

South Region Elementary School #9 Recommended Preferred Site

Facilities Committee

May 8, 2008



South Region Elementary School #9

Classrooms:

26

Seats:

650

Relieved Elementary Schools:

Independence

State Street

Liberty Boulevard

Victoria Avenue

Madison

Walnut Park

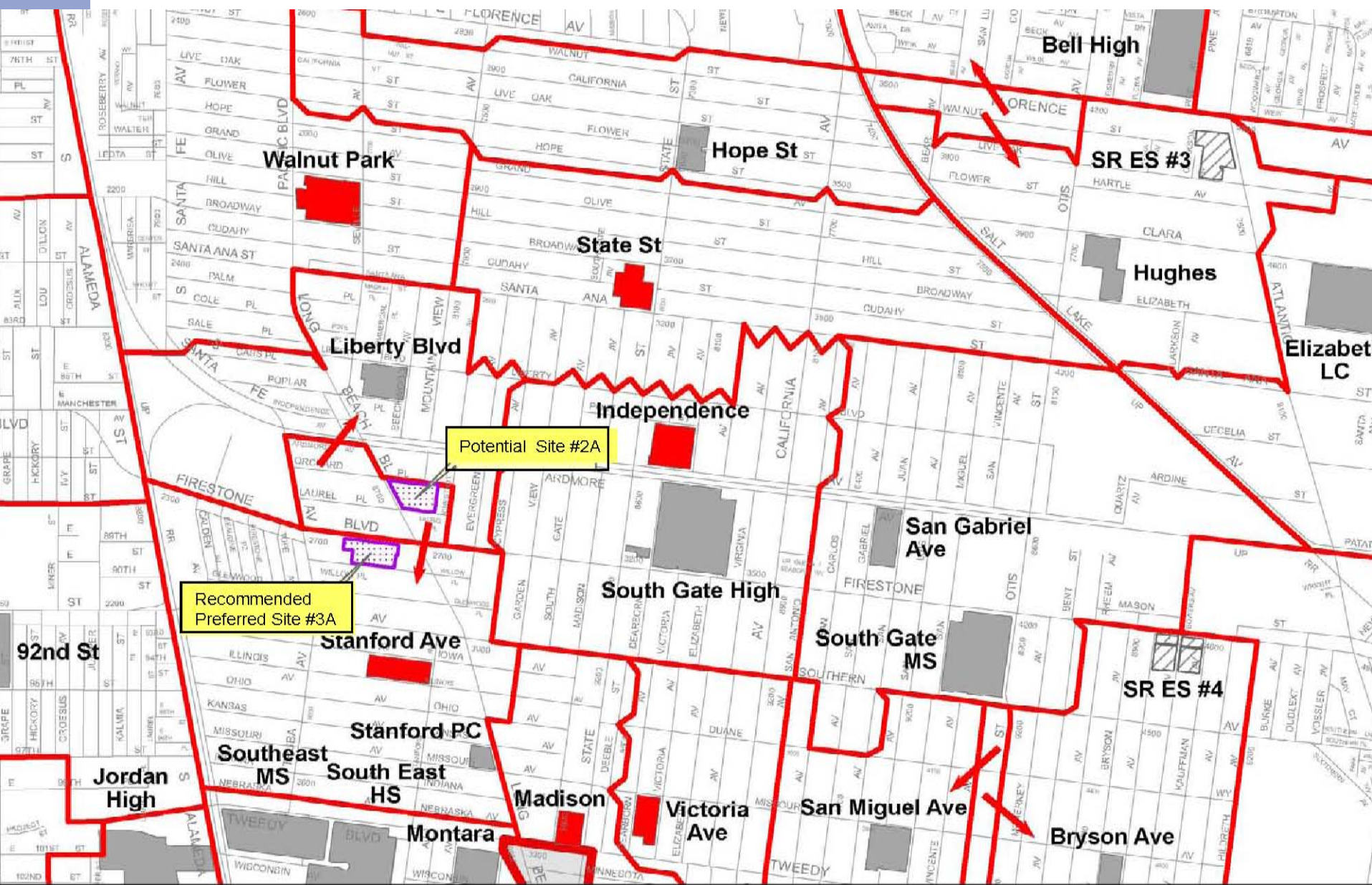
South Region Elementary School #9 Demographics

