

**Central Region  
Elementary School No. 21  
City of Los Angeles**

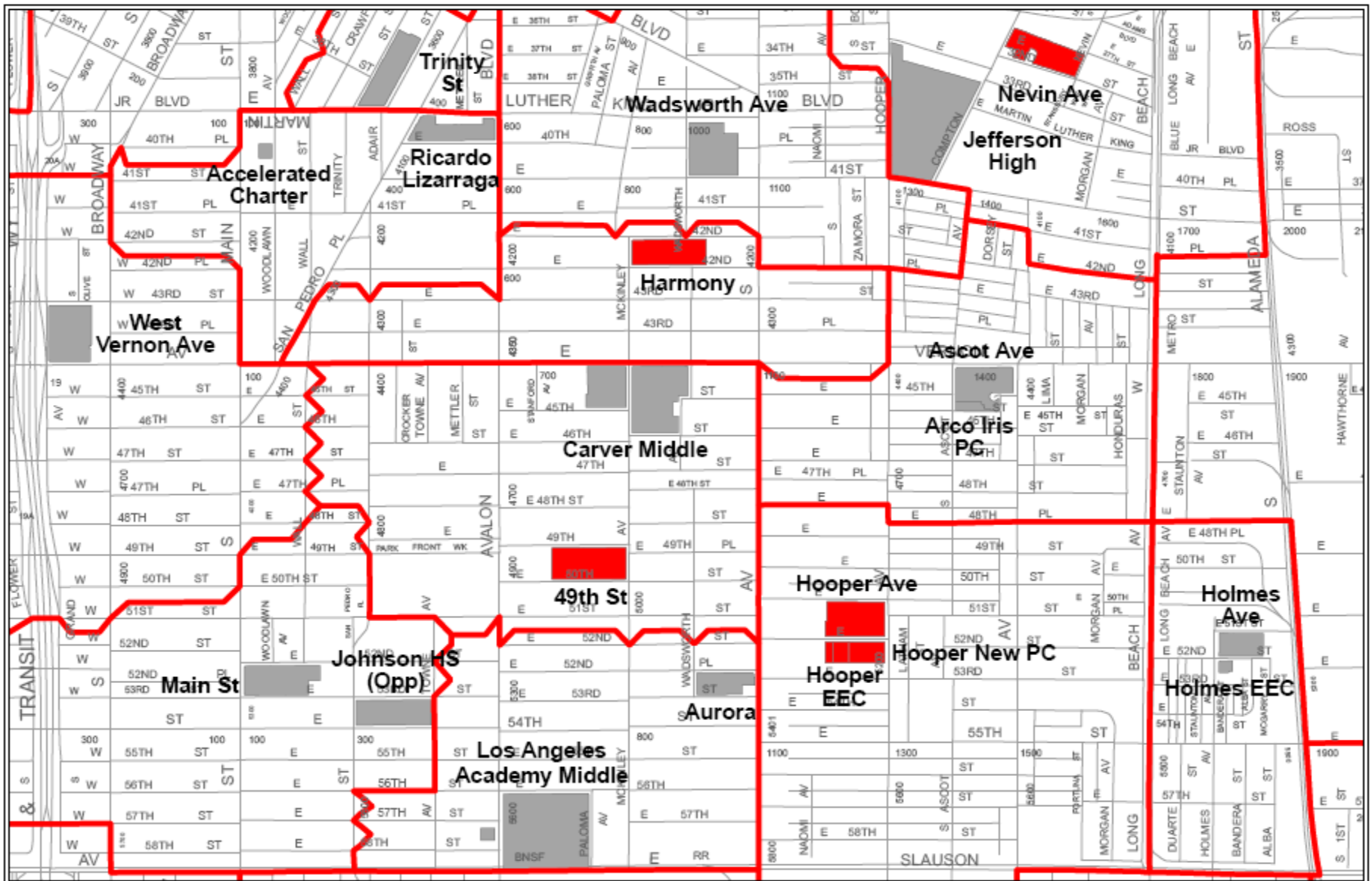
**New Construction  
Facilities Services Division  
October 2008**



