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## **Agenda Item #8**

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## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Report Number:</b>	228-08/09
<b>Date:</b>	February 10, 2009
<b>Subject:</b>	South Region Elementary School No. 9
<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, 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 Services Division Board Report No. 229-08/09.

**Background:** The proposed South Region Elementary School No. 9 project site (Site) is located in the City of South Gate, Los Angeles County. The proposed project, as evaluated, will provide 650 new seats for students in grades kindergarten through five in 26 classrooms. The proposed project involves construction of a three-story classroom building and a one-story multipurpose building. Library, food services, and administration offices will be provided on campus. The Proposed Project would include a playground and playfields within the center of the campus and along Firestone Boulevard. A lunch shelter would be located at the western portion of the school near the multipurpose building. Approximately 59 parking spaces would be provided for faculty and staff in a surface parking lot.

The proposed project is located in Local District 6 and Board District 5 (Flores Aguilar).

**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:** As described in the Final EIR, the proposed project would result in school construction-related impacts to air quality and noise.
- 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. 229-08/09.
- 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 South Region Elementary School No. 9 project (proposed project) is located in City of South Gate, Los Angeles County. The proposed project Site encompasses approximately 3.9 acres. The proposed school Site comprises a portion of the block bounded to the north by Firestone Boulevard and to the south by Willow Place. Santa Fe Avenue is to the west and Long Beach Boulevard is to the east of the project Site.

The proposed project consists of 53,000 square feet of development including classrooms, administration and recreational facilities. The proposed project, as evaluated in the EIR, will provide 650 new seats for students in grades kindergarten through five in 26 classrooms. The proposed project involves construction of a three-story classroom building and a one-story multipurpose building. Library, food services, and administration offices will be provided on campus. The main buildings would be located along Willow Place. The proposed project would include a playground and playfields within the center of the campus and along Firestone Boulevard. A lunch shelter would be located at the western portion of the school near the multipurpose building. Approximately 59 surface parking spaces will be provided for faculty and staff. Access to the parking lot would be via Firestone Boulevard, at the north side of the proposed project Site. The proposed project is currently planned to relieve overcrowding at Independence, Liberty, Madison, State, Victoria and Walnut 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, cultural resources, hazards and hazardous materials, noise, pedestrian safety, public services, and traffic and circulation. As documented in the EIR and the attached Resolution, the proposed project would result in significant and unavoidable air quality and noise impacts during construction. With the implementation of mitigation measures, potentially significant impacts related to cultural resources, pedestrian safety and traffic during school operation would be reduced to below levels of significance.

Independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was conducted to assess the Site soil for lead and pesticides and to also determine if the Site had been impacted by two



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

offsite gasoline service stations. Based on the results of the PEA, the following recommendations were made: 1) no further action is required at the commercial properties, one residential property, or with regard to the offsite properties; 2) further action is required at seven residential properties due to soil impacted with lead and/or pesticides; and 3) sampling is required at three remaining residential properties once access has been obtained. The PEA Report was approved by DTSC on October 17, 2008.

A Removal Action Workplan (RAW) is being prepared to address lead- and pesticide-impacted soil. The response action will include excavation and disposal of impacted soils. Based on the available data, a preliminary cost estimate for this remediation ranges from \$121,100 to \$259,500.

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. 229-08/09).

**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. 229-08/09. 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 South Region Elementary School No. 9 is \$75,428,925. Funding will be from both state and local bonds.

**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**



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Committee Information:</b>	This item is on the agenda for the February 5, 2009 Facilities Committee Meeting.
<b>Reporting Requirements and Benchmarks:</b>	Not applicable.
<b>Accountable Staff:</b>	Patrick Schanen, Deputy Director, OEHS Randi Cooper, CEQA Manager, OEHS
<b>Applicable Board Delegations:</b>	None.
<b>Superintendent's Comments:</b>	None.
<b>Miscellaneous Issues and Matters:</b>	See attached Site Environmental Review (SER).
<input type="checkbox"/> <b>Desegregation Impact Statement attached</b>	
<input type="checkbox"/> <b>Division of Accountability and Systemwide Performance</b>	
<input type="checkbox"/> <b>Informative</b>	



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

Sincerely,

RAMON C. CORTINES  
Superintendent of Schools

APPROVED &  
PRESENTED BY:

A handwritten signature in black ink, appearing to read "Yi Hwa Kim", written over the printed name.

YI HWA KIM  
Interim Director  
Office of Environmental Health & Safety

APPROVED BY:

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 SOUTH REGION ELEMENTARY SCHOOL NO. 9 PROJECT

Whereas, the proposed project includes the development of the South Region Elementary School No. 9 Project within Local District 6; is located in the City of South Gate; bound by Firestone Boulevard to the north, Santa Fe Avenue to the west, Long Beach Boulevard to the east, and Willow Place to the south; consists of 53,000 square feet of development; will serve approximately 650 students in grades kindergarten through five; includes 26 classrooms in a three-story classroom building and a one-story multipurpose building, a library, food services, playground and playfields, and approximately 59 surface parking spaces for faculty and staff; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008071011), 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 July 1, 2008 through July 30, 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 November 5, 2008 through December 19, 2008; and circulated the Final EIR for a 10-day agency review period beginning January 26, 2009; 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 Opinion 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 result in significant and unavoidable air quality and noise impacts during construction; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development; Reasonably Foreseeable Development; one Reduced Project 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 Reduced Project Alternative would result in the fewest impacts while achieving most of the



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

objectives of the proposed project; however, this alternative would not achieve the project objectives to the extent of the proposed project; and

Whereas, the project's benefits have been balanced against the project's significant unavoidable impacts related to air quality and noise during construction, the Board of Education finds that the project's benefits outweigh these impacts, which are 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 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, as well as a Preliminary Environmental Site Assessment (PEA); the PEA Report was submitted for review to the California Department of Toxic Substances Control (DTSC) and approved on October 17, 2008; and based on the PEA results, a Removal Action Workplan (RAW) is in preparation to address lead- and pesticide-impacted soil; 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



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

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 for air quality and noise impacts during construction would reduce project impacts but not to below the level of significance and thus impacts would remain significant and unavoidable; 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 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:** South Region Elementary School No. 9

**Site:** South of Firestone Boulevard between Santa Fe Avenue and Long Beach Boulevard in the City of South Gate, Los Angeles County

**Date:** April 25, 2008 (Revised January 20, 2009)

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

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

**OEHS Determination:** Approximately 85% 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:** A summary table of environmental health and safety factors identified at the site is attached. The key findings for this Site are:

- Shallow soil at the onsite residential properties is impacted with lead and/or pesticides. Preliminary remediation costs are currently between \$121,100 and \$259,500.
- Implementation of the project would result in significant and unavoidable air quality and noise impacts during construction.

**Site Description:** The proposed 3.9-acre site (Site) is located in the City of South Gate and is bordered by Firestone Boulevard to the north, Willow Place to the south, and adjacent commercial and residential properties to the east and west. The proposed Site consists of sixteen parcels currently occupied by a mix of single-family and multi-family residences, commercial facilities, and two parking lots.

**Geohazard Assessment:** Based on a geologic hazard evaluation (May 2008), the Site is not located within a California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone), City of Los Angeles Fault Rupture Study Area, or an area susceptible to landslides. The Site is also not located in a known Methane Zone.

The Site is located within the inundation zones of the Hansen and Sepulveda dams, however inundation impacts are anticipated to be less than significant. The Site is also located within a liquefaction 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.

**Pipeline Safety Hazard Assessment (PSHA):** A PSHA, completed in June 2008, identified two high-pressure hazardous material pipelines and one high-pressure water pipeline within 1,500 feet of the Site. These include:



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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- One 12-inch gasoline pipeline (1,070 psi) located approximately 440 feet to the west of the Site;
- One 30-inch natural gas pipeline (465 psi) located approximately 372 feet to the south of the Site; and
- One 79-inch water pipeline (240 psi) located approximately 557 feet to the south of the Site.

Risks associated with these pipelines were found to be less than significant.

### **Air Quality Health Risk Assessment (HRA):**

An HRA, completed in June 2008, identified fifteen potentially significant sources of toxic air emissions within one-half mile of the Site. These sources include warehouses, gas stations, auto repair shops, a furniture manufacturing and painting store, a bakery, a metal recycling company, and a railroad spur.

The HRA concluded that carcinogenic and non-carcinogenic health risks for both students and staff of the proposed school would be less than significant.

### **Electro-Magnetic Fields (EMF) Assessment:**

One above-ground 66 kv high voltage power line has been identified within 500 feet of the Site. The Site is located outside the CDE specified setback area for this line; hence impacts are less than significant.

No cellular phone antennas have been identified within 200 feet of the Site, hence impacts are anticipated to be less than significant.

### **Rail Safety Assessment (RSA):**

The Union Pacific freight line runs within Los Nietos Subdivision railroad easement, approximately 1,250 feet north of the Site. Risks associated with this line are less than significant.

### **Traffic And Pedestrian Safety:**

A Traffic Impact and Pedestrian Safety Analysis was completed in July 2008 for the Site.

#### Traffic Study

The traffic analysis determined that there would be impacts at Firestone Boulevard/Long Beach Boulevard, Santa Fe Avenue/Southern Avenue, and Firestone Boulevard/Santa Fe Avenue during the A.M. peak hour. The following mitigation measures will reduce traffic and circulation impacts to a less than significant level:

- Restriping the eastbound approach at Firestone Boulevard and the southbound approach at Long Beach Boulevard to provide right-turn only lanes.
- A fair share contribution of funds by LAUSD towards a fully actuated signalized intersection for installation at the intersection of Southern Avenue at Santa Fe Avenue.
- Restriping the northbound approach of Firestone Boulevard at Santa Fe Avenue and provide a right-turn only lane.



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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### Pedestrian Safety

Pedestrian Safety impacts due to unsafe routes to schools can be reduced to less-than-significant levels through implementation of mitigation measures that include:

- The pedestrian crossing at Long Beach Boulevard and Glenwood Place for “School Crossing” will be removed and replaced by a full signal with pedestrian infrastructure at Long Beach Boulevard and Willow Place.
- A full signal with pedestrian infrastructure shall be installed at the intersection of Santa Fe Avenue and Willow Place to reduce pedestrian safety impacts at this intersection.
- A crossing guard study shall be conducted to determine if crossing guards are warranted at the following intersections:
  - Firestone Boulevard and Long Beach Boulevard
  - Firestone Boulevard and Santa Fe Avenue
  - Long Beach Boulevard and Willow Place
  - Southern Avenue and Santa Fe Avenue
  - Santa Fe Avenue and Willow Place

### **Department Of Toxic Substances Control (DTSC) Site Assessment:**

A Phase I Environmental Site Assessment (ESA) was conducted for the proposed Site and the following areas of potential environmental concern were identified for assessment by a Preliminary Environmental Assessment (PEA):

- One auto repair and body shop is located within the Site boundary.
- Seven electrical transformers have been identified within the Site boundary.
- Offsite properties include two cross-gradient gas stations within 500 feet of the Site, identified as Leaking Underground Storage Tank (LUST) sites.

Based on the results of the PEA, the following recommendations were made: 1) no further action is required at the commercial properties, one residential property or with regard to the offsite properties; 2) further action at seven residential properties due to soil impacted with lead and/or pesticides; and 3) sampling is required at three remaining residential properties once access has been obtained. The PEA Report was approved by DTSC on October 17, 2008.

A Removal Action Workplan (RAW) is being prepared which will address lead- and pesticide-impacted soil onsite. The response action will include excavation and disposal of impacted soils. Based on the available data, a preliminary cost estimate for this remediation ranges from \$121,100 to \$259,500.



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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

An Environmental Impact Report (EIR) was prepared for the proposed South Region Elementary School No. 9 project and circulated for public and agency review from November 5, 2008 through December 19, 2008.

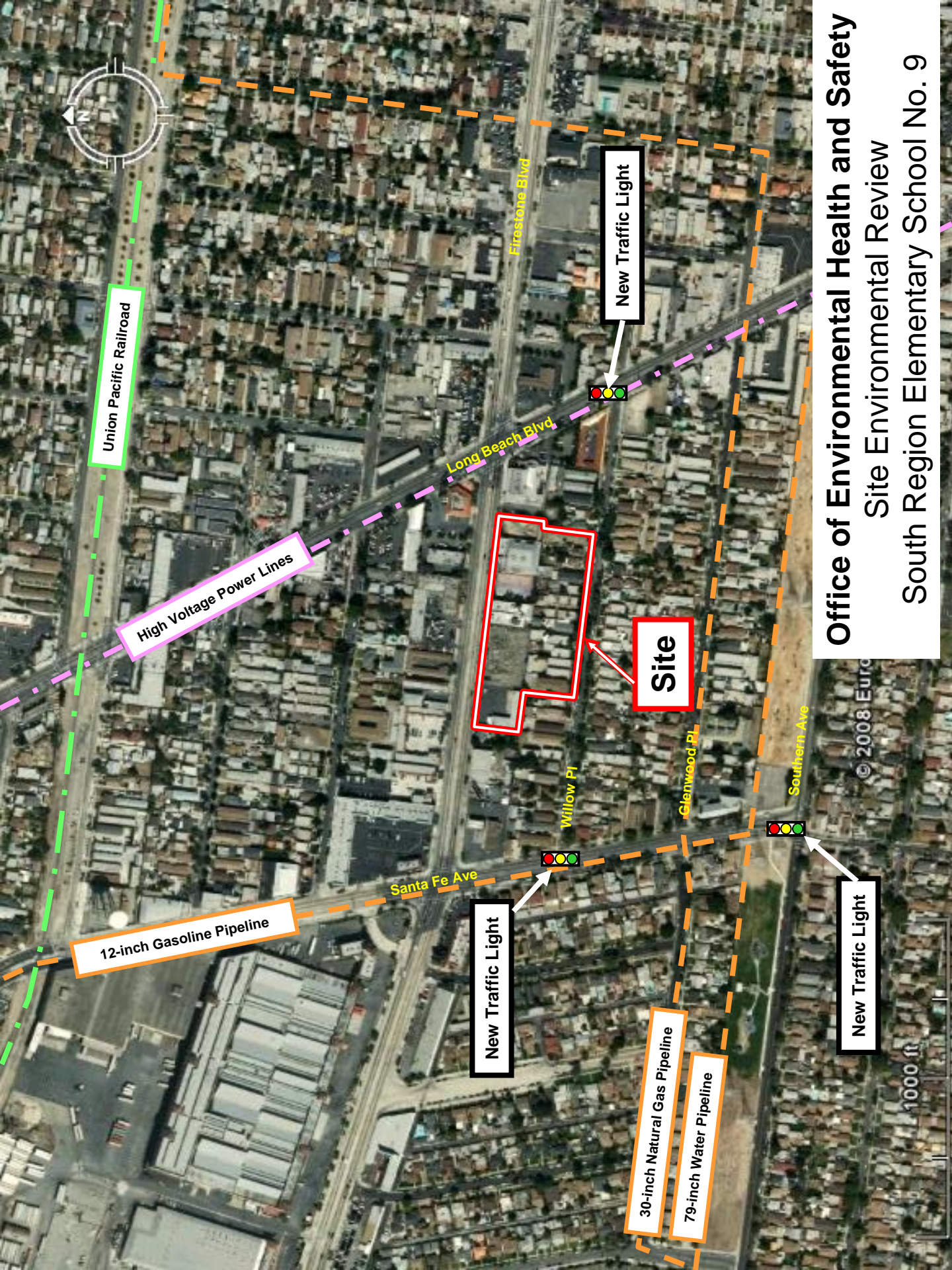
The EIR evaluated the following environmental issues: air quality, cultural resources, hazards and hazardous materials, noise, pedestrian safety, public services, and traffic and circulation. The EIR concluded that the project would result in significant and unavoidable air quality and noise impacts during construction.

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 Matrix of Alternative Sites for SRES No. 9

Factors	SRES #9	SRES #10	SRHS #7	SRES #5	SRES #7
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 less than significant
- ★ = Risk is significant but can be mitigated to below a level of significance
- ▼ = Risk is significant, mitigation of risk may be infeasible
- = Factor requires further assessment



Union Pacific Railroad

High Voltage Power Lines

12-inch Gasoline Pipeline

30-inch Natural Gas Pipeline

79-inch Water Pipeline

Santa Fe Ave

Willow Pl

Glenwood Pl

Southern Ave

Long Beach Blvd

Firstone Blvd

Site

New Traffic Light

New Traffic Light

New Traffic Light

# Office of Environmental Health and Safety

## Site Environmental Review

### South Region Elementary School No. 9

1000 ft

© 2008 Euro



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	229-08/09
<b>Date:</b>	February 10, 2009
<b>Subject:</b>	Project Approval for South Region Elementary School No. 9
<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 South Region Elementary School No. 9 project, 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 South Region Elementary School No. 9 project.

The proposed South Region Elementary School No. 9 project will provide educational facilities for students in kindergarten through fifth grade and consists of 26 classrooms providing 650 two-semester seats, a multi-purpose room, library, dining areas for students and staff, lunch shelter, parking, playfields, and administrative offices. It is planned to relieve Independence, Liberty, Madison, State Street, Victoria Avenue, and Walnut Park Elementary Schools.

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

**Background:** The proposed project site, located in the City of South Gate, is bounded by Firestone Boulevard to the north, Willow Place to the south, commercial properties to the west and east. The site is approximately 3.9 acres and will require the acquisition of 16 parcels comprised of five single-family residences, 28 multi-family units, three commercial businesses, and two vacant lots.

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

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



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**Budget Impact:** This 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 South Region Elementary School No. 9 is \$75,428,925. Funding will be from state and local bonds.

**Issues/Considerations:** The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 228 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 South Region Elementary School No. 9.

Independent of the CEQA process, the Department of Toxic Substances Control on October 17, 2008 approved the Preliminary Environmental Assessment Report which recommends further action in the form of a Removal Action Workplan to remove shallow soils at the site. Based on the available data, a preliminary cost estimate for remediation ranges from \$121,100 to \$259,500.

**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 will delay construction of the project and defer overcrowding relief for Independence, Liberty, Madison, State Street, Victoria Avenue, and Walnut Park Elementary Schools.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### B. BOARD REPORT

- Action Proposed:** Approval of the South Region Elementary School No. 9 project, which authorizes staff to proceed with the site acquisition process and construction of the project.
- Expected Outcomes:** The school is scheduled to be available for occupancy in the third quarter of 2012.
- Board Options and Consequences:** Approval of this project will assist the District in achieving 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 Independence, Liberty, Madison, State Street, Victoria Avenue, and Walnut Park Elementary Schools.
- 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 South Region Elementary School No. 9 is \$75,428,925. Funding for this project is from state and local bonds.
- Issues and Analysis:** Property Description: The proposed project site, located in the City of South Gate, is bounded by Firestone Boulevard to the north, Willow Place to the south, commercial properties to the west and east. This site is approximately 3.9 acres and will require the acquisition of 24 parcels comprised of five single-family residences, 28 multi-family units, three commercial businesses, and two vacant lots. The Board designated this site, the preferred site, for South Region Elementary School No. 10 on May 27, 2008.
- Community Outreach Process: Staff held three site



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selection community meetings between January 30, 2008 and April 16, 2008 prior to the preferred site designation. Four additional community meetings were held to solicit community input regarding the project and to discuss environmental findings and project design. In addition, one-on-one meetings with the affected property owners and occupants to discuss acquisition and relocation is on going.

### Environmental Analysis:

The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with California Environmental Quality Act (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 cultural resources, noise, pedestrian safety, and traffic would be reduced to below levels of significance. Potentially significant impacts related to air quality and noise during construction could not be reduced to levels below significance with the incorporation of feasible mitigation measures thus requiring the Board to adopt a Statement of Overriding Consideration. Certification of the EIR must occur prior to approval of the project.

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) on October 17, 2008 approved the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Removal Action Workplan to remove shallow soils at the site that are impacted with lead and pesticides. The preliminary cost estimate range for cleanup is \$121,100 to \$259,500.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Demographic Data

RELIEVED SCHOOLS	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)
INDEPENDENCE ES	5.8	1 TRK	744	744	702	731	689	10
LIBERTY ES	4.8	1 TRK	812	812	798	801	750	8
MADISON ES	2.9	1 TRK	585	585	569	545	527	0
STATE	4.1	4 TRK	966	1,262	1,036	1,048	736	2
VICTORIA ES	3.5	1 TRK	910	910	790	783	507	10
WALNUT PARK ES	8.4	4 TRK	941	1,237	963	1,003	985	18

**Committee Information:**

This item was on the agenda for 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 posted on [www.laschools.org](http://www.laschools.org).

**Accountable Staff:**

Rod Hamilton, 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 "JA Mehula".

JOSEPH A. MEHULA  
Chief Facilities Executive  
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS  
Chief of Staff