater than 50 kV have been identified within 350 feet of the Site.

Rail Safety Assessment (RSA):

No railroads have been identified within 1,500 feet of the Site.

Traffic Impact and Pedestrian Risk Assessment:

Traffic

The proposed project would result in a significant impact to the level of service (LOS) at the three following intersections:

- Bellingham Avenue/Vanowen Street
- Laurel Canyon Boulevard/Vanowen Street
- Laurel Canyon Boulevard/Archwood Street

The intersection of Laurel Canyon Boulevard/Vanowen Street is fully built-out and no mitigation is available; this would result in a significant and unavoidable impact. The intersections of Bellingham Avenue/Vanowen Street and Laurel Canyon Boulevard/Archwood Street would require the installation of traffic signals as mitigation. Impacts at these intersections would be reduced to less than significant levels with incorporation of this mitigation measure.

Pedestrian Safety

The proposed project would result in less than significant impacts related to pedestrian safety.

Department of Toxic Substances Control (DTSC) Site Assessment:

A Phase I Environmental Site Assessment (ESA) was completed for the Site in December 2007. The Phase I ESA recommended further action to evaluate the potential presence of polychlorinated biphenyls (PCBs) from pole mounted transformers, lead from lead-based paint, and organochlorine pesticides (OCP's) due to previous agricultural uses. Sampling in the form of a Preliminary Environmental Assessment (PEA) was conducted in March 2008 and revealed that the site will require a removal action for OCP's and lead-based paint residue in soil. On July 10, 2008 the DTSC approved the PEA, which recommended further action in the form of a Removal Action Workplan (RAW). The preliminary cost estimate range for cleanup is \$215,000 to \$461,000. The RAW proposes excavation and removal of approximately 879



LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

**California
Environmental
Quality Act (CEQA)
Project Review:**

cubic yards of soil.

An EIR was prepared for the proposed Valley Region Bellingham Elementary School Addition and circulated for public and agency review from September 15, 2008 through September 25, 2008. The Final EIR concluded that the proposed project would create a significant and unavoidable impact to noise during construction at the existing Bellingham Primary Center, despite implementation of all feasible mitigation measures. In addition, the Final EIR concluded that the proposed project would result in a significant and unavoidable impact to traffic during operation at the intersection of Laurel Canyon Boulevard/Vanowen Street. Traffic impacts at the intersections of Bellingham Avenue/Vanowen Street, and Laurel Canyon Boulevard/Archwood Street would be mitigated to less than significant levels with the installation of traffic signals.

Certification of the Final EIR will require the adoption of Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations.

OEHS Site Comparison Matrix for VR Bellingham

Factors	VR Bellingham	VRHS #4	VRHS #7	VRHS #9	VRHS #8
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	●	▼	★	★	●

- = 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



6-inch Natural Gas Pipeline

Vanowen St

Archwood St

Kittridge St

Radford Ave

Gentry Ave

Ben Ave

Agnes Ave

Laurel Canyon Blvd

Vantage Ave

Bellingham Ave

170 fwy

1000 ft

Site

Bellingham ES

Office of Environmental Health and Safety
Site Environmental Review
Valley Region Bellingham ES Addition

© 2007



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Report Number:	89-08/09
Date:	October 14, 2008
Subject:	Project Approval for Valley Region Bellingham Elementary School Addition
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Approval of the Valley Region Bellingham Elementary School Addition which authorizes staff to proceed with the site acquisition process and construction of the project.

Staff Recommendation and Rationale: Staff recommends that the Board of Education approve the Valley Region Bellingham Elementary School Addition project.

The proposed Valley Region Bellingham Elementary School Addition project will provide educational facilities for students in kindergarten to fifth grade with the addition of 22 classrooms, a new multi-purpose room, renovation of the existing library into a classroom, renovation of the existing multi-purpose room into a library, expanded dining areas for students and staff, underground parking, and reconfiguration of the existing playground. The Valley Region Bellingham Elementary School Addition project is proposed to relieve Fair and Sendak Elementary Schools and Bellingham Primary Center.

The school is scheduled to be available for occupancy in the third quarter of 2012.

Background: The proposed project is located at 6728 North Bellingham Avenue in the North Hollywood area of the City of Los Angeles. The site includes portions of the existing Bellingham Primary Center campus, nine additional residential parcels and a portion of Vantage Avenue that is to be vacated. The project is bounded by Archwood Street to the south, Bellingham Avenue to the west, and 20-foot wide alleys to the north, and the east.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

The Bellingham Elementary School Addition is a 550 two-semester seat addition to the existing 400 seat Bellingham Primary Center. The Bellingham Primary Center (formerly known as the North Hollywood Primary Center No. 4), opened in October 2004. When the addition is constructed, the campus will operate as a kindergarten through fifth grade elementary school providing a total of 950 two-semester seats in 38 classrooms.

The project site is approximately 1.81 acres comprised of nine single-family residential parcels and a portion of Vantage Avenue. Adding the 1.81 acres to the existing 2.79 acre Bellingham Primary Center will result in a new elementary school campus of approximately 4.60 acres.

The project includes the construction and operation of an addition to the existing Bellingham Primary Center campus. The Valley Region Bellingham Elementary School Addition project would require the acquisition of nine existing single-family residential units and the vacation of a portion of Vantage Street. There are no commercial properties on the site. However, there may be some home-based businesses associated with the residences that may have to be addressed in the relocation process.

This project is located in Local District 2 and Board District 3 (Tamar Galatzan).

Policy Implications: This action helps facilitate 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 project budget for Valley Region Bellingham Elementary School Addition is \$42,546,954. Funding will be from state and local bonds.