# Central Region Elementary School No. 21 Overview

■ <b>Project Description</b>	
■ <b>Site Area</b>	2.81
■ <b>Two-Semester Seats</b>	650
■ <b>Classrooms</b>	26
■ <b>Program Area</b>	58,583 square feet
■ <b>Facilities</b>	Classrooms, administrative offices, library, food services, multi-purpose room, underground parking
■ <b>Schools Relieved</b>	49 <sup>th</sup> Street, Harmony, Hooper, Nevis Elementary Schools  Hooper New Primary Center
■ <b>Required for Williams Compliance</b>	Yes
■ <b>Architect</b>	GKK Works





- Relieved School
- Existing School
- Attendance Boundary



## CENTRAL REGION ES #21 PROPOSED PROJECT AREA MAP



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

Prepared by Master Planning & Demographics  
Facilities Services Division

MPO-1167  
10/02/09



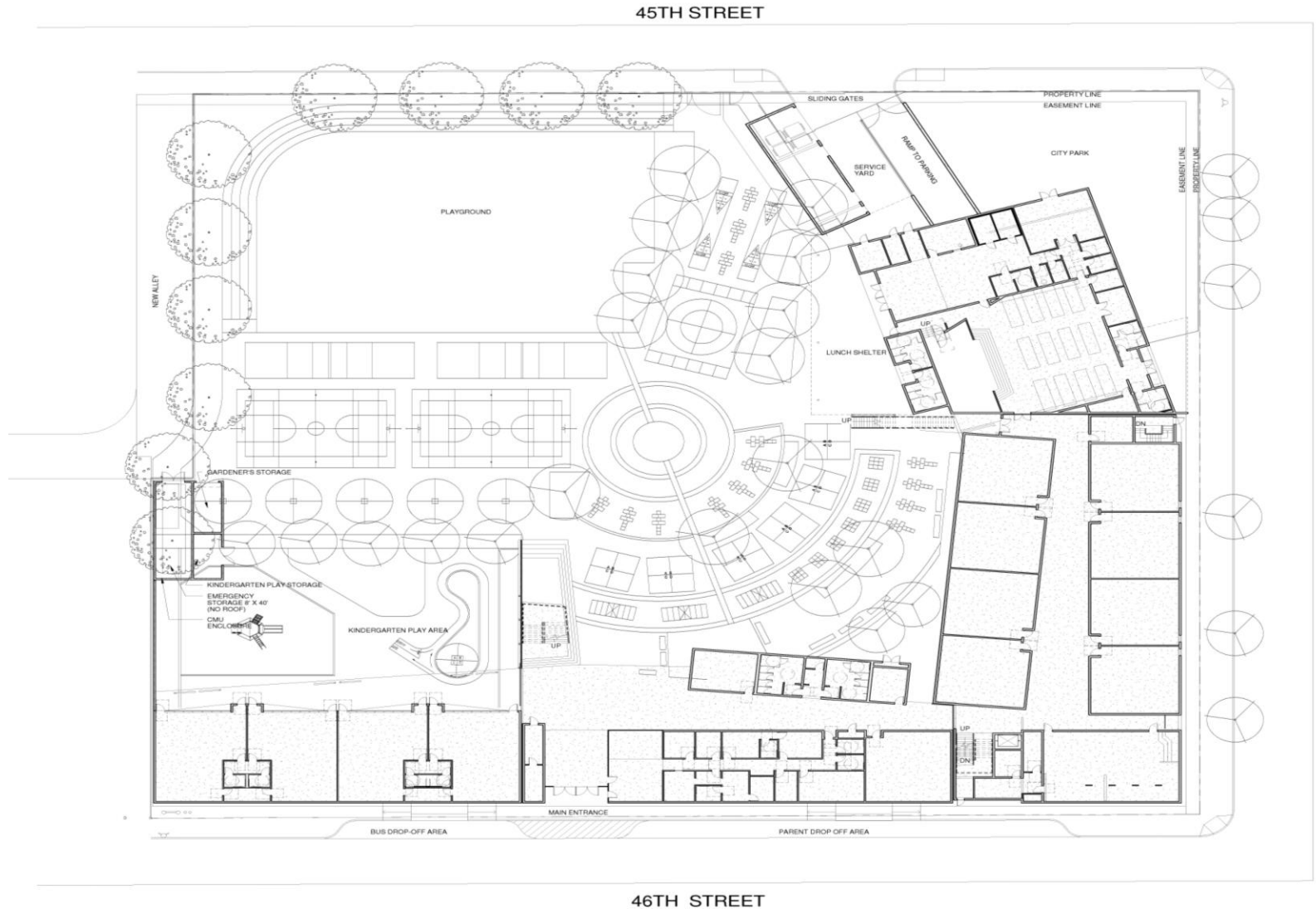


**Site 2**

80 0 80 Feet



# Central Region Elementary School No. 1 Site Plan



# Central Region Elementary School No. 21 View From Central Avenue



# 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
<b>CENTRAL REGION ES #21</b>								
49 <sup>TH</sup> ST ES	5.7	4 TRK	1,163	1,503	1,162	1,207	1,005	8
HARMONY ES	4.5	4 TRK	784	1,006	813	778	776	0
HOOPER ES	5.4	4 TRK	1,238	1,602	1,350	1,448	1,220	2
HOOPER PC	1.9	4 TRK	270	330	278	292	264	0
NEVIN ES	4.7	4 TRK	822	1,069	795	817	796	10



# 2007 – 2008 Demographic Data

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 FROM NEW SCHOOLS IN PHASES I – IV	2012-13 ADJUSTED RESIDENT ENROLLMENT PROJECTION	ESTIMATED DIFFERENCE BETWEEN 2- SEMESTER CAPACITY AND ADJUSTED RESIDENT ENROLLMENT PROJECTION	QEIA SCHOOL	ESTIMATED CAPACITY DIFF DUE TO QEIA
<b>Central Region ES #21</b>								
49TH ST ES	1,005	1,180	-275	70	975	30	NO	NONE
HARMONY ES	776	772	-70	0	702	74	NO	NONE
HOOPER ES	1,220	1,265	-80	0	1,185	35	NO	NONE
HOOPER PC	264	266	-25	0	241	23	NO	NONE
NEVIN ES	796	746	0	-60	686	110	YES	-64





## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Report Number:</b>	132-08/09
<b>Date:</b>	November 25, 2008
<b>Subject:</b>	Central Region Elementary School No. 21
<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 determination on the 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. 133-08/09.

