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## **Agenda Item #7**

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# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	226-08/09
<b>Date:</b>	February 10, 2009
<b>Subject:</b>	Central Region Elementary School No. 22
<b>Responsible Staff:</b>	
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 make a determination on proposed Resolution (attached) that would certify the Final Environmental Impact Report (EIR), adopt the Findings of Fact, and a Mitigation Monitoring and Reporting Plan, 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. 227-08/09.

**Background:** The proposed Central Region Elementary School No. 22 project site (Site) is located at 13150 West Bluff Creek Drive within the Playa Vista development on the west side of the City of Los Angeles in Los Angeles County. The project Site consists of an approximately 4.08-acre area on the southeast side of Bluff Creek Drive at the end of Playa Vista Drive.

The proposed project will provide educational facilities for students in kindergarten through fifth grade and will consist of 26 classrooms providing 650 two-semester seats, a multipurpose room, library, food service, lunch shelter, administrative offices, playfields, and 59 surface parking spaces for faculty and staff. The project is proposed to relieve Loyola Village and Playa Del Rey Elementary Schools.

The proposed project is located in Local District 3 and Board District 4 (Canter).

**Policy Implications:** This action does not change District policy.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

- Budget Impact:** The estimated costs for environmental assessment and proposed mitigation measures are included in the budget for the project.
- Issues/Considerations:** The proposed project will require implementation of a Remedial Action Plan (RAP) to address identified impacts to soil and soil vapor. The preliminary cost range for the remedial action is \$1.1 million to \$2.3 million.
- Effect of “yes” vote:** A “yes” vote for certification of the Final EIR would enable the Board to approve the proposed project that will be submitted by the Facilities Services Division in Board Report No. 227-08/09.
- 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 proposed Central Region Elementary School No. 22 project (proposed project) is located at 13150 West Bluff Creek Drive in the Playa Vista Development on the west side of the City of Los Angeles in Los Angeles County. The proposed project Site encompasses approximately 4.08 acres and is currently undeveloped, and the Site has been cleared and graded as part of the First Phase Playa Vista Project.

Most of the surrounding land use consists primarily of residential property as part of the Playa Vista development. In compliance with a condition of approval of the First Phase of the Playa Vista Project, the project Site has been provided by the Playa Vista Development for use as a school site.. North of the project Site across Bluff Creek Drive are multi-family and single-family residences. One block north of the project Site, on the northeast corner of Playa Vista Drive and Bay Park Drive, is the Playa Vista Library, a branch of the Los Angeles Public Library. Immediately south of the project Site are the Westchester Bluffs, which slope up to more than 100 feet above the project Site. The Ballona wetlands lay to the west across Lincoln Boulevard.

The proposed project consists of 50,000 square feet of development which will provide 650 new two-semester seats for students in grades kindergarten through five in 26 classrooms located in two, two-story buildings. The proposed project also includes a library, administrative spaces, and food services with a lunch shelter, a multi-purpose room and playfields that will have both paved and turf areas. Approximately 59 surface parking spaces will be provided for faculty and staff. The proposed project is currently planned to relieve overcrowding at Loyola Village and Playa Del Rey Elementary Schools.

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 Environmental Impact Report (EIR). The Draft EIR evaluated the following environmental issues: air quality, hazards and hazardous materials, hydrology and water quality, noise, pedestrian safety, public services, and traffic and circulation. With the implementation of mitigation measures, potentially significant impacts related to hazards and hazardous materials, hydrology and water quality, noise, and pedestrian safety would be reduced to below levels of significance. All remaining potential impacts were found to be less than significant.

Independent of the CEQA process, a Preliminary Environmental



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Assessment (PEA) was prepared for the Site. The PEA recommended a Supplemental Site Investigation (SSI) be completed prior to preparation of a Remedial Action Plan (RAP) to address identified impacts to soil and soil vapor. The PEA was approved by the DTSC on May 16, 2008. Based on data from the PEA and the SSI, the preliminary National Contingency Plan (NCP) cost range for environmental cleanup is \$1.1 million to \$2.3 million. The required gas mitigation system is integral to the school construction process and the costs for the gas mitigation system are included in the construction budget. The RAP will be submitted to the DTSC for review and approval in January 2009. The estimated cost of Site remediation (less gas mitigation system cost) will be adjusted by OEHS upon completion of the RAP.

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, and a Mitigation Monitoring and Reporting Plan 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. 227-08/09).