RELIEVED ELEMENTARY SCHOOLS	SITE ACRES	PRTBL CRMS	ACADEMIC CALENDAR 2007-08	RESIDENT ENROLLMENT 2007-08	2- SEMESTER PLANNING CAPACITY	PROJECTED RESIDENT AREA ENROLLMENT 2012-13 (PRE-PHASE I)	PLANNED RELIEF FROM NEW SCHOOLS (PHASES I - IV)	PLANNED RELIEF FROM BOUNDARY CHANGES	ADJUSTED RESIDENT ENROLLMENT PROJECTION 2012-13
INDEPENDENCE	5.8	10	4 TRK	746	689	702	-325	250	627
LIBERTY	4.8	8	1 TRK	762	750	700	-100	75	675
MADISON	2.9	0	1 TRK	557	527	522	-75	0	447
STATE	4.1	2	4 TRK	1,082	736	972	-285	0	687
VICTORIA	3.5	10	1 TRK	791	507	710	0	-250	460
WALNUT PARK	8.4	18	4 TRK	1,064	985	999	0	-75	925

South Region ES #9

Demograficos

ESCUELAS PRIMARIAS QUE SERAN ALIVIADAS	ACRES DEL SITIO	AULAS PORTÁTILES	CALENDARIO ACADEMICO 2007-08	MATRICULACIÓN RESIDENCIAL 2007-08	CAPACIDAD PLANEADA DE 2- SEMESTRES	MATRICULACIÓN PROYECTADA EN ÁREAS RESIDENCIALES 2012-13 (PRE-ETAPA I)	ALIVIO PLANIFICADO POR LAS NUEVAS ESCUELAS (ETAPAS I - IV)	ALIVIO PLANIFICADO POR EL CAMBIO DE FRONTERAS	AJUSTE RESIDENCIAL DE MATRICULACIÓN PROYECTADA 2012-13
INDEPENDENCE	5.8	10	4 TRK	746	689	702	-325	250	627
LIBERTY	4.8	8	1 TRK	762	750	700	-100	75	675
MADISON	2.9	0	1 TRK	557	527	522	-75	0	447
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WALNUT PARK	8.4	18	4 TRK	1,064	985	999	0	-75	925



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



SOUTH REGION ES #9

PROPOSED PROJECT AREA MAP



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 County of Los Angeles, Digital Map Product, Thomas Imhof, Map
 Prepared by Master Planning & Demographics
 Facilities Services Division
 MPO-1730
 4/10/2008

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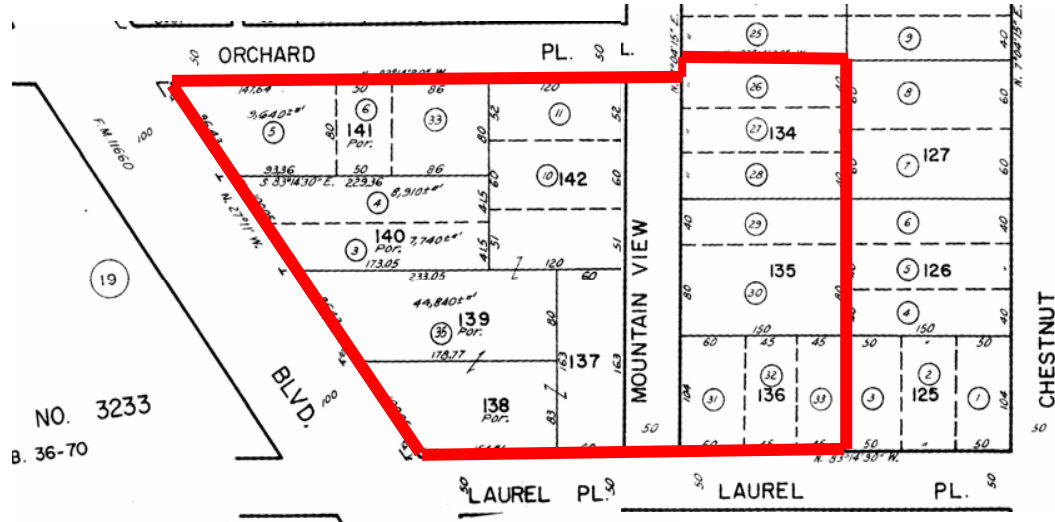
South Region Elementary School No. 9 Potential Site #2A