**Background:** The proposed Central Region Elementary School No. 21 project site is located in the City of Los Angeles. The proposed project will provide 26 classrooms in two two-story buildings which would provide 650 new seats for students in grades kindergarten through five. The proposed project also includes a library, a faculty lounge, a kitchen, a multi-purpose room and approximately 58 parking spaces in a subterranean garage for faculty and staff.

The proposed project is located in Local District 5 and Board Member District 7 (Vladovic).

**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.

**Issues/Considerations:** As described in the Final EIR, the proposed project would result in significant and unavoidable impacts related to noise during construction.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

**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. 133-08/09.

**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 Central Region Elementary School No. 21 project (proposed project). The proposed project is located in the City of Los Angeles on a 2.81-acre site. The project site is bound by 45th Street to the north, 46th Street to the south, Central Avenue to the east, and multi-family residences to the west.

The proposed project consists of approximately 53,000 square feet of development. The proposed project will provide 26 classrooms in two buildings for students in kindergarten through five. The proposed project will provide 650 new seats. The proposed project will also include a library, a faculty lounge, a kitchen, a multi-purpose room, and approximately 58 parking spaces in a subterranean garage for faculty and staff. The proposed project is currently planned to relieve overcrowding at 49th Street Elementary School, Harmony Elementary School, Hooper Primary Center, Nevin Elementary School, and Hooper Avenue 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. Environmental review 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 sensitive uses surrounding the site.

Independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was conducted at the site to assess potential impacts to soil. The PEA concluded that further action was warranted to address impacts from lead-based paint residue, organochlorine pesticides (OCPs), metals and polychlorinated biphenyls (PCBs).

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. 133-08/09).

