

**Central Region
MacArthur Park Elementary School
Addition
City of Los Angeles**

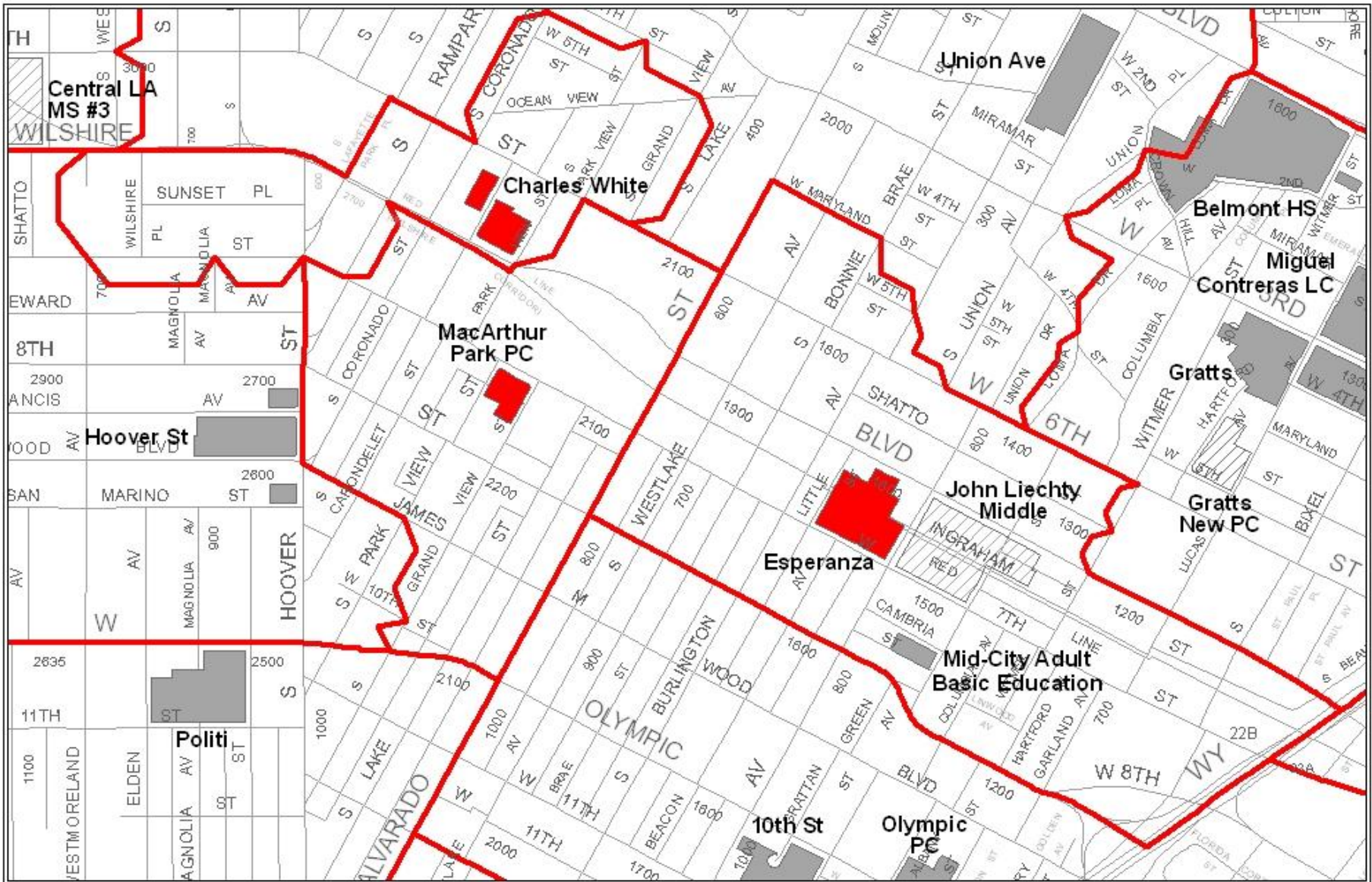
**New Construction
Facilities Services Division
November 2008**