Project #56.40083

Number of Classrooms: 26

Number of Seats: 650

Local District:: 6



<u>Property Description</u>	<u>Parcels</u>	<u>Units</u>
Number of Single-Family Residential (SFR):	4	4
Number of Multi-Family Residential (MFR):	5	16
Number of Commercial (OFF/RET/IND/BB):	5	9
Number of Parking Lots (PL) / Vacant (VAC):	2	0
Total Number to be Acquired:	16	29
<u>Site Size</u>	3.78 Acres	

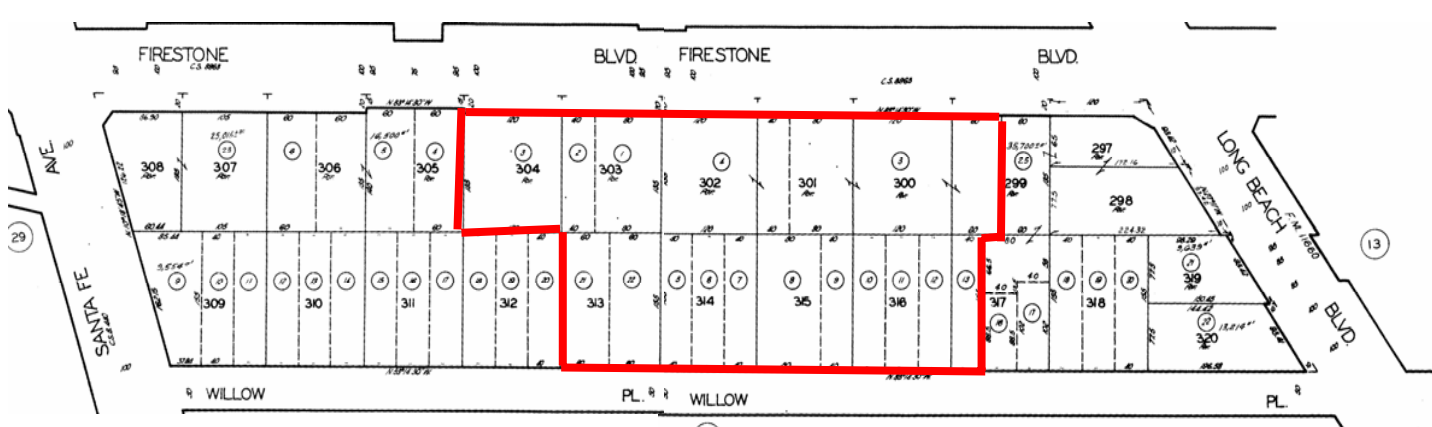
South Region Elementary School No. 9 Recommended Preferred Site #3A

Project #56.40083

Number of Classrooms: 26

Number of Seats: 650

Local District: 6



<u>Property Description</u>	<u>Parcels</u>	<u>Units</u>
Number of Single-Family Residential (SFR):	5	5
Number of Multi-Family Residential (MFR):	6	28
Number of Commercial (OFF/RET/IND/BB):	3	3
Number of Parking Lots (PL) / Vacant (VAC):	2	0
Total Number to be Acquired:	16	36

<u>Site Size</u>	3.90 Acres
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Agenda Item #3



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	407-07/08
Date:	May 27, 2008
Subject:	Designation of the Site on the South Side of Firestone Boulevard between Santa Fe Avenue and Long Beach Boulevard in the City of South Gate as the Preferred Site for South Region Elementary School No. 9
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Designation of the property located on the south side of Firestone Boulevard between Santa Fe Avenue and Long Beach Boulevard (as shown on Attachment A) as the preferred site to conduct planning and feasibility studies for the New Construction project known as South Region Elementary School No. 9.