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



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Board Options and Consequences:</b>	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. 133-08/09. A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.
<b>Policy Implications:</b>	There are no policy implications.
<b>Budget Impact:</b>	The estimated cost for environmental assessment and proposed mitigation measures are contained in the budget of the defined project, currently estimated at \$54,719,638 as stated in the New Construction Strategic Execution Plan.
<b>Issues and Analysis:</b>	The EIR and associated studies have been reviewed by legal staff. There are no appreciable issues.
<input checked="" type="checkbox"/> <b>No legal issues</b>	
<input type="checkbox"/> <b>Legal informative attached</b>	
<b>Committee Information:</b>	This item is on the agenda for the November 6, 2008 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.



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

**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 School

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 CENTRAL REGION ELEMENTARY SCHOOL NO. 21 PROJECT

Whereas, the proposed project includes the development of the Central Region Elementary School No. 21 Project within Local District 5; is located in the City of Los Angeles on approximately 2.81-acres; is bound by 45th Street to the north, 46th Street to the south, Central Avenue to the east, and multi-family residences to the west; consists of approximately 53,000 square feet of development; will provide 26 classrooms in two buildings which will serve approximately 650 students in grades kindergarten through five; includes a library, a faculty lounge, a kitchen, a multi-purpose room, and 58 parking spaces in a subterranean garage for faculty and staff; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008041112), 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 April 22, 2008, circulated for a 30-day public review period a Notice of Preparation/Initial Study (NOP/IS) informing the public of the intent to prepare a Draft Environmental Impact Report (EIR); beginning July 28, 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 October 20, 2008; and

Whereas, the District published the NOP and a Notice of Availability (NOA) for the Draft EIR in the 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/IS 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 sensitive uses surrounding the site; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development, one Reduced Project Alternative, and one Alternative Site; 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

Whereas, the project's benefits have been balanced against the project's significant unavoidable impact to noise during construction and 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



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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-quarter mile of the project site; (B) performed a risk assessment in compliance with State and federal guidelines; and (C) determined that two facilities are located within one-quarter 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

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



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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 therefore 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 25th day of November 2008, 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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<b>Project:</b>	Central Region Elementary School No. 21
<b>Site:</b>	The Site is located on the southwest corner of 45 <sup>th</sup> Street and Central Avenue in the City of Los Angeles.
<b>Date:</b>	January 4, 2008 (revised October 10, 2008)
<b>Issuer:</b>	Office of Environmental Health and Safety
<b>Contact:</b>	Pat Schanen, Deputy Director <i>EAM</i>
<b>OEHS Determination:</b>	Determination pending. Approximately 70% of the necessary environmental studies have been completed.
<b>Key Findings:</b>	<p>A summary table of environmental health and safety factors identified at the site is attached. The following are key findings:</p> <ul style="list-style-type: none"><li>• The proposed project would result in a significant and unavoidable impact from noise during construction.</li><li>• Shallow soils are variously impacted with arsenic, lead, organochlorine pesticides (OCPs), and polychlorinated biphenyls (PCBs). The preliminary remediation cost estimate ranges from \$265,533 to \$569,000.</li></ul>
<b>Site Description:</b>	The Site includes 12 parcels on approximately 2.81 acres bound by 45 <sup>th</sup> Street to the north, 46 <sup>th</sup> Street to the south, Central Avenue to the east and multi-family residences to the west. The land is currently occupied by a mixture of commercial uses and single- and multi-family residences.
<b>Geo-hazard Assessment:</b>	The Geohazard Assessment determined that the Site is not located in either a California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone) or City of Los Angeles Fault Rupture Study Area. The Site is also not located in a known methane zone, or an area susceptible to liquefaction, landslides, or flooding. The site is located within the Hansen dam inundation zone, however impacts are expected to be less than significant.
<b>Pipeline Safety Hazard Assessment (PSHA):</b>	The Phase I ESA identified one petroleum 4-inch pipeline located 1,067 feet east of the site. However, the Shell Pipeline Company indicated that this pipeline is inactive and there are no future plans for its reactivation. Therefore, the risk to students or staff is below the level of significance.
<b>Air Quality Risk Assessment (HRA):</b>	An HRA conducted in April 2008 identified eleven potential sources of hazardous air emissions within one-half mile of the proposed site such as restaurants, auto service, and light manufacturing. The HRA determined that health risks for both students and staff are predicted to be less than significant.
<b>Electro-Magnetic Fields (EMF)</b>	The Site is not located within the California Department of Education (CDE) specified setback distances for high voltage power lines, hence impacts from



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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**Assessment:** EMF are less than significant.

