

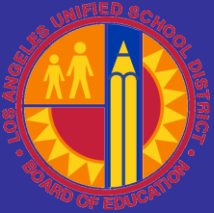
South Region Elementary School No. 11

Board District 1 - Local District 7

Submittal to
LAUSD Board of Education
for Project Approval

November 25, 2008





South Region Elementary School No. 11 Project Overview

- 800 seat elementary school serving K - 5th grades
- 32 classrooms
- To relieve overcrowding at 68th Street, 75th Street and Miller Elementary Schools



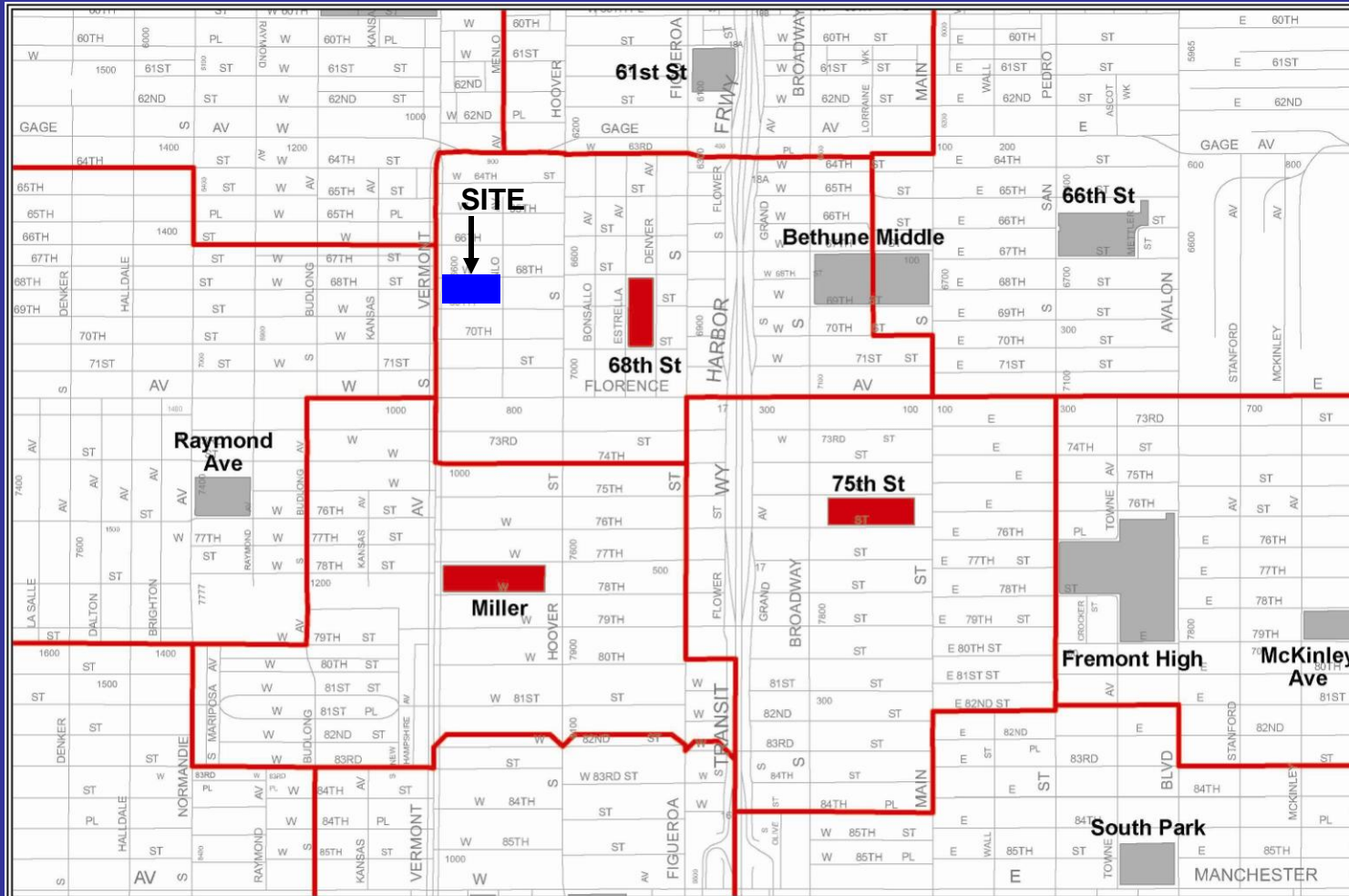
South Region Elementary School No. 11 Demographics