Staff Recommendation and Rationale: Staff recommends designation of the site (as shown on Attachment A) as the preferred site for South Region Elementary School No. 9 so that staff may proceed with additional planning and feasibility studies at this location. The proposed elementary school is currently anticipated to provide overcrowding relief to Independence, Liberty, Madison, State, Victoria, and Walnut Park Elementary Schools and in conjunction with other New Construction projects will allow these schools to operate on the traditional two-semester calendar.

Background: On December 12, 2006, the Board of Education approved the Phase IV Project Definitions and incorporated them into the New Construction Strategic Execution Plan. That approval established the type, size, estimated budget, and timetable for completion for each project. Additionally, that approval provided for the expenditure of funds to proceed with site selection, design and preliminary environmental review of site options.

The proposed South Region Elementary School No. 9 will provide educational facilities for students in kindergarten through fifth grades. The project has 650 two-semester seats in 26 classrooms, administrative offices, library, food service, multipurpose room, playground, and parking.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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.

Budget Impact: The current estimated total project budget for the 650 two-semester seat South Region Elementary School No. 9 is \$60,303,337. However, it is anticipated that the total budget will be increased at the time the project is bid for construction. Funding for this project is from state and local bonds.

This project was included in the New Construction Two-Semester Neighborhood School Program Definition list adopted by the Board on October 23, 2007.

Issues/Considerations: The recommended preferred site is approximately 3.90 acres and comprised of five single-family residences, approximately 28 multi-family residential units and three commercial units. The preferred site is situated within the City of South Gate in a mixed-use area. Commercial properties are on the northern portion of the site on Firestone Boulevard. Residential properties are on the southern portion front on Willow Place.

Effect of “yes” vote: Designation of the preferred site for this project will allow the District to proceed with additional planning, feasibility studies, real estate due diligence and further environmental studies at this site. Construction of this new school will aid the District in achieving the goal of providing two-semester neighborhood elementary school seats.

Effect of “no” vote: If the proposed preferred site is not designated, the project cannot proceed until another site is designated. Project delays will be incurred, thereby postponing overcrowding relief and implementation of two-semester calendaring.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

Action Proposed: Designation of the property located on the south side of Firestone Boulevard between Santa Fe Avenue and Long Beach Boulevard (as shown on Attachment A) as the preferred site to conduct planning and feasibility studies for the New Construction project known as South Region Elementary School No. 9.

Expected Outcomes: Approval of this action would allow staff to proceed with planning, design, real estate due diligence and environmental studies.

Board Options and Consequences: This planned school is currently scheduled to open in 2012. If the proposed preferred site is not designated, the project cannot proceed until another site is designated, and project delays will be incurred.

Policy Implications: This action aids in facilitating the Board-adopted New Construction Strategic Execution Plan.

Budget Impact: The current estimated total project budget for the South Region Elementary School No. 10 is \$60,303,337. However, it is anticipated that the total budget will be increased at the time the project is bid for construction. Funding for this project is from state and local bonds.

This project was included in the New Construction Two-Semester Neighborhood School Program Definition list adopted by the Board on October 23, 2007.

Issues and Analysis: Site Description: The recommended preferred site for this project is approximately 3.90 acres and consists of 16 parcels comprised of five single-family residences, 28 multi-family units and three commercial business units. Construction on this site would not require any street or alley vacations.

No legal issues

Legal informative attached

The target search area for this project is located in the City of South Gate within an area generally bounded by Florence Avenue to the north, Alameda Street to the west, Tweedy Boulevard to the south, and California Avenue to the east. The target search area is composed of both single-family and multi-family residences, with commercial properties fronting major arterials.

Community Outreach Process: District staff held a project definition meeting on October 19, 2006 and three subsequent site selection meetings. On January 30, 2008, a meeting was held to kickoff the site



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

selection process and receive community input on possible sites for this project. The only site recommended by the community at this meeting was a shopping center on the northwest corner of Firestone Boulevard and State Street. A site selection update meeting was held on March 6, 2008 to review potential sites (sites 2A and 3A) and receive community input. A third site selection meeting was held on April 16, 2008 at which District staff announced its recommendation of Site 3A as the preferred site.