**Rail Safety Assessment (RSA):** The Site is not located within 1,500 feet of a railroad easement.

**Traffic Impact and Pedestrian Risk Assessment:**

### Traffic

A traffic study was completed which analyzed traffic, parking and pedestrian related risks. A significant traffic impact was identified at the intersection of 46<sup>th</sup> Street/Central Avenue. Mitigation requiring the installation of a traffic signal at this intersection and the development of a Neighborhood Traffic Management Plan would reduce this impact to a less-than-significant level.

### Pedestrian Safety

Potential impacts related to pedestrian safety due to unsafe routes to school would occur as a result of traffic volumes in the vicinity of the project site. This potential impact would be mitigated to below levels of significance with the installation of a curb barrier at the intersection of 45<sup>th</sup> Street/Central Avenue to prohibit pedestrian crossing. Additional mitigation includes the installation of signage, crosswalks, pavement markings, and preparation of a Pedestrian Routes to School map.

**Department of Toxic Substances Control (DTSC) Site Assessment:**

Based on the findings of the Phase I Environmental Site Assessment (ESA) a Preliminary Environmental Assessment (PEA) was recommended to assess the current recycling center and residential properties, historical uses (dry cleaners, auto body shops, and manufacturing operations), and several offsite properties that may have potentially impacted subsurface conditions beneath the site. The PEA report, currently being reviewed by the Department of Toxic Substances Control (DTSC), found the following:

- Shallow soils are variously impacted with arsenic, lead, OCPs and PCBs.

A response action will be required to address the impacts to shallow soil. The preliminary remediation cost estimate ranges from \$265,533 to \$569,000. This estimate will be revised as the impacted areas are further refined and the Removal Action Workplan is developed for review and approval by the DTSC.



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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

A Draft EIR was prepared for the proposed Central Region Elementary School No. 21 and circulated for public and agency review from July 28, 2008 through September 12, 2008. The analysis documented in the EIR indicated that the proposed project would generate noise levels that would exceed established thresholds during construction at sensitive uses surrounding the site. Even with the implementation of all feasible mitigation, noise levels would remain above City of Los Angeles thresholds, therefore, impacts from noise during construction would remain significant and unavoidable. All other potentially significant impacts will be mitigated to less than significant levels with the implementation of prescribed mitigation measures.

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

Factors	CRES 21	CRES 14	CRES 13	CRHS 16	CRES 15
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



South Central Ave

McKinley Ave

Vernon Ave

Hooper Ave

45th St

46th St

47th St

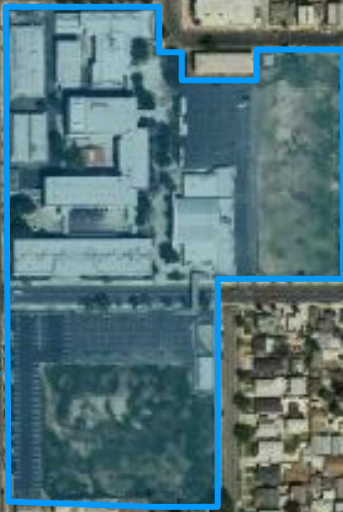
48th St

Proposed Site

New Traffic Light



Carver MS



10000 ft

Office of Environmental Health and Safety  
Site Environmental Health Review  
Central Region Elementary School No. 21



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	133-08/09
<b>Date:</b>	November 25, 2008
<b>Subject:</b>	Project Approval for Central Region Elementary School No. 21
<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. 21 project authorizes staff to proceed with the site acquisition process and the construction of the project.

**Staff Recommendation and Rationale:** Staff recommends that the Board of Education approve the Central Region Elementary School No. 21 project.

