
Agenda Item #3



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	161-08/09
Date:	December 9, 2008
Subject:	Certification of the Final Environmental Impact Report for the Proposed South Region High School No. 7 Project
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 proposed Resolution (attached) that would certify the Final 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 the Facilities Services Division Board Report No.162-08/09.

Background: On January 22, 2004, the Board designated the 12.6-acre northwest corner of Gage Avenue and Cottage Street as the preferred site for the South Region High School No. 7 project. During the subsequent environmental review period, however, a health risk assessment identified potentially significant impacts on school occupants due to diesel emissions from the Alameda Train Corridor (ATC) that could not be mitigated. Therefore, the proposed site has been re-configured.

The reconfigured South Region High School No. 7 site is located in the City of Huntington Park, at the northwest corner of the Cottage Street and Gage Avenue intersection. The site encompasses an area of approximately 9 acres and is bound by Cottage Street to the east, Gage Avenue to the south, Regent Street and industrial properties to the west, and industrial properties to the north. The proposed school will provide educational facilities for students in grades 9 through 12, with 1,620 two-semester seats. The school is currently planned to relieve overcrowding at Huntington Park High School.



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A Draft Environmental Impact Report (Draft EIR) was prepared and circulated for the proposed South Region High School No. 7 in 2006. Based on the change in the proposed project configuration, the Draft EIR was re-circulated and the circulation period ended on October 8, 2008.

- Policy Implications:** This action does not change District policy.
- Budget Impact:** The estimated cost for environmental assessment and proposed mitigation measures are contained in the budget of the defined project, currently estimated at \$196,180,178 as stated in the New Construction Strategic Execution Plan.
- Issues/Considerations:** There are no appreciable issues.
- 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. 162-08/09.
- Effect of “no” vote:** A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.



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B. BOARD REPORT

Action Proposed: The Facilities Services Division has proposed development of the South Region High School No. 7 (proposed project). On January 22, 2004, the Board designated the 12.6-acre northwest corner of Gage Avenue and Cottage Street in the City of Huntington Park as the preferred site for the project. During the subsequent environmental review period, however, a health risk assessment identified potentially significant impacts on school occupants due to diesel emissions from the Alameda Train Corridor (ATC) that could not be mitigated. Therefore, the proposed site has been re-configured by moving, where feasible, 500 feet away from the ATC and applying mitigation to ensure that potential health risks are reduced to less-than-significant levels. The reconfigured project site now encompasses approximately 9 acres and is bound by Cottage Street to the east, Gage Avenue to the south, Regent Street and industrial properties to the west, and industrial properties to the north. The site is currently comprised of 3 single-family residences, approximately 15 multi-family residential units, one commercial business, one city-owned park (Westside Park) which is being relocated and three vacant industrial parcels. The proposed school will provide educational facilities for students in grades 9 through 12, with 1,620 two-semester seats. The school is currently planned to relieve overcrowding at Huntington Park High School.

The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with CEQA and State CEQA Guidelines. The environmental review, as documented in an Initial Study, resulted in the preparation of an EIR. As documented in the attached Resolution, the proposed project would result in significant and unavoidable impacts related to aesthetics from the loss of a significant visual resource (Westside Park), impacts on parks/recreation and public services related to the temporary loss of Westside Park, and impacts to traffic and transportation at the intersection of Randolph Street and Santa Fe Avenue.

Independent of the CEQA process, OEHS evaluated the proposed project site pursuant to the California Education Code and requirements of the Department of Toxic Substances Control (DTSC) as part of the environmental due diligence process. The original Site configuration underwent a Preliminary Environmental Assessment (PEA) and a Supplemental Site Investigation (SSI). The DTSC approved the PEA on January 14, 2008 and the SSI on May 30, 2008. Based on the results of the PEA and SSI, the following recommendations were made with respect to the parcels that remain as part of the proposed site: no further action for two properties and the Westside City Park; and focused removal of lead-impacted soils at three residential properties.



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In addition, three vacant industrial parcels that were not part of the originally proposed site were assessed under DTSC oversight to be “Land Banked”. Elevated levels of metals were identified in shallow soils along the southern and northern portion of these parcels. The results of the investigations will be documented and presented to DTSC in the form of a PEA.