RELIEVED ELEMENTARY SCHOOLS	SITE ACREAGE	2007 - 08 CALENDAR	2-SEMESTER CAPACITY 2007 - 08	RESIDENT ENROLLMENT 2007 - 08	2-SEMESTER PLANNING CAPACITY	PROJECTED RESIDENT AREA ENROLLMENT PRE-RELIEF 2012 - 13	ADJUSTED RESIDENT AREA ENROLLMENT. PROJECTION 2012 - 13
68th ST. ES	4.6	4 TRK	993	1,092	937	937	876
75th ST. ES	5.8	4 TRK	1,334	1,455	1,455	1,191*	1,171
MILLER ES	5.9	4 TRK	897	1,045	1,045	885	821

* REFLECTS IMPLEMENTATION OF QEIA



South Region Elementary School No. 11 Relief Schools



- Relieved School
- Existing School
- Attendance Boundary



SOUTH REGION ES #11 PROPOSED PROJECT AREA MAP

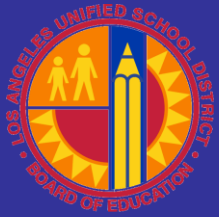


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Courtesy of Los Angeles, Digital Map Products, Thomas Bros. Map.

Prepared by Master Planning & Demographics
Facilities Services Division

MFC-100
10/23/2006



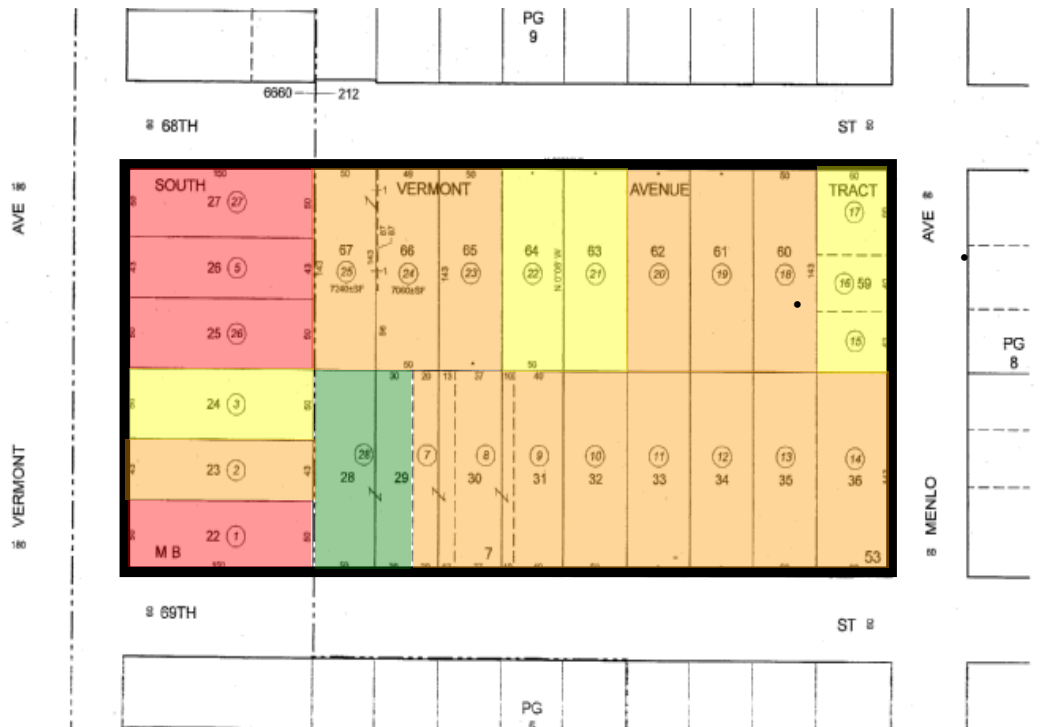


South Region Elementary School No. 11 Aerial View





South Region Elementary School No. 11 Plat Map and Site Description