Central Region MacArthur Park Elementary School Addition Overview

■ Project Description	
■ Site Area	1.07 Acres
■ Two-Semester Seats	400
■ Classrooms	16
■ Program Area	34,964 square feet
■ Facilities	Classrooms, administrative offices, library, food services, gymnasium, locker rooms, multi-purpose room, surface parking
■ Schools Relieved	Esperanza and White Elementary Schools and McArthur Park Primary Center
■ Required for Williams Compliance	No
■ Architect	Martinez Architects





- Relieved School
- Existing School
- Planned School
- Attendance Boundary

CENTRAL REGION MACARTHUR PARK ES ADDITION

PROPOSED PROJECT AREA MAP

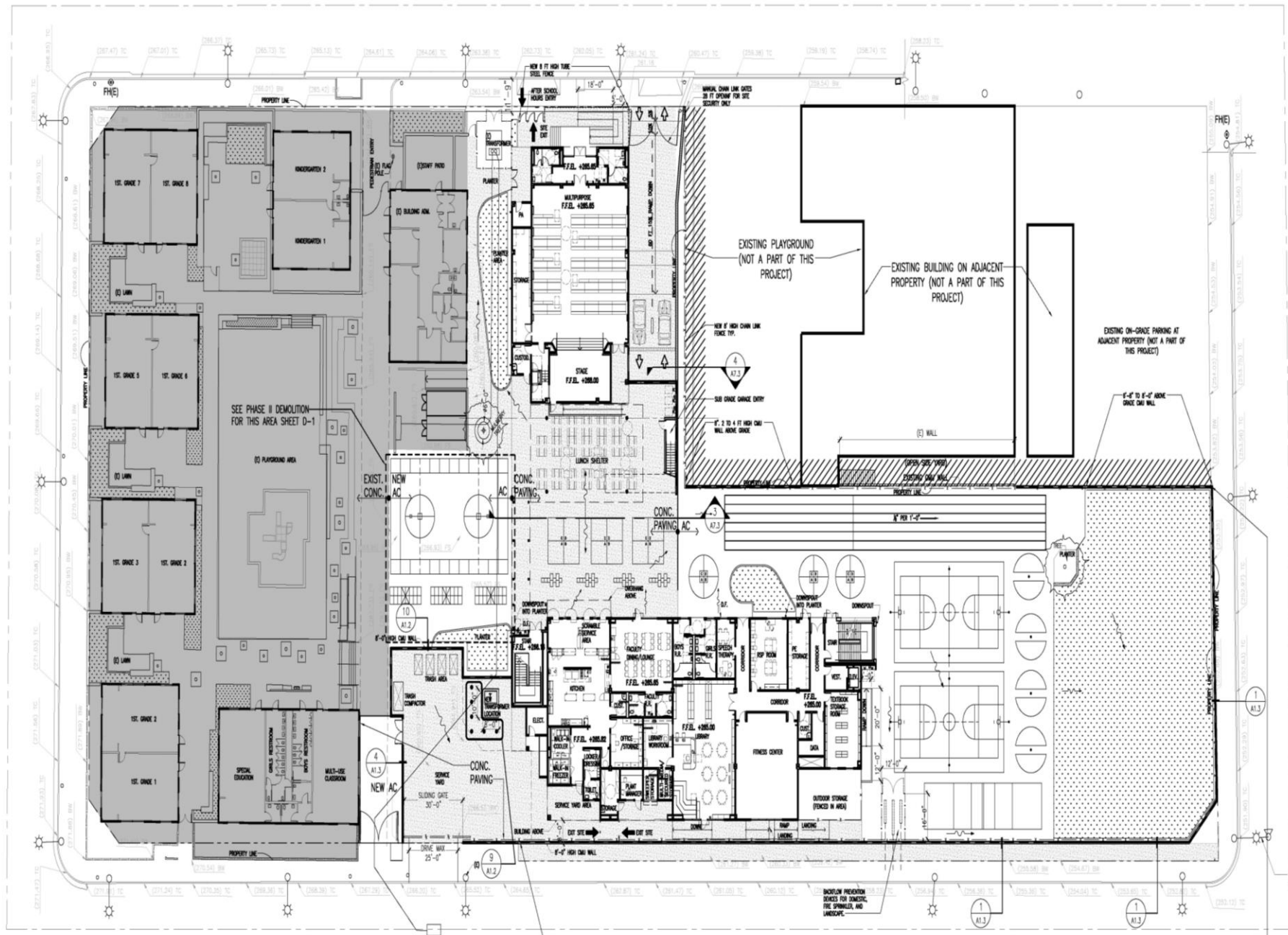


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 Courtesy of Los Angeles, City of Map Products, Text as data. Map
 Prepared by Metrolink Planning & Demographics
 9913-1208
 10/26/08



Central Region MacArthur Park Elementary School Addition Site Plan





4'-0" TO 6'-0" HIGH CONCRETE WALL WITH 1 1/2" DIAMETER SPINDLES AND 8'-0" HIGH CHAIN LINK FENCE

1 A1.3

1 A1.3

1 A1.3

TRAFFIC SIGNAL & STREET LIGHT POLE

Central Region MacArthur Park Elementary School Addition Elevation



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
CR MacArthur Park ES Addition								
Esperanza ES	4.9	4 TRK	814	1,060	958	999	776	11
MacArthur PC	1.5	4 TRK	205	265	224	217	192	0
White ES	2.6	4 TRK	486	648	523	530	435	0



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
CR MacArthur Park ES Addition								
Esperanza ES	776	946	0	-250	696	80	NO	0
MacArthur Park PC	192	211	-320	210	101	91	NO	0
Whites ES	435	520	0	-100	420	15	NO	0





LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Report Number:	134-08/09
Date:	November 25, 2008
Subject:	Central Region MacArthur Park Elementary School Addition
Responsible Staff:	
Name	Yi Hwa Kim, Interim Director
Office/Division	Office of Environmental Health & Safety
Telephone No.	(213) 241-3199

A. EXECUTIVE SUMMARY

Action Proposed: Board of Education review and determination on 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 Services Division Board Report No. 135-08/09.