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 for the proposed project 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 approval of the Resolution, the Facilities Services Division will request the Board to approve the proposed project (Board Report No. 162-08/09).

Expected Outcomes: Not applicable.

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. 162-08/09. 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 estimated cost for environmental assessment and proposed mitigation measures are contained in the budget of the defined project, currently estimated at \$196,180,178 as stated in the New Construction Strategic Execution Plan.

Issues and Analysis: There are no appreciable issues.

No legal issues

Legal informative attached

Committee Information: Not applicable.



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Reporting Requirements and Benchmarks:

Not applicable.

Accountable Staff:

Patrick Schanen, Deputy Director, OEHS
Randi Cooper, CEQA Manager, OEHS

Applicable Board Delegations:

None.

Superintendent's Comments:

None.

Miscellaneous Issues and Matters:

See attached Site Environmental Review (SER).

Desegregation Impact Statement attached

Division of Accountability and Systemwide Performance

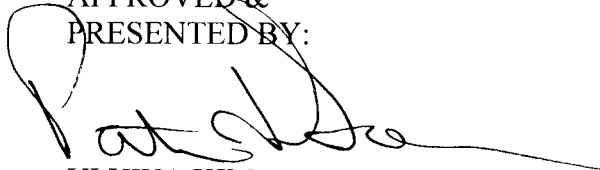
Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:

APPROVED BY:


YI HWA KIM
Interim Director
Office of Environmental Health & Safety

DR. JAMES MORRIS
Chief of Staff



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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 HIGH SCHOOL NO. 7 PROJECT

Whereas, the reconfigured South Region High School No. 7 site consists of 34 parcels on approximately 9 acres and proposed partial vacation of Clarendon Avenue; is located in the City of Huntington Park and is bound by Cottage Street to the east, Gage Avenue to the south, Regent Street and industrial occupancies to the west, and industrial properties to the north; will provide educational facilities for students in grades nine through twelve, with 1,620 two-semester seats in 60 classrooms, a performing arts center, library/media center, multipurpose room, food services, parent center, student store, career center, administrative offices, health offices, athletic fields, maintenance and operations/support, and police/security office and a parking structure; is currently planned to relieve overcrowding at Huntington Park High School; and

Whereas, prior to approving the proposed project (State Clearinghouse No. 2005041006), 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 March 30, 2005, 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 April 11, 2006 circulated for a 45-day public review period a Draft EIR; beginning December 18, 2007 re-circulated for a 30-day public review period the Draft EIR (Hazards and Hazardous Materials Section); beginning September 9, 2008 re-circulated for a 30-day public review period the Draft EIR based on the site reconfiguration; and circulated the Final EIR for a 10-day agency review period beginning November 26, 2008; and

Whereas, the District published the NOP and a Notice of Availability (NOA) for the Draft EIR in the Eastside Sun and La Opinion newspapers and held public meetings during the NOP and Draft EIR public comment periods and published a NOA for the recirculated Draft EIR in the Wave, The Press Edition, the East Edition, Lynwood Edition, and the Herald American Edition covering the adjacent cities and communities and La Opinion newspapers; and held a public meeting during the re-circulated Draft EIR public comment period; 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, Draft EIR and recirculated Draft EIR's 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 to aesthetics, parks and recreation, public services, and traffic and circulation;



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Whereas, the Final EIR identified mitigation measures to eliminate and/or reduce potentially significant impacts related to cultural resources, hazards and hazardous materials, and pedestrian safety hazards to below a level of significance; and

Whereas, the project's benefits have been balanced against the project's significant unavoidable impacts and the Board of Education finds that the project's benefits outweigh these impacts, which are therefore considered acceptable; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development, Reasonable Foreseeable Development; Reduced Project and Alternative Site Location; and whereas the Reduced Project Alternative was identified as environmentally superior to the proposed project, resulting in fewer environmental impacts than the proposed project; however would not meet the objectives of the project; 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 the Board of Education Resolution "Reduction in Air Pollution Health Risk at Schools", the Office of Environmental Health and Safety determined that, with the incorporation of mitigation measures, risks to site occupants due to a major mobile source of emissions located within 500 feet of the project site is less than significant; 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, with the inclusion of design features such as an enhanced HVAC system, the facilities located within one-quarter mile of the proposed school site 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 Phase I Environmental Site Assessment (ESA), a Subsequent Preliminary Environmental Assessment (PEA) and a Supplemental Site Investigation (SSI) with the oversight of the Department of Toxic Substances Control (DTSC); the DTSC approved the PEA on January 14, 2008 and the SSI on May 30, 2008; the approval concurred that no further action is required with respect to two properties and the Westside City Park, and a focused removal of lead-impacted soils is required at three residential properties; three vacant industrial parcels were previously assessed with DTSC oversight prior to acquisition by the LAUSD Land Bank;