Issues/Considerations: The Office of Environmental Health and Safety (OEHS) have simultaneously submitted Board Report No.88-08/09 that recommends that the Board of Education consider the Final Environmental Impact Report (EIR) and make a determination for the project pursuant to the California Environmental Quality Act (CEQA) and the state CEQA guidelines. Certification of the EIR must occur prior to approval of the addition project.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) on July 10, 2008 approved the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Removal Action Workplan (RAW) to remove shallow soils impacted with arsenic at the site. The preliminary cost estimate range for cleanup is \$215,000 to \$461,000.

Effect of “yes” vote: Approval of the project authorizes staff to proceed with the site acquisition process and construction of the project.

Effect of “no” vote: Failure to certify the EIR and approve the project could potentially delay construction of the school addition. Delay of this project approval would defer overcrowding relief for Fair and Sendak Elementary Schools and Bellingham Primary Center.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

B. BOARD REPORT

Action Proposed:

Approval of the Valley Region Bellingham Elementary School Addition authorizes staff to proceed with the site acquisition process and construction of the project.

Expected Outcomes:

The school addition is scheduled to be available for occupancy in the third quarter of 2012.

Board Options and Consequences:

Project approval will allow the District to achieve the goal of providing two-semester neighborhood elementary school seats in this region of the District.

If the project is not approved, property acquisition and school construction cannot proceed. Delay of project approval would defer overcrowding relief for Fair and Sendak Elementary Schools and Bellingham Primary Center.

Policy Implications:

This action helps facilitate 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 on October 23, 2007. The current estimated project budget for Valley Region Bellingham Elementary School Addition is \$42,546,954. Funding for this project will come from state and local bonds.

Issues and Analysis:

Property Description: The proposed project is located at 6728 North Bellingham Avenue in the North Hollywood area in the City of Los Angeles. The site includes portions of the existing Bellingham Primary Center campus, nine additional residential parcels to be acquired and a portion of Vantage Avenue that is to be vacated. The proposed project is bound by two 20-foot-wide alleys, one located north of the site and one located to the east, Archwood Street to the south, and Bellingham Avenue to the west.

Community Outreach Process: Staff held two site selection community meetings between March 2007 and December 2007 prior to the Board designating the preferred site on January 22, 2008.



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In addition to the site selection meetings, five additional community meetings were held to solicit community input and discuss environmental findings: one to gather input regarding the definition of the project and three that combined design, California Environmental Quality Act (CEQA) and the Preliminary Environmental Assessment (PEA) meetings. Further, a meeting was held to provide the affected owners and tenants with a detailed overview of the acquisition and relocation process. Subsequently, one-on-one meetings occurred with the affected property owners to discuss the acquisition and relocation process.

Alternatives Considered: The Board of Education approved the project definition for Valley Region Bellingham Elementary School Addition on December 12, 2006. Prior to Board action, District staff, the Local District Superintendent, School Management Services and Master Planning and Demographics determined the best location to provide relief for this area was to expand the Bellingham Primary Center campus into a kindergarten through fifth grade elementary school. The alternative, a new 550 seat elementary school on another site, would require the acquisition of approximately three to four acres of land, therefore increasing the amount of private property the District would need to acquire, as well as increasing the number of relocations. The expansion of the existing primary center was determined to be a superior solution.

District staff subsequently analyzed the possibility of expanding the primary center in various geographic directions. Due to the configuration of the facility, student drop off location, amount of acreage required, location of the existing underground parking garage, and the potential effects on traffic, staff determined that the proposed preferred site to the east of the existing primary center was the most suitable location for expansion of the site.

Environmental Analysis: As documented in the Environmental Impact Report (EIR), the proposed project would result in short term significant and unavoidable project-level impacts related to noise during construction. In addition, the Final EIR concluded that the proposed project would result in a significant and unavoidable impact to



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traffic during operation at the intersection of Laurel Canyon Boulevard and Vanowen Street. Impacts related to hazards and hazardous materials would be reduced to less than significant level after incorporation of mitigation measures. All other environmental issues were found to be less than significant.

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) on July 10, 2008 approved the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Removal Action Workplan (RAW) to address identified soil impacts. The preliminary cost estimate range for cleanup is \$215,000 to \$461,000. This estimate may be adjusted following the DTSC's review of the RAW.

Demographic Data

RELIEVED SCHOOLS	SITE ACREAGE	2007-08 CALENDAR	2007-08 2-SEMESTER CAPACITY	2007-08 OPERATING CAPACITY	2007-08 ACTUAL ENROLLMENT	2007-08 RESIDENT ENROLLMENT	PLANNING 2-SEMESTER CAPACITY	PORTABLE CLASSROOMS (EXCLUDES CLASSROOMS TO BE REMOVED)
BELLINGHAM PC	2.8	1 TRK	300	300	194	186	264	0
FAIR ES	8.4	4 TRK	1,181	1,537	1,310	1,301	1,106	43
SENDAK ES	4.2	1 TRK	722	722	693	755	667	0

Committee Information: This item was on the agenda for the October 2, 2008 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 Plan. Facilities Services Division status reports are posted on www.laschools.org

Accountable Staff: Thomas Calhoun, Real Estate Department Development Manager

Applicable Board Delegations:

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



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**Miscellaneous Issues and
Matters:**

N/A

**Desegregation Impact
Statement attached**

This action does not require a Desegregation Impact Report.

**Division of Accountability and
Systemwide Performance**

Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:

APPROVED BY:

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

DR. JAMES MORRIS
Chief of Staff