Background: The proposed Central Region MacArthur Park Elementary School Addition project site is located on portions of the existing MacArthur Park Primary Center campus (1.54 acres), and on 6 adjacent parcels. The Site is located in the community of Westlake, in the City of Los Angeles. The proposed project consists of 14 new classrooms in a three-story building which would provide 350 new seats for students in grades kindergarten through five. The proposed project also includes a new multi-purpose building, library, food services building, lunch shelter, playfield, and approximately 59 underground parking spaces for faculty and staff. The proposed project also includes installation of a traffic signal at the intersection of Grand View Street and West 7th Street.

The proposed project is located in Local District 4 and Board Member District 2 (Garcia).

Policy Implications: This action does not change District policy.

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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Issues/Considerations: As described in the Final EIR, the proposed project would result in significant and unavoidable impacts related to noise during construction at the existing MacArthur Park Primary Center.

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. 135-08/09.

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 MacArthur Park Elementary School Addition project (proposed project). The proposed project site is located at the intersection of 7th Street and Grand View Street and includes portions of the existing MacArthur Park Primary Center campus (1.54 acres), and on 6 adjacent parcels currently occupied by a medical building, an artist studio, and parking lots (1.07 acres). The entire project site would encompass approximately 2.61 acres. The proposed project site is bound by West 7th Street to the north, Grand View Street to the east, West 8th Street to the south, and Park View Street to the west.

The proposed project consists of approximately 35,000 square feet of development. The proposed project consists of 14 new classrooms in a three-story building which would provide 350 new seats for students in grades kindergarten through five. The proposed project would also include a new multi-purpose building, library, food services, lunch shelter, playfield, and approximately 59 underground parking spaces for faculty and staff. The proposed project also includes installation of a traffic signal at the intersection of Grand View Street and West 7th Street. The proposed project is currently planned to relieve overcrowding at MacArthur Park Primary Center, Esperanza Elementary School, and Charles White Elementary School.