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investigations to date identified elevated levels of metals in shallow soils along the southern and northern portion of this portion of the site that will require remediation; 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 or railroad easements with the incorporation of specific mitigation measures; and

The project will not pose a significant health risk to students or staff due to potential risks such as proximity to pipelines 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
3. Finds that mitigation measures identified in the Final EIR for impacts to aesthetics, parks and recreation, public services and traffic and circulation would not reduce impacts to levels below 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



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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 9th day of December 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: South Region High School No. 7

Site: Northwest corner of the Cottage Street and Gage Avenue, Huntington Park, California

Date: January 18, 2007 (revised November 14, 2008) *EAM*

Issuer: Office of Environmental Health and Safety

Contact: Pat Schanen, Deputy Director

OEHS Determination: Determination Pending. Approximately 70% 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: The key findings for this Site are:

- A major transportation corridor (the Alameda Corridor) is located as close as 350 feet from the Site.
- Significant toxic air emissions are generated from surrounding commercial and industrial land uses, including the Alameda Corridor. Mitigation measures have been identified which would reduce impacts to a less than significant level.
- Impacts to aesthetics, parks and recreation, public services and traffic and circulation would remain significant and unavoidable with the implementation of all feasible mitigation measures.
- Shallow lead-impacted soils have been identified at three residential properties and shallow soils with elevated levels of lead, arsenic, and metals were identified at the commercial properties.
- A removal action is required to address the impacted soil. The preliminary cost for cleanup is \$105K to \$225K.

Site Description: The project site is located in the City of Huntington Park, at the northwest corner of the Cottage Street and Gage Avenue. The site originally would have occupied a 12.6-acre site at the northwest corner of the Cottage Street and Gage Avenue intersection, bounded by Cottage Street to the East, Gage Avenue to the south, Alameda Street to the west, and industrial properties to the north. Due to potential health impacts associated with the proximity of the site to the Alameda Corridor as well as other potentially significant impacts the project site was reconfigured. The current site encompasses an area of approximately nine acres and is bound by Cottage Street to the east, Gage Avenue to the south, Regent Street to the west, and industrial uses to the north. The Alameda Corridor is



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located approximately 350 feet west of the project site. Regent Street runs along the western edge of the project site and terminates at the southern property line of Saroyan Lumber Company. Clarendon Avenue, which runs easterly from Regent Street, would be vacated between Regent Street and Cottage Street.

The Site is comprised of a mix of land uses, including industrial, residential, community facilities, and Westside Park. Surrounding land uses include heavy and light industrial properties, single-family and multi-family residential properties, and a rail transportation corridor. The 9-acre project site contains a total of 34 parcels, including 18 single-family and multi-family residential units and the 3.8-acre City of Huntington Park-owned Westside Park, which comprises the southern half of the project site.

Geohazard Assessment:

A Geohazard Assessment concluded that the site is not located within a California Earthquake Fault Zone (formerly the Alquist Priolo Fault Zone) or in an area of known active faulting or landslides. The Site is also not located within a known methane zone. The site is located within a dam inundation zone and an area susceptible to liquefaction. Inundation impacts are anticipated to be less than significant. Implementation of structural recommendations identified in a site-specific Geotechnical Investigation (to be prepared pursuant to California Education Code Section 17212), during the design and construction of the project, would mitigate potential liquefaction impacts to established criteria.