The proposed Central Region Elementary School No. 21 project will provide educational facilities for students in kindergarten through fifth grade. The proposed school will include 26 classrooms, administration offices, underground parking, multipurpose room, library, food preparation and dining area, and playfields. The proposed project will relieve 49<sup>th</sup> Street, Hooper, Harmony and Nevin Elementary Schools and Hooper New Primary Center. The proposed site is bounded by Central Avenue on the northeast, 45<sup>th</sup> Street on the north, 46<sup>th</sup> Street on the south, and Wadworth on the west.

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

**Background:** The proposed site is approximately 2.81 acres and is comprised of one single-family residential parcel, six multifamily residential parcels, three commercial parcels and two parking lots. The Central Region Elementary School No. 21 project would require the acquisition and demolition of one single-family residence, 32 multifamily units and two light industrial units.

The City of Los Angeles Department of Recreation and Parks Vernon Library Pocket Park is located on the proposed site and will be reconstructed on the northeast corner of the proposed site. The District will contract for the design and construction of the replacement park.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

This project is located in Local District 5 and Board District 7 (Dr. Richard Vladovic).

**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 the Central Region Elementary School No. 21 is \$63,594,157. Funding for this project will come from state and local bonds.

**Issues/Considerations:** The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 132-08/09 which 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. 21.

The analysis documented in the Draft EIR found that the proposed project would result in significant and unavoidable environmental impacts related to noise during construction. A Statement of Overriding Consideration would be required for this project.

Independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was conducted at the site and identified soil impacts of lead-based paint (LBP) residue, organochlorine pesticides (OCPs), metals, and polychlorinated biphenyls (PCBs). Based on the PEA results, OEHS recommends a response action to address the impacted soil. It is anticipated that the Department of Toxic Substances Control will approve the PEA by October 24, 2008. The preliminary cost for remediation ranges from \$265,533 to \$569,000.

**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 49<sup>th</sup> Street, Hooper, Harmony and Nevin Elementary Schools and Hooper New Primary Center.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

### B. BOARD REPORT

**Action Proposed:** Approval of the Central Region Elementary School No. 21 project authorizes staff to proceed with the site acquisition process and the construction of the project.

**Expected Outcomes:** The Central Region No. 21 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 schools 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 49<sup>th</sup> Street, Hooper, Harmony and Nevin Elementary Schools and Hooper New 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 the Central Region Elementary School No. 21 is \$63,594,157. Funding for this project will come from state and local bonds.

**Issues and Analysis:** Property Description: The proposed project site is bounded by Central Avenue on the east, 45<sup>th</sup> Street on the north, 46<sup>th</sup> Street on the south, and Wadworth on the west and is comprised of approximately 2.81 acres in the City of Los Angeles. This site was designated the preferred site by the Board of Education on January 22, 2008.

Community Outreach Process: District staff held four community meetings during the CEQA and site selection process.

Environmental Analysis - The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 132-08/09 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



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

prior to approval of Central Region Elementary School No. 21.

The analysis documented in the Draft EIR found that the proposed project would result in significant and unavoidable environmental impacts related to noise during construction. A Statement of Overriding Consideration would be required for this project.

Independent of the CEQA process, OEHS evaluated the proposed project site pursuant to the California Education Code and requirements of the Department of Toxic Substance Control (DTSC). A Preliminary Environmental Assessment was conducted at the site and the soil was found to be impacted with lead-based paint (LBP) residue, organochlorine pesticides (OCPs), metals, and polychlorinated biphenyls (PCBs). Based on the PEA results, the OEHS recommends further action to address the soil impacts at the site. The DTSC determination letter on the PEA is anticipated to be issued by October 24, 2008. The preliminary cost estimate for remediation ranges from \$265,533 to \$569,000.

### 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)
49TH ST ES	5.7	4 TRK	1,163	1,503	1,162	1,207	1,005	8
HARMONY ES	4.5	4 TRK	784	1,006	813	778	776	0
HOOPER ES	5.4	4 TRK	1,238	1,602	1,350	1,448	1,220	2
HOOPER PC	1.9	4 TRK	270	330	278	292	264	0
NEVIN ES	4.7	4 TRK	822	1,069	795	817	796	10

**Committee Information:**

This item was on the agenda of the November 6, 2008 Facilities Board 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:**

Tom Calhoun, Real Estate Department Regional Development Manager

**Applicable Board Delegations:**



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

**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**

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