District staff held an Acquisition and Relocation Information Meeting on April 28, 2008 to inform potentially affected owners and tenants about the District's acquisition and relocation process.

Alternatives Considered: The District looked at a total of three sites including the recommended preferred site and the community-suggested site #1A, which is the shopping center previously mentioned. Site #1A was determined to be less feasible due to opposition from the City of South Gate. The other alternative site, site #2A, is comprised of single-family, multi-family and small retail commercial properties. The site was considered less desirable due to potential environmental concerns and less community support than the recommended preferred site.

Environmental Analysis: A Phase I Environmental Site Assessment (ESA) has been conducted, by the Office of Environmental Health and Safety (OEHS), at the proposed site to identify the potential presence of hazardous substances or materials based on historical and current site use.

Based on the findings, the following areas of potential environmental concern were identified:

- An auto repair and body shop is located within the site boundary.
- Ten electrical transformers have been identified within the site boundary.
- Off-site properties include two gas stations identified as Leaking Underground Storage Tanks (LUST) sites. These properties are located within 500 feet of the site.

These concerns will be investigated as part of the Preliminary Environmental Assessment. Due to the age of the structures on-site,



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

an assessment for organochlorine pesticides and lead-based paint residue in shallow soil will also be conducted. It is likely that a removal action will be necessary to address environmental issues identified to date.

Review under the California Environmental Quality Act has not yet begun.

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)
INDEPENDENCE ES	5.8	4 TRK	724	926	715	746	689	10
LIBERTY ES	4.8	1 TRK	837	837	762	762	750	8
MADISON ES	2.9	1 TRK	613	613	568	557	527	0
STATE	4.1	4 TRK	1,002	1,292	1,090	1,082	736	2
VICTORIA ES	3.5	1 TRK	855	855	797	791	507	10
WALNUT PARK ES	8.4	4 TRK	935	1,225	1,043	1,064	985	18

Committee Information: The preferred site item will be on the agenda of the May 8, 2008 Facilities Committee meeting.

Bond Oversight Committee Recommendation: N/A

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: Rod Hamilton, Real Estate 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**

**Division of
Accountability and
Systemwide
Performance**

Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:


JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff

INTER-OFFICE CORRESPONDENCE

Los Angeles Unified School District

INFORMATIVE

TO: Members of the Board of Education
David Brewer III, Superintendent

DATE: April 28, 2008

FROM: Yi Hwa Kim, Interim Director *EAM*
Office of Environmental Health & Safety

**SUBJECT: SITE ENVIRONMENTAL REVIEW (SER) FOR PROPOSED SOUTH
REGION ELEMENTARY SCHOOL NO. 9, SITE 3A**

The Facilities Services Division is placing on the May 27, 2008 Board Meeting calendar "Preferred Site Designation" for the South Region Elementary School No. 9 project. The purpose of this memorandum is to provide information on the environmental conditions of the proposed site.

A Site Environmental Review (SER) of the subject site has been initiated, and a copy of the SER findings is attached. To date, less than 30% of the environmental studies have been completed for this site. As referenced, four key environmental factors have been identified: 1) Former and current Site uses include auto repair facilities; 2) Existing onsite structures may contain lead-based paint residue, asbestos-containing materials and pesticides from termiticide application; 3) Two offsite gas stations with known leaking underground storage tanks have been identified; and 4) Three high-pressure pipelines have been identified within 1,500 feet of the Site. The nature and status of efforts to address each of these issues are included in the SER.

Further assessment of conditions on and in proximity of the subject site is required. We are prepared to proceed with completion of the standard environmental review upon designation of the proposed site by the Board. We are available to answer questions regarding this document and the CEQA process.

Enclosure

c:

Jess Womack
Maribel Medina
Jefferson Crain
David Holmquist
Jerry Thornton
Dr. James Morris
Randy Ross
Megan Reilly
Guy Mehula
Fred Smith
Ronald D. Bagel
Michelle Meghrouni
Jay Golida
Pat Schanen
Edward Morelan
Randi Cooper



LOS ANGELES UNIFIED SCHOOL DISTRICT

OEHS SITE REVIEW

Project: South Region Elementary School No. 9, Site 3A

Site: The Site is located in the City of South Gate

Date: April 25, 2008

Issuer: Office of Environmental Health and Safety

Contact: Pat Schanen, Deputy Director *EAM*

OEHS Determination: Determination Pending. To date, approximately 30% of the required environmental studies have been completed.

Key Findings: A summary table of environmental health and safety factors identified at the site is attached. The key findings for this Site are:

- Former and current Site uses include auto repair facilities.
- Existing onsite structures may contain lead-based paint, asbestos containing materials, and pesticides from termiticide application.
- Two offsite gas stations with known leaking underground storage tanks have been identified.
- Three high-pressure pipelines have been identified within 1,500 feet of the Site.

Site Description: The proposed 3.90-acre site (Site) is located in the City of South Gate and is bordered by Firestone Blvd. to the north, Willow Place to the south, and adjacent commercial and residential properties to the east and west. The proposed Site consists of 16 parcels currently occupied by a mix of single-family, and multi-family residences, commercial facilities, and 2 parking lots.

Geohazard Assessment: A Geohazard Assessment has not been initiated for this Site. Preliminary investigations to date have determined that the site is not located in a California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone), an area of known surface faulting, an area susceptible to landslides or flooding, within a Methane Zone, or oil field.

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 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):**

Two high-pressure hazardous material pipelines and one high-pressure water pipeline have been identified within 1,500 feet of the Site. These are:

- One 12-inch gasoline pipeline with a maximum operating pressure of 1,070 psi located approximately 440 feet to the west of the Site.
- One 30-inch natural gas pipeline with a maximum operating pressure of 465 psi located approximately 310 feet south of the Site.
- One 79-inch water pipeline with a maximum operating pressure of 240 psi located approximately 550 feet south of the Site.

Preliminary results from a draft PSHA indicate that risks posed by these pipelines are expected to be less than significant.

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

An HRA is currently underway. Draft results from a screening analysis have identified twelve potentially significant sources of toxic air emissions that occur within one half mile of the Site including: gas stations and auto repair, furniture manufacturing and painting, a railroad, and several facilities with diesel truck traffic.

Preliminary results from this limited assessment indicate that carcinogenic, non-carcinogenic, and coarse particulate matter impacts are less than significant for the largest identified sources within close proximity to the Site. All potential sources of toxic emissions (including but not limited to those identified above) will be evaluated in the final HRA.

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

A review of high voltage power lines is underway. To date, two above-ground high voltage power lines have been identified within 600 feet of the Site. The Site is located outside the CDE specified setback area for each of these lines.

**Rail Safety
Assessment (RSA):**

An RSA has not been initiated for this Site. A single freight line operated by Union Pacific is located approximately 1,250 feet north of the Site.

**Traffic And
Pedestrian Safety:**

A traffic and pedestrian safety study has not been initiated for this Site.

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

A Phase I Environmental Site Assessment (ESA) has been conducted for the proposed site to identify the potential presence of hazardous substances or materials due to historical and current site use and at the surrounding properties. Based on the findings, the following areas of potential environmental concern were identified:

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

These items will be investigated as part of a Preliminary Environmental Assessment (PEA). Due to the age of the structures on-site, an assessment for organochlorine pesticides and lead-based paint residue in shallow soil will also be conducted.

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

CEQA review has not been initiated for this Site.

OEHS Matrix of Alternative Sites for SRES 9 Site 3A

Factors	SRES 9 Site 3A	SRHS 7	SRHS 13 Site 3	SRES 5	SRES 7
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 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

High Voltage Power Lines

Site

Firesstone Blvd

Long Beach Blvd

Willow Pl

Glenwood Pl

Santa Fe Ave

© 2008 Euro

1000 ft

Office of Environmental Health and Safety
Site Environmental Review
South Region Elementary School 9 No. 3A