Pipeline Safety Hazard Assessment (PSHA):

A PSHA conducted in October 2008 identified four high pressure hazardous material pipelines within 1,500 feet of the site. These include:

- Two high-pressure natural gas pipelines including one 16-inch pipeline and one 6-inch pipeline. The 16-inch pipeline is located beneath Alameda Street, as close as approximately 420 feet west of the Site, and crosses a Union Pacific Railroad (UPRR) easement near the intersection of Randolph and Alameda Streets. The 6-inch branches from the 16-inch line at Alameda Street and Randolph Street and is located approximately 775 feet to the northwest of the Site.
- A 20-inch crude oil pipeline with an operating pressure of 800 psig, and average throughput of 3,200 barrels per hour (bbl/hr) is located beneath Alameda Street.
- A 12-inch petroleum product pipeline is located beneath Santa Fe Avenue and is approximately 1,080 feet east of the project site. The pipeline was identified to have an operating pressure of 1,070 psig and a design maximum flow rate of 7,500 bbl/hr.

The PSHA determined that the potential risk from all these pipelines is less than significant.



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Air Quality Health Risk Assessment (HRA):

An HRA conducted in October 2008 for the reconfigured site identified 63 potentially significant sources of toxic air emissions within one-half mile of the Site. These facilities include various industrial and commercial businesses, and two rail lines. A portion of the Site is located within the 500-foot buffer proscribed for major transportation corridors (Alameda Corridor).

Several industrial facilities (including Alloys Cleaning) were identified that handle large quantities of acutely hazardous substances (such as hydrofluoric acid, ammonia, etc.). Modeling of accidental release scenarios for each of these sources concluded that no significant risk is posed to school occupants.

The HRA also concluded that process emissions from the above sources would result in a potentially significant health risk at the Site, mostly attributed to emissions from the Alameda Corridor. The following mitigation measures would reduce this risk to a less than significant level.

- An enhanced filtration system in the Heating, Ventilation, and Air Conditioning (HVAC) system capable of reducing particulate matter by 80% across all size ranges will be installed in all school buildings.
- For all structures located within 500 feet of the Alameda Corridor, all air intake ducts will draw air from outside of the 500-foot buffer before entering the HVAC system. Further, all buildings located within the 500-foot buffer will have continuous positive pressure while occupied to prevent the infiltration of outdoor air.
- All outdoor occupied spaces (play fields, lunch areas, etc.) will be located greater than 500 feet from the Alameda Corridor.

Electro-Magnetic Fields (EMF) Assessment:

No high voltage powerlines have been identified within 350 feet of the Site, hence impacts are less than significant.

Rail Safety Assessment (RSA):

Three railroad easements are located within 1,500 feet of the Site.

- The Alameda Corridor rail easement is located as close as 420 feet from the Site in a trench 30 feet below surface grade. Approximately 100 freight trains per day are expected to operate on the Alameda Corridor at speeds of 40 mph. The Alameda Corridor is the main rail system transporting freight (including hazardous materials) to and from the ports of Los Angeles/Long Beach.
- The La Habra Subdivision is located approximately 240 feet north of the site. Approximately two freight trains use this line each day. The maximum authorized train speed on this rail line is 10 mph.
- The Harbor Subdivision is a local freight rail line located along Slauson Avenue, approximately 1,280 feet north of the project site. Because there are no sidings or active shippers within the study area, freight trains rarely



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travel on this line and then only at low speeds (a maximum regulated speed of 15 mph) to deliver or pick up freight cars.

According to the RSA, completed in August 2008, risks related to physical hazards from the derailment of trains is below the established threshold.

Traffic And Pedestrian Safety:

Pedestrian Safety Hazards

Based on existing traffic conditions and the existence of unsignalized crosswalks in the project vicinity, potential pedestrian safety hazards exist near the Site. To avoid conflicts with vehicles, students would be encouraged to utilize traffic signals at Santa Fe Avenue or the proposed signal at Cottage Street to cross Gage Avenue (signal proposed as a mitigation measure for traffic impacts, see next sub-section), and Clarendon Avenue should only be utilized as a route to the east for those that live within close proximity to the school. Additionally, project implementation would require the following mitigation measures:

- Install signs to create passenger and bus loading zones.
- Prepare final "Pedestrian Routes to School," and notify parents and students to use the existing traffic safeguards.
- Install appropriate pedestrian controls, school warning and speed limit signs, school crosswalks, and pavement markings: 1) Yellow crosswalks and pedestrian phase in signal cycle at the intersections of Gage Avenue/Cottage Street and Clarendon Avenue/Santa Fe Avenue, 2) 3-way stop signs and crosswalk at the intersection of Cottage Street/Clarendon Avenue, 3) School children speed limit signs (25 mph) in both directions at Gage Avenue between Alameda Street and Albany Street, and 4) School speed limit signs (25 mph) in both directions, 25 mph pavement markings at Cottage Street between Zoe Avenue and Randolph Street, and at Clarendon Avenue between Cottage Street and Marbisa Avenue.