The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. This evaluation, as documented in an Initial Study, resulted in the preparation of an Environmental Impact Report (EIR). As documented in the EIR and the attached Resolution, the proposed project would result in significant and unavoidable impacts related to noise during construction at the existing MacArthur Park Primary Center.

Independent of the CEQA process, the Office of Environmental Health and Safety (OEHS) conducted a Preliminary Environmental Assessment (PEA) of site soils and recommended No Further Action with regards to the site. The Department of Toxic Substances Control (DTSC) approved the PEA Report on September 5, 2008.

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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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. 135-08/09).

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

Board Options and Consequences: A “yes” vote for certification of the Final EIR would enable the Board to approve the proposed project as brought forth by the Facilities Services Division in Board Report No. 135-08/09. 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 MacArthur Park Elementary School Addition is \$50,581,713. Funding will be from both state and local bonds.

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

No legal issues

Legal informative attached

Committee Information: This item is on the agenda for the November 6, 2008 Facilities Committee Meeting.

Reporting Requirements and Benchmarks: Not applicable.

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

Applicable Board Delegations: None.

Superintendent’s Comments: 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 Schools

APPROVED BY:

APPROVED &
PRESENTED BY:

YI HWA KIM
Interim Director
Office of Environmental Health & Safety

DR. JAMES MORRIS
Chief of Staff



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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

Whereas, the proposed project includes the development of the Central Region MacArthur Park Elementary School Addition Project within Local District 4; The proposed project site is located at the intersection of 7th Street and Grandview Street and includes portions of the existing MacArthur Park Primary Center campus (1.54 acres), and on 6 adjacent parcels currently occupied by a medical building, an artist studio, and parking lots (1.07 acres); the entire project site would encompass approximately 2.61 acres; is bound by West 7th Street to the north; Grand View Street to the east; West 8th Street to the south; and Park View Street to the west; consists of approximately 35,000 square feet of development; will provide an additional 14 classrooms in a three-story building which will serve approximately 350 students in grades kindergarten through five; includes a new multi-purpose building, library, food services building, food shelter, playfield, approximately 59 underground parking spaces for faculty and staff, and includes installation of a traffic signal at the intersection of Grand View Street and West 7th Street; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008041027), 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 4, 2008, circulated for a 30-day public review period an Initial Study (IS)/Notice of Preparation (NOP) informing the public of the intent to prepare a Draft Environmental Impact Report (EIR); beginning July 11, 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 19, 2008; and

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

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

Whereas, the Final EIR determined that the proposed project would result in significant and unavoidable impacts related to construction noise at the existing MacArthur Park Primary Center; and

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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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

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

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

Whereas, the District, pursuant to Education Code §17213.1 prepared a Preliminary Environmental Assessment (PEA) for the proposed project site, and the Department of Toxic Substances Control concurred with the findings of the PEA, and concurred with the District that further action is not 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 expose students or staff to a significant health risk due to potential hazards such as air toxics or other chemical exposures, proximity to pipelines, railroad easements or to overhead or underground powerlines; and

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

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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Resolved further, that the Board hereby:

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

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

PASSED, APPROVED AND ADOPTED this 25th day of November 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jefferson Crain
Executive Officer of the Board of Education

Date



LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

- Project:** Central Region MacArthur Park Elementary School Addition
- Site:** The Site is located at the southwest corner of the intersection of W. 7th Street and Grand View Street in the City of Los Angeles and includes the existing MacArthur Park Primary Center.
- Date:** December 10, 2007 (Revised October 15, 2008)
- Issuer:** Office of Environmental Health and Safety
- Contact:** Pat Schanen, Deputy Director *EAM*
- OEHS Determination:** To date, approximately 95% of the necessary environmental studies have been completed. Based on this preliminary information, no 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. Following are key findings:
- The DTSC concurred with the recommendations of a Preliminary Environmental Assessment (PEA) that no further action for the site is required based on the results of subsurface sampling activities.
 - Noise impacts to the existing MacArthur Primary Center during construction of the school will remain significant and unavoidable after implementation of mitigation measures.
- Site Description:** The Site includes portions of the existing MacArthur Park Primary Center (which opened in 2002) and six additional parcels located to the south of the existing school. The Site is bordered by W. 7th Street to the north, Park View Street to the west, W. 8th Street and a commercial property to the south, and Grand View Street and a commercial property to the east. The northeast portion of the Site is the existing MacArthur Park Primary Center.
- In the vicinity of the Site are commercial/retail properties (west and south of the Site), residential/commercial properties (east of the Site), and MacArthur Park (north of the site).
- Geo-hazard Assessment:** A Geohazard Assessment was completed in April 2008. 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 City of Los Angeles Methane Zone, or an area susceptible to liquefaction, landslides, or flooding.
- Pipeline Safety Hazard Assessment (PSHA):** A PSHA, completed in February 2008, identified one 20-inch high pressure water pipeline adjacent to the south side of the site beneath 8th Street. Risks associated with this line are less than significant.



LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

Air Quality Risk Assessment (HRA):	An HRA, completed in May 2008, identified eight potentially significant sources of toxic air emissions within one-half mile of the Site. The HRA concluded that risks associated with these sources are less than significant for both students and staff.
Electro-Magnetic Fields (EMF) Assessment:	No high voltage power lines have been identified within 350 feet of the Site.
Rail Safety Assessment (RSA):	No above grade railroads have been identified within 1,500 feet of the Site. The Metropolitan Transit Authority Red Line runs beneath MacArthur Park approximately 500 feet north of the Site. Risks associated with this line are less than significant.
Traffic Impact and Pedestrian Risk Assessment:	<p><u>Traffic</u></p> <p>Impacts related to increased traffic and circulation due to construction or operation of the project would not rise to a level of significance. Therefore, no impacts are anticipated to occur.</p> <p><u>Pedestrian Safety</u></p> <p>The proposed project would result in less than significant impacts related to pedestrian safety.</p>
Department of Toxic Substances Control (DTSC) Site Assessment:	A Preliminary Environmental Assessment (PEA) has been completed for the Site. On September 5, 2008, based on the findings and conclusions of the PEA field investigation and the human health screening evaluation, the DTSC concurred that no further action is required for the Site.
California Environmental Quality Act (CEQA) Project Review:	<p>An EIR was prepared for the proposed Central Region MacArthur Park Elementary School Addition and circulated for public review from July 11, 2008 through August 25, 2008.</p> <p>The EIR concluded that construction of the proposed project would generate noise levels at the existing MacArthur Park Primary Center above LAUSD noise standards. With the implementation of all feasible mitigation, noise during construction would remain significant and unavoidable.</p> <p>Certification of the EIR will require the adoption of Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations.</p>

OEHS Site Comparison Matrix

Factors	CR MacArthur Park ES Addition	GP EEC	CRHS 15	CRHS 16	CRHS 13
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



Wilshire Blvd

7th St

8th St

9th St

Hoover St

Alvarado St

Park View St
Grand View St

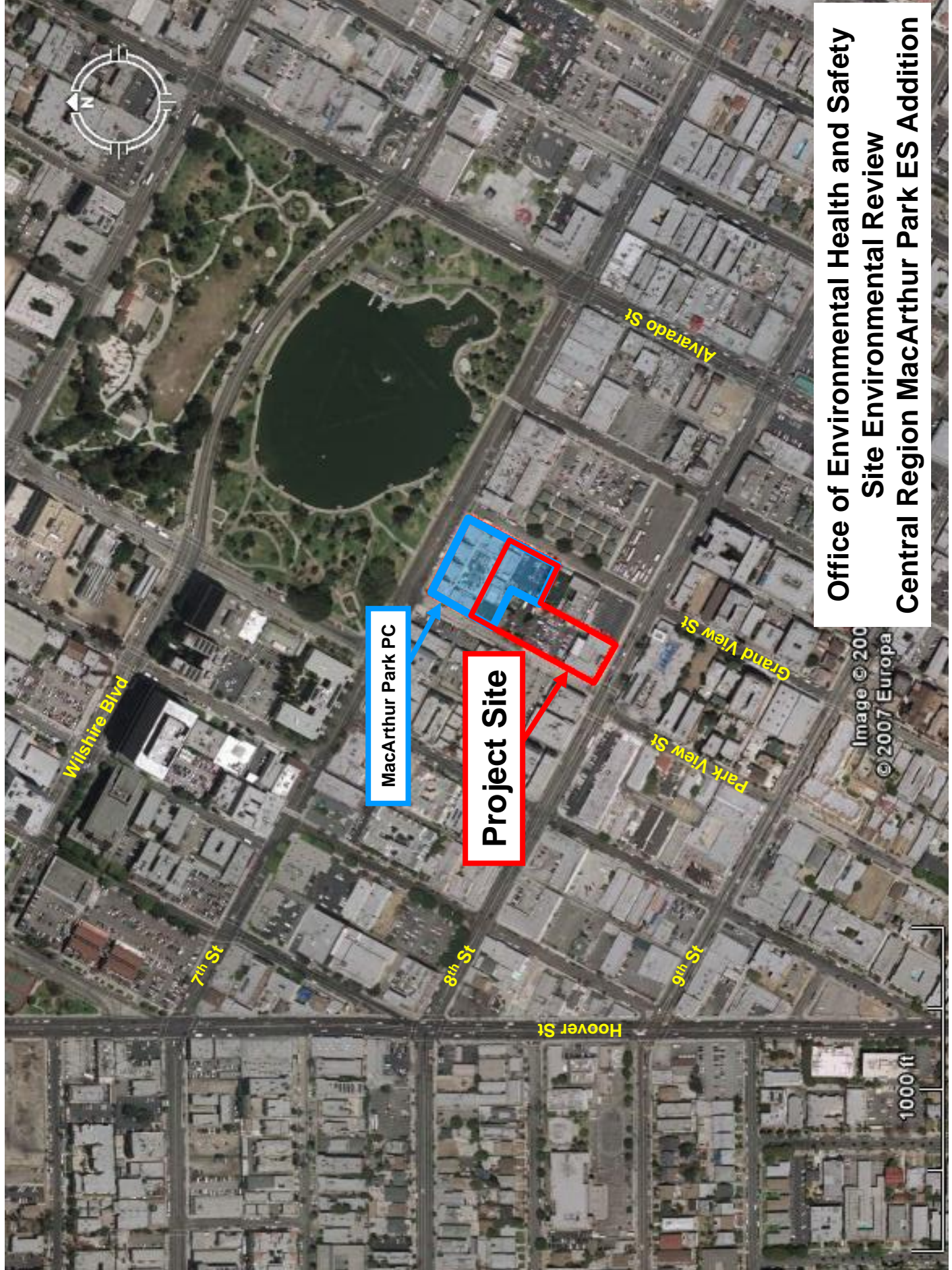
MacArthur Park PC

Project Site

Image © 2007
© 2007 Europa

1000 ft

Office of Environmental Health and Safety
Site Environmental Review
Central Region MacArthur Park ES Addition





LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	135-08/09
Date:	November 25, 2008
Subject:	Project Approval for Central Region MacArthur Park Elementary School Addition
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Approval of the Central Region MacArthur Park Elementary School Addition project 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 Central Region MacArthur Park Elementary School Addition project.

The proposed Central Region MacArthur Park Elementary School Addition project will provide educational facilities for students in kindergarten through fifth grade with the addition of 14-classrooms, a multipurpose room, a library, underground parking, food service, lunch shelter, and playfields to the existing 12-classroom MacArthur Park Primary Center. The Central Region MacArthur Park Elementary School Addition project is proposed to relieve MacArthur Park Primary Center, Esperanza and White Elementary Schools.

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

Background: The proposed project site is located at 2300 West 7th Street in the neighborhood of Westlake in the City of Los Angeles and is comprised of approximately 1.07 acres. Upon completion of the proposed project the MacArthur Park Primary Center will be reconfigured into a kindergarten through fifth grade elementary school campus on 2.53 acres.

The preferred site, which was designated by the Board of Education on January 8, 2008 requires the acquisition of approximately 1.07 acres of land directly adjacent to the existing MacArthur Park Primary Center



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

campus on the southwest portion of the block. The site consists of six parcels comprised of two commercial buildings. One building contains approximately five office tenants, five medical offices, five church or religious related tenants and a dance studio. The second building contains offices and studio space leased for private events.

This project is located in Local District 4 and Board District 2 (Monica Garcia).

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 MacArthur Park Elementary School Addition is \$50,581,713. Funding for this project will be from state and local bonds.

Issues/Considerations: The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 134-08/09 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 prior to approval of Central Region MacArthur Park Elementary School Addition.

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.

The Department of Toxic Substance Control (DTSC) issued a No Further Action (NFA) notice on September 5, 2008 indicating that this site is suitable for the construction of a school.

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 delay construction of the school addition. Delay of this project approval would defer overcrowding relief for MacArthur Park Primary Center, Esperanza and White Elementary Schools.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

- Action Proposed:** Approval of the Central Region MacArthur Park Elementary School Addition authorizes staff to proceed with the site acquisition and construction of the project.
- Expected Outcomes:** The school addition is scheduled to be available for occupancy in the third quarter of 2012.
- Board Options and Consequences:** Project approval will allow the District to achieve the goal of providing two-semester neighborhood elementary school seats in this region of the District.
- 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 MacArthur Park Addition is \$50,581,713. Funding for this project will be from state and local bonds.
- Issues and Analysis:** Property Description: The proposed elementary school addition project site is located at 2300 West 7th Street in the Westlake neighborhood in the City of Los Angeles. This site requires the acquisition of approximately 1.07 acres of land southwesterly adjacent to the existing MacArthur Park Primary Center campus.
- The site consists of six parcels comprised of two commercial buildings. One building contains approximately 15 medical office tenants, 5 church or religious related tenants and a dance studio. The second building contains offices and studio space leased for private events. Once the project is complete, MacArthur Park Primary Center will be reconfigured into an elementary school on 2.53 acres.
- Community Outreach Process: District staff held two community meetings during the CEQA process.
- In addition to the CEQA community meetings that were combined with design presentations, six additional community meetings were held seeking community input and to discuss environmental



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

findings: one to gather input regarding the project definition; one for a Preliminary Environmental Assessment Hearing; three regarding site selection; and one to discuss the acquisition and relocation process. Subsequently, meetings were held with individual property owners and tenants affected by the proposed project to provide detailed information on the acquisition and relocation process.

Environmental Analysis: As documented in the Final Environmental Impact Report (EIR) 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). The DTSC issued a NFA on September 5, 2008.

Demographic Data

SCHOOLS RELIEVED	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)
ESPERANZA ES	4.9	4 TRK	814	1,060	958	999	776	11
MACARTHUR PARK PC	1.5	4 TRK	205	265	224	217	192	0
WHITE ES	2.6	4 TRK	486	648	523	530	435	0

Committee Information:

This item was on the agenda of the November 6, 2008 Facilities Committee.

Reporting Requirements and Benchmarks:

Progress is reported monthly in the New Construction Monthly Status Report and updated annually, in the New Construction Strategic Execution Plan. Facilities Services Division status reports are posted on www.laschools.org.

Accountable Staff:

Tom Calhoun, Real Estate Department Regional Development Manager

Applicable Board Delegations:

Superintendent's Comments:

The Superintendent recommends approval of this action.



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

**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:

A handwritten signature in cursive script, reading "Joseph A. Mehula".

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

DR. JAMES MORRIS
Chief of Staff