- 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 submitted by the Facilities Services Division in Board Report No. 227-08/09. 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 Central Region Elementary School No. 22 is \$40,343,457. Funding will be from both state and local bonds.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

**Issues and Analysis:** The EIR and associated studies have been reviewed by legal staff and no significant issues were identified.

**No legal issues**

**Legal informative attached**

**Committee Information:** This item is on the agenda for the February 5, 2009 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.

**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**



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Board of Education Report**

Sincerely,

RAMON C. CORTINES  
Superintendent of Schools

APPROVED &  
PRESENTED BY:

APPROVED 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, AND A MITIGATION MONITORING AND REPORTING PLAN, FOR THE PROPOSED CENTRAL REGION ELEMENTARY SCHOOL NO. 22 PROJECT.

Whereas, the proposed project includes the development of the Central Region Elementary School No. 22 Project within Local District 3; is located in within the Playa Vista development on the west side of the City of Los Angeles, Los Angeles County, and consists of an approximately 4.08-acre area on the southeast side of Bluff Creek Drive at the end of Playa Vista Drive; consists of 50,000 square feet of development; will provide 26 classrooms that will serve approximately 650 students in grades kindergarten through five; includes a library, a multi-purpose room, food services, playfields, and approximately 59 surface parking spaces for faculty and staff; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008071049), 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 circulated for a 30-day public review period from April 15, 2008 through May 14, 2008, an Initial Study (IS)/Notice of Preparation (NOP) informing the public of the intent to prepare a Draft Environmental Impact Report (EIR); circulated a Draft EIR for a 45-day public review period from September 11, 2008 through October 25, 2008; and circulated the Final EIR for a 10-day agency review period beginning January 28, 2009; and

Whereas, the District published the NOP and a Notice of Availability (NOA) for the Draft EIR in the Argonaut newspaper 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 IS/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 not result in any significant and unavoidable impacts; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project; Alternative Site; Existing Facilities Expansion Alternative; and the No 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 CEQA Guidelines require that, if the No Project Alternative is determined to be the environmentally superior alternative, a superior alternative must be identified among the remaining alternatives; as such, the Alternative Site Alternative would result in the fewest impacts while achieving most of the objectives of the proposed project; however, this alternative would not achieve the project objectives to the extent of the proposed project; and



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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 there are no facilities located within one-half mile of the proposed school site that would 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 Phase I Environmental Site Assessment (ESA) for the proposed project Site, and a Preliminary Environmental Site Assessment (PEA) was also prepared and was approved by the DTSC on May 16, 2008; the PEA recommended a Supplemental Site Investigation (SSI) be completed prior to preparation of a Remedial Action Plan (RAP) to address identified impacts to soil, and soil vapor; 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, cellular phone antennas 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



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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 the mitigation measures identified in the Final EIR would avoid or substantially lessen all environmental impacts to levels below significance; and
4. Finds that the Board reviewed and considered the information in the Final EIR before making a decision to approve the project; and
5. Certifies the Final EIR; and
6. Adopts the Findings of Fact; and
7. Adopts the Mitigation Monitoring and Reporting Plan for mitigation measures identified in the Final EIR; 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 7<sup>th</sup> Street, 9<sup>th</sup> 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 10th day of February 2009, by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Jefferson Crain**  
**Executive Officer of the Board of Education**

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**Date**



**LOS ANGELES UNIFIED SCHOOL DISTRICT  
OEHS SITE REVIEW**

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**Project:** Central Region Elementary School No. 22

**Site:** Southeast side of Bluff Creek Drive at Playa Vista Drive, community of Playa Vista, City of Los Angeles

**Date:** April 3, 2007 (Revised January 20, 2009)

**Issuer:** Office of Environmental Health and Safety

**Contact:** Pat Schanen, Deputy Director *EAM*

**OEHS Determination:** Approximately 80% of the required environmental studies have been completed. To date, no environmental factors have been identified which would preclude the Site from school use.

**Key Findings:** Attached is a summary table of environmental health and safety factors identified at the subject Site. Following are key findings:

- Subsurface methane, hydrogen sulfide, and volatile organic compounds have been detected in soil gas. Integral to school construction will be a gas mitigation system.

**Site Description:** The 4.08-acre proposed project Site is located within the southwestern portion of the Playa Vista development. The Westchester Bluffs, which slope up to more than 100 feet above the project Site are immediately south of the Site. The project Site is currently undeveloped and has been cleared and graded. Land uses to the north, east, and south are primarily residences. The Ballona Wetlands lay to the west across Lincoln Boulevard.

**Geohazard Assessment:** The Site is not located in a California Earthquake Fault Zone, or in a flood or tsunami zone. The Site is located in the inundation zone of the Stone Canyon Reservoir, however impacts are anticipated to be less than significant. The Site is also located in an area susceptible to liquefaction and immediately downslope of a seismically induced landslide zone. Implementation of structural recommendations identified in a site-specific Geotechnical Investigation during the design and construction of the project would mitigate potential liquefaction impacts to established criteria. A site-specific bluff stability investigation for the Playa Vista Project determined that landsliding from the Westchester bluffs does not present a significant risk to the Site.

**Pipeline Safety Hazard Assessment (PSHA):** A PSHA completed in July, 2008 identified one 10-inch crude oil pipeline located approximately 605 feet to the west of the Site. Risks associated with an accidental release from this pipeline were found to be less than significant.

**Air Quality Health Risk Assessment:** An HRA conducted in May, 2008 identified six potentially significant sources of toxic emissions within one-half mile of the Site, including several emergency



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<b>(HRA):</b>	diesel generators. Health risks associated with these sources were determined to be less than significant to both students and staff.
<b>Electro-Magnetic Fields (EMF) Assessment:</b>	No high voltage power lines were identified within California Department of Education specified setback distances, nor were any cellular phone antennas identified within 200 feet of the Site. Hence EMF impacts are anticipated to be less than significant.
<b>Rail Safety Assessment (RSA):</b>	No rail lines have been identified within 1,500 feet of the Site.
<b>Traffic And Pedestrian Safety:</b>	<p><u>Traffic</u></p> <p>Impacts related to increased traffic associated with school operation were determined to be less than significant.</p> <p><u>Pedestrian Safety</u></p> <p>Due to additional pedestrian traffic during school operation potential impacts related to pedestrian safety would occur. Impacts would be mitigated to below levels of significance with the installation of signage, crosswalks, and a crossing guard safety study at various intersections.</p>
<b>Department Of Toxic Substances Control (DTSC) Site Assessment:</b>	A Preliminary Environmental Assessment (PEA) was completed by the Playa Vista developer. The PEA and other Site investigations have identified high concentrations of methane; and have also detected hydrogen sulfide, and volatile organic compounds (VOCs) in subsurface soil gas. The PEA recommended a Supplemental Site Investigation (SSI) be completed prior to preparation of a Remedial Action Plan (RAP) to address identified impacts to soil and soil vapor. The PEA was approved by the DTSC on May 16, 2008. Based on data from the PEA and the SSI, the preliminary National Contingency Plan (NCP) cost range for environmental cleanup is \$1.1 million to \$2.3 million. The required gas mitigation system is integral to the school construction process and the costs for the gas mitigation system are included in the construction budget. The RAP will be submitted to the DTSC for review and approval in January 2009. The estimated cost of Site remediation (less gas mitigation system cost) will be adjusted by OEHS upon completion of the RAP.
<b>California Environmental Quality Act (CEQA) Project Review:</b>	A Draft EIR was prepared for the proposed project and circulated for public and agency review from September 11, 2008 through October 25, 2008. The Draft EIR evaluated the following environmental issues: air quality, hazards and hazardous materials, hydrology and water quality, noise, pedestrian safety, public services, and traffic and circulation. With the implementation of mitigation measures, potentially significant impacts related to hazards and hazardous materials, hydrology and water quality, noise, and pedestrian safety would be reduced to below levels of significance. All other potential impacts were identified to be less than significant.

# OEHS Site Comparison Matrix for CRES No. 22

Factors	CRES #22	SRES #9	SRES #10	SRHS #12	SRMS #6
Active Faults	●	●	●	●	●
Liquefaction/Landslide	★	★	★	★	★
Inundation Hazard	●	●	●	●	●
Traffic Circulation	●	★	★	★	▼
Pedestrian Risk	★	★	★	★	★
Derailment Hazard	●	●	●	●	★
High Power Lines/Cell Phone Antennas	●	●	●	●	●
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



Bluff Creek Drive

Pacific Promenade

Playa Vista Dr

Lincoln Blvd

Jefferson Blvd

Site

Playa Vista Sports Park

10" Crude Oil Pipeline

1000 ft

Office of Environmental Health and Safety  
Site Environmental Review  
Central Region Elementary School No. 22



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	227-08/09
<b>Date:</b>	February 10, 2009
<b>Subject:</b>	Project Approval And Authorization To Accept Dedication Of The Proposed Project Site From Playa Capital Company, LLC For Central Region Elementary School No. 22
<b>Responsible Staff:</b>	
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 Central Region Elementary School No. 22 project, which authorizes staff to proceed with construction of the project; and authorize the Chief Facilities Executive, or his designee, to accept dedication of the project site from Playa Capital Company, LLC (“Subdivider”).

**Staff Recommendation and Rationale:** Staff recommends that the Board of Education approve the Central Region Elementary School No. 22 project.

The proposed Central Region Elementary School No. 22 project will provide educational facilities for students in kindergarten through fifth grade and will consist of 26 classrooms providing 650 two-semester seats, a multipurpose room, library, surface parking, food service, lunch shelter, administrative offices, and playfields. The new school project will relieve Loyola Village and Playa Del Rey Elementary Schools and provide new classroom capacity to accommodate projected students that will reside within Phases I and II of the Playa Vista Development.

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

**Background:** On February 7, 1995, the District entered into an agreement with Playa Capital Company, LLC (“Subdivider”) regarding a school site in the Playa Vista Development. The agreement identified the process by which the Subdivider would offer and ultimately dedicate a school site of approximately 4.0 acres for the future development of a new school within the Playa Vista community.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

As a condition of the City of Los Angeles approval of Phase I of the Playa Vista Development, the city required that the Subdivider dedicate to the District a new school site. The specific requirement mandated by the city of Los Angeles is identified in condition 21 under Vesting Tentative Tract Map No. 49104.

In 1995, the Subdivider identified a certain site of approximately 4.0 acres. This certain site (the 1995 site) has never been offered for dedication to the District by the Subdivider. In 2004, the Subdivider identified a new site (the proposed project site) as Playa Capital, LLC had deemed that the 1995 site would not accommodate the school program due to its location, physical condition and other issues.

The new letter agreement was approved by the Board of Education in Closed Session on July 13, 2004 and the proposed project site for Central Region Elementary School No. 22 was designated as the Preferred Site by the Board of Education on April 24, 2007.

The project site is approximately 4.08 acres located at 13150 West Bluff Creek Drive in the Playa Vista neighborhood of the City of Los Angeles. Adjacent to the project site is a park that will be available to the school for joint-use. The site consists of one vacant parcel.

This project is located in Local District 3 and Board District 4 (Marlene Canter).

**Policy Implications:** This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.

**Budget Impact:** This 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 Central Region Elementary School No. 22 is \$40,343,457. However, the total project budget may need to be adjusted at the time the project is bid for construction. Funding for this project will be from state and local bonds.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

**Issues/Considerations:** The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 226 that recommends that the Board of Education consider certification of the Environmental Impact Report (EIR) for this project pursuant to the California Environmental Quality Act (CEQA) and its guidelines. Certification of the EIR must occur prior to approval of Central Region Elementary School No. 22.

Independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was prepared for the preferred site. The PEA recommended a Supplemental Site Investigation (SSI) be completed prior to preparation of a Remedial Action Plan (RAP) to address identified impacts to soil, and soil vapor. The PEA was approved by the Department of Toxic Substances Control (DTSC) on May 16, 2008. Based on data from the PEA and the SSI, the preliminary National Contingency Plan (NCP) range for environmental cleanup is \$1.1 million to \$2.3 million. In addition, a methane gas mitigation system will be required and implemented during the school's construction. The costs for the gas mitigation system are included in the construction budget. The RAP will be submitted to the DTSC for review and approval in January 2009. The estimated cost of site remediation (less gas mitigation system cost) will be adjusted by OEHS upon completion of the RAP.

**Effect of "yes" vote:** Approval of the project authorizes staff to proceed with the site development process and construction of the project; and authorize the Chief Facilities Executive, or his designee, to accept the dedication of the project site from Playa Capital Company, LLC.

**Effect of "no" vote:** Failure to certify the EIR and approve the project will delay construction of the new elementary school. Delay of this project approval would defer overcrowding relief for Loyola Village and Playa Del Rey Elementary Schools upon the full build out of Phases I and II of the Playa Vista Development, which is expected in 2013.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### B. BOARD REPORT

**Action Proposed:** Approval of the Central Region Elementary School No. 22 project, which authorizes staff to proceed with construction of the project; and authorize the Chief Facilities Executive, or his designee, to accept dedication of the project site from Playa Capital Company, LLC (“Subdivider”).

**Expected Outcomes:** The proposed elementary school is currently scheduled to be available for occupancy during the third quarter of 2012.

**Board Options and Consequences:** Project approval will assist the District in maintaining the goal of providing two-semester neighborhood elementary school seats in this region of the District.

If the project is not approved the construction of the proposed new school cannot proceed. Delay of this project approval would defer overcrowding relief for Loyola Village and Playa Del Rey Elementary Schools upon the full build out of Phases I and II of the Playa Vista Development, which is expected in 2013.

**Policy Implications:** This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.

**Budget Impact:** This 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 Central Region Elementary School No. 20 is \$40,343,457. However, the total project budget may need to be adjusted at the time the project is bid for construction.

Funding for this project will be from state and local bonds.

**Issues and Analysis:** Property Description: The proposed project site is located at 13150 West Bluff Creek Drive in the Playa Vista neighborhood of the City of Los Angeles. This site which is being dedicated to the District is approximately 4.08 acres.

The preferred site for Central Region Elementary School No. 22 was designated by the Board of Education on April 24, 2007.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Community Outreach Process: District staff held two community meetings during the California Environmental Quality Act (CEQA) process on April 28, 2008 and September 15, 2008.

Four additional community meetings were held seeking community input and to discuss environmental findings: one regarding project definition; one regarding site selection; one for a Preliminary Environmental Assessment Hearing; and one to introduce the architect to the community.

Small group briefings with key community stakeholders, parent groups, teachers/staff, and neighborhood councils took place throughout the process.

Environmental Analysis: The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with CEQA and State CEQA Guidelines. As documented in an initial study, the environmental review resulted in the preparation of an Environmental Impact Report (EIR).

The analysis documented in the Draft EIR found that with the implementation of mitigation measures, potentially significant impacts related to hazards and hazardous materials, hydrology and water quality, noise, and pedestrian safety would be reduced to below levels of significance. Certification of the EIR must occur prior to approval of the project.

Independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was prepared for the preferred site. The PEA recommended a Supplemental Site Investigation (SSI) be completed prior to preparation of a Remedial Action Plan (RAP) to address identified impacts to soil, and soil vapor. The PEA was approved by the DTSC on May 16, 2008. Based on data from the PEA and the SSI, the preliminary National Contingency Plan (NCP) range for environmental cleanup is \$1.1 million to \$2.3 million. In addition a methane gas mitigation system will be required and implemented during the school's construction. The costs for the gas mitigation system are included in the construction budget. The RAP will be submitted to the DTSC for review and approval in January 2009. The estimated cost of site remediation (less gas mitigation system cost) will be adjusted by OEHS upon completion of the RAP.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Demographic Data

SCHOOLS RELIEVED	SITE ACREAGE	2008-09 CALENDAR	2008-09 2- SEMESTER CAPACITY	2008-09 OPERATING CAPACITY	2008-09 ACTUAL ENROLLMENT	2008-09 RESIDENT ENROLLMENT	PLANNING 2-SEMESTER CAPACITY	PORTABLE CLASSROOMS (EXCLUDES CLASSROOMS TO BE REMOVED)
LOYOLA ES PLAYA DEL REY ES	7.0	1 TRK	365	365	225	159	326	16
	4.6	1 TRK	270	270	223	164	318	7

Upon full build out of Phases I and II of the Playa Vista Development, which is expected in 2013, a minimum of 285 new students are expected to attend area schools. These students will need to be housed at Central Region Elementary School No. 22 and/or the relief schools.

**Committee Information:** This item was on the agenda of the February 5, 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 Plan. Facilities Services Division status reports are posed on [www.laschools.org](http://www.laschools.org)

**Accountable Staff:** Tom Calhoun, Real Estate Department 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**



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Board of Education Report**

Sincerely,

**RAMON C. CORTINES**  
Superintendent of Schools

APPROVED &  
PRESENTED BY:

A handwritten signature in cursive script, appearing to read "J. Mehula".

**JOSEPH A. MEHULA**  
Chief Facilities Executive  
Facilities Services Division

APPROVED BY:

**DR. JAMES MORRIS**  
Chief of Staff