Traffic Impact

The proposed project would require the District to provide a fair-share contribution for the installation of traffic signals at the intersections of Gage Avenue/Cottage Street and Clarendon Avenue/Santa Fe Avenue. Project implementation would also result in a significant impact at the intersection of Randolph Street/Santa Fe Avenue; the City of Huntington Park has indicated that improvements may not be feasible due to limitations with the existing right-of-way. Thus, this impact would be significant and unavoidable.

Department Of Toxic Substances Control (DTSC) Site Assessment:

The reconfigured Site includes a portion of the original site configuration and three vacant industrial parcels. The original Site configuration underwent a Preliminary Environmental Assessment (PEA) and a Supplemental Site Investigation (SSI) with the oversight of the Department of Toxic Substances Control (DTSC). The DTSC approved both reports; the PEA on January 14,



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2008 and the SSI on May 30, 2008. The three vacant industrial parcels were previously assessed with DTSC oversight for due diligence to accommodate Land Bank requirements. Based on the investigations to date, elevated levels of metals were identified in shallow soils along the southern and northern portions of the newly added area. The results of the investigation will be presented in a PEA Report for DTSC's approval. Based on the information from the previous investigations at the reconfigured Site, the following is recommended:

- No further action at two properties and at the Westside City Park.
- A removal of lead-impacted shallow soils at three residential properties and a removal of shallow soils with elevated levels of lead, arsenic, and metals along the southern and northern portion of the newly added area.

A removal action to address the soil impacted with lead, arsenic, and other metals is warranted. The preliminary rough order of magnitude costs for remediation of the recently reconfigured site is estimated between \$105K and \$225K. These costs will be revised as necessary upon DTSC approval of the RAW. Remediation costs will increase if remediation of the potential park replacement area is included in the project.

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

A Draft Environmental Impact Report (Draft EIR) was prepared and circulated for the proposed South Region High School No. 7 in 2006. Based on the change in the proposed project configuration, the Draft EIR was re-circulated for a shortened review period of 30-days beginning on September 9, 2008 and ending October 8, 2008. The re-circulated Draft EIR concluded that the project would result in significant and unavoidable impacts related to aesthetics from the loss of a significant visual resource (i.e., Westside Park), parks/recreation and public services related to the temporary loss of Westside Park, and traffic circulation at the intersection of Randolph Street and Santa Fe Avenue.

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 for SRHS No. 7

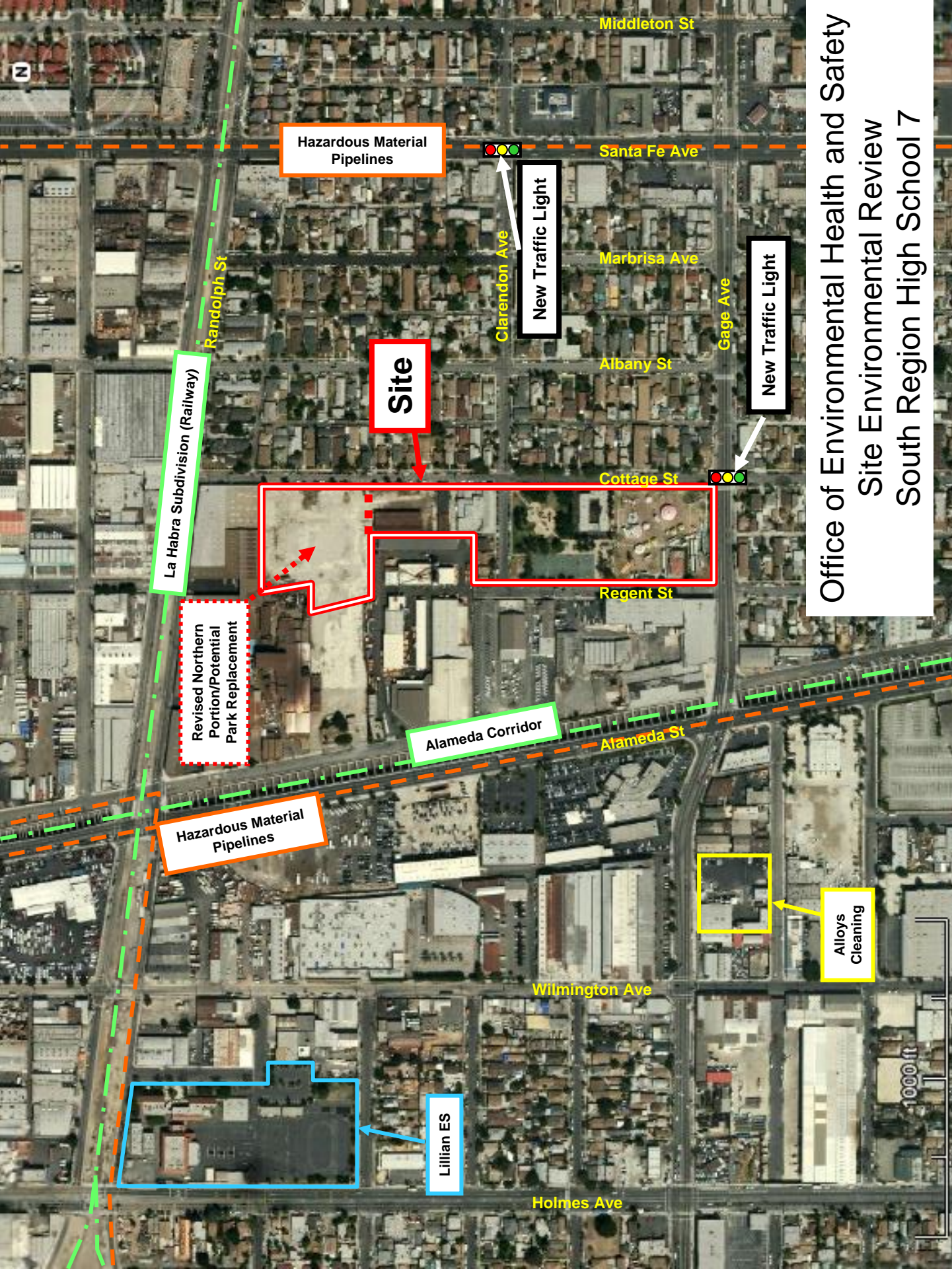
Factors	SRHS #7	SRHS #12	SRHS #4	CRHS #13	SLAHS #3
Active Faults	●	●	●	●	●
Liquefaction/Landslide	★	★	★	★	■
Inundation Hazard	●	●	●	●	●
Traffic Circulation	▼	★	★	▼	★
Pedestrian Risk	★	★	★	▼	★
Derailment Hazard	●	●	★	★	★
High Power Lines	●	●	★	★	●
Air Emissions Risk	★	★	★	★	★
Accidental Chemical Release	●	●	★	●	●
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



Office of Environmental Health and Safety
Site Environmental Review
South Region High School 7

Hazardous Material Pipelines

New Traffic Light

New Traffic Light

Site

La Habra Subdivision (Railway)

Revised Northern Portion/Potential Park Replacement

Alameda Corridor

Hazardous Material Pipelines

Alloys Cleaning

Lillian ES

1000 ft



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Report Number:	162-08/09
Date:	December 9, 2008
Subject:	Project Approval for South Region High School No. 7
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 South Region High School No. 7 project authorizes staff to proceed with the site acquisition process and construction of the new school and upgrading the athletic field at Huntington Park High School.

Staff Recommendation and Rationale: Staff recommends that the Board of Education approve the South Region High School No. 7 project and upgrading the athletic field at Huntington Park High School.

The proposed South Region High School No. 7 project will provide educational facilities for students in ninth through twelfth grades. The school will consist of 60 classrooms, providing 1,620 two-semester seats configured as three small schools. Additionally, the school will include administration offices, gymnasium, combined multi-purpose room/practice gymnasium, cafeteria, food services area, lunch shelter, library, outdoor recreation areas, swimming pool, and underground parking. The project is proposed to relieve Huntington Park High School.

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

Background: On July 22, 2004, the Board designated a 12.6-acre site bounded by Alameda Street to the west, Gage Avenue to the south and Cottage Street to the east as the preferred site for this project. During the ensuing feasibility study, a health risk assessment identified diesel emissions from the adjacent Alameda rail corridor to be a significant impact to the proposed project. Various mitigation measures were considered, but only a re-configuration of the site, by which most of the campus would be at least 500-feet away from the rail corridor, was determined to be viable.

The Board of Education approved re-configuration of the site on



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November 25, 2008. The re-configured site, which is approximately nine-acres in size, consisting of 34 parcels and the partial vacation of a city street, is located in the City of Huntington Park at the northwest corner of Cottage Street and Gage Avenue. Approximately 2.36 acres of the site was previously acquired by the District's Land Bank.

Construction of South Region High School No. 7 will require the acquisition and relocation of three single-family residences, 15 multi-family residential units, one business, four vacant industrial parcels and a public park. District staff is collaborating with the City of Huntington Park to relocate the existing park to adjacent property, a portion of which was previously acquired by the District's Land Bank. Preliminary discussions with the City of Huntington Park have resulted in an understanding by which the District will design and construct a replacement park. It is anticipated that the District and the City will also enter into a joint-use agreement for a portion of the replacement park.

As the reconfigured site is 3.6 acres smaller than the original preferred site, the athletic fields needed for inter-scholastic competition are severely limited. While it might be possible to share use of the Huntington Park High School's football field and running track, its natural turf field and dirt track are not in great condition and cannot bear more intense use. In consultation with Board Member Yolie Flores Aguilar, local elected officials and school representatives, it was determined that installing a synthetic surface on the Huntington Park High School field and track would better allow that facility to serve both campuses. The cost of adding synthetic surfaces on the field and track is included in the project budget.

The site 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:

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 South Region High School No. 7 is \$196,180,178.

Funding for this project is from state and local bonds funds.



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Issues/Considerations: The Office of Environmental Health and Safety (OEHS) has contemporaneously submitted Board Report No. 161-08/09 that recommends that the Board of Education consider the Final Environmental Impact Report (EIR) and make a determination for the project pursuant to the California Environmental Quality Act (CEQA) and the state CEQA Guidelines. Certification of the EIR requiring of Findings of Fact, a Mitigation Monitoring, and Reporting Plan and Statement of Overriding Considerations, must occur prior to approval of the project.

The original site underwent a Preliminary Environmental Assessment (PEA) and a Supplemental Site Investigation (SSI) with the oversight of the Department of Toxic Substances Control (DTSC). DTSC approved the PEA on January 14, 2008 and the SSI on May 30, 2008. The vacant industrial parcels at the north end of the current site have been similarly assessed. The results will be presented in a PEA Report for DTSC approval.

Construction documents were approved by the Division of State Architect (DSA) on June 20, 2008. Due to the re-configuration of the site, a revision to the approved documents will be made and submitted for DSA review and approval in December, 2008.

Effect of “yes” vote: Approval of the project authorizes staff to proceed with the site acquisition process and construction of the project. The school is scheduled for occupancy during the third quarter of 2012, thus allowing the District to achieve the goal of providing two-semester neighborhood high school seats in this region of the District.

Effect of “no” vote: If the proposed project is not approved, delays will be incurred in providing overcrowding relief and implementation of a two-semester calendar at Huntington Park High School.



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B. BOARD REPORT

Action Proposed: Approval of the South Region High School No. 7 project authorizes staff to proceed with the site acquisition process and construction of the project and upgrading the athletic field at Huntington Park High School.

Expected Outcomes: The proposed school is currently planned to be completed for the Fall of 2012 school year.

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

If the proposed project is not approved, property acquisition and school construction will not proceed as currently planned. This delay would result in deferring implementation of a two-semester calendar and the ability to provide overcrowding relief for Huntington Park High School by 2012.

Policy Implications: This action is in furtherance of the Board approval of the Phase II Project Definitions and will facilitate the Board-adopted New Construction Strategic Execution Plan.

Budget Impact: The current estimated project budget for South Region High School No. 7 is \$196,180,178. Funding for this project is from state and local bonds funds.

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 proposed project site is located in the City of Huntington Park. In addition to the 2.36 acres of land previously acquired by the District's Land Bank, the reconfigured site will require the acquisition of approximately 6.64 acres of land bounded by Gage Avenue to the south, Cottage Street to the east and Regent Street to the west.

The site consists of 34 parcels, including three single-family residences, 15 multi-family units, one commercial business, four vacant industrial parcels and a public park. In addition, a portion of Clarendon Street, between Regent Street and Cottage Street, will be petitioned to be vacated.



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It is expected that Westside Park, the city-owned park to be acquired, will be relocated to a site adjacent to the new high school.

Community Outreach Process: In addition to the 18 community meetings (Site Selection (8), Acquisition Relocation Information (4), Design (3), and CEQA/Environmental (3)) the District held on the original site, District staff held a project update meeting on July 31, 2008 to inform the community that the original site plan was not feasible for the project and that the planned school site would be reconfigured. The Office of Environmental Health & Safety (OEHS) subsequently conducted a public meeting on September 17, 2008 to present the results of the re-circulated Draft Environmental Impact Report.

A meeting with potentially reconfigured site impacted property owners and occupants was held on October 16, 2008 to explain the District's acquisition and relocation process and to provide an updated timeline for site acquisition and relocation activities.

In addition, District staff has conducted a series of meetings with elected officials and staff of the City of Huntington Park to inform them of the proposed re-configuration and joint-use opportunities provided by the new school construction.

Environmental Analysis: A Draft Environmental Impact Report (EIR) was prepared for the reconfigured South Region High School No. 7 and circulated for public review. The Draft EIR concluded that the planned project would result in significant impacts related to aesthetics from the loss of a significant visual resource (i.e., Westside Park), public services related to the temporary loss of public parkland (Westside Park), and traffic circulation at the intersection of Santa Fe Avenue and Randolph Street. It is currently anticipated that Westside Park will be relocated to a site adjacent to South Region High School No. 7, enhancing the overall visual aesthetics of the area.

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 for the impacts listed in the previous paragraph.

The reconfigured site includes a portion of the original site configuration plus three vacant industrial parcels previously acquired by the District's Land Bank. The original site underwent a Preliminary



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Environmental Assessment (PEA) and a Supplemental Site Investigation (SSI) with the oversight of the Department of Toxic Substances Control (DTSC). The DTSC approved the PEA on January 14, 2008 and the SSI on May 30, 2008. The approved reports show that no further action is required with respect to Westside City Park and 6233 Cottage Street, and a focused removal of lead-impacted soils is required at three residential properties.

The three vacant industrial parcels were previously assessed with DTSC oversight prior to acquisition by the Land Bank. Investigations to date identified elevated levels of metals in shallow soils along the southern and northern portion of this portion of the site. These results will be presented in a PEA Report for DTSC approval.

A removal action to address the soil impacted with lead and other metals is warranted. The preliminary cost for clean-up is estimated to be in a range between \$1 million to \$2.25 million. This cost will be revised as necessary upon DTSC approval of the Remedial Action Workplan (RAW).

Demographic Data

RELIEVED SCHOOL	SITE ACRE-AGE	2007-08 CALENDER	2007-08 2-SEMESTER CAPACITY	2007-08 OPERATING CAPACITY	2007-08 ACTUAL ENROLLMENT*	2007-08 RESIDENT ENROLLMENT*	PLANNING 2- SEMESTER CAPACITY	PORTABLE CLASSROOMS
Huntington Park HS	22.2	3 TRK	3,098	4,298	4,316	4,415	2,946	29

*At secondary schools, all enrollment figures include on-site magnet programs.

Committee Information

This item was on the agenda for the December 4, 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. The Facilities Services Division status reports are posted on www.laschools.org.

Accountable Staff:

The Facilities Services Division Real Estate Regional Development Manager for this project is Rod Hamilton.

Applicable Board Delegations:

Superintendent's Comments:

The Superintendent recommends approval of this action.



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Miscellaneous Issues and Matters:

- Desegregation Impact Statement attached**
- Division of Accountability and Systemwide Performance**
- Informative**

This action does not require a Desegregation Impact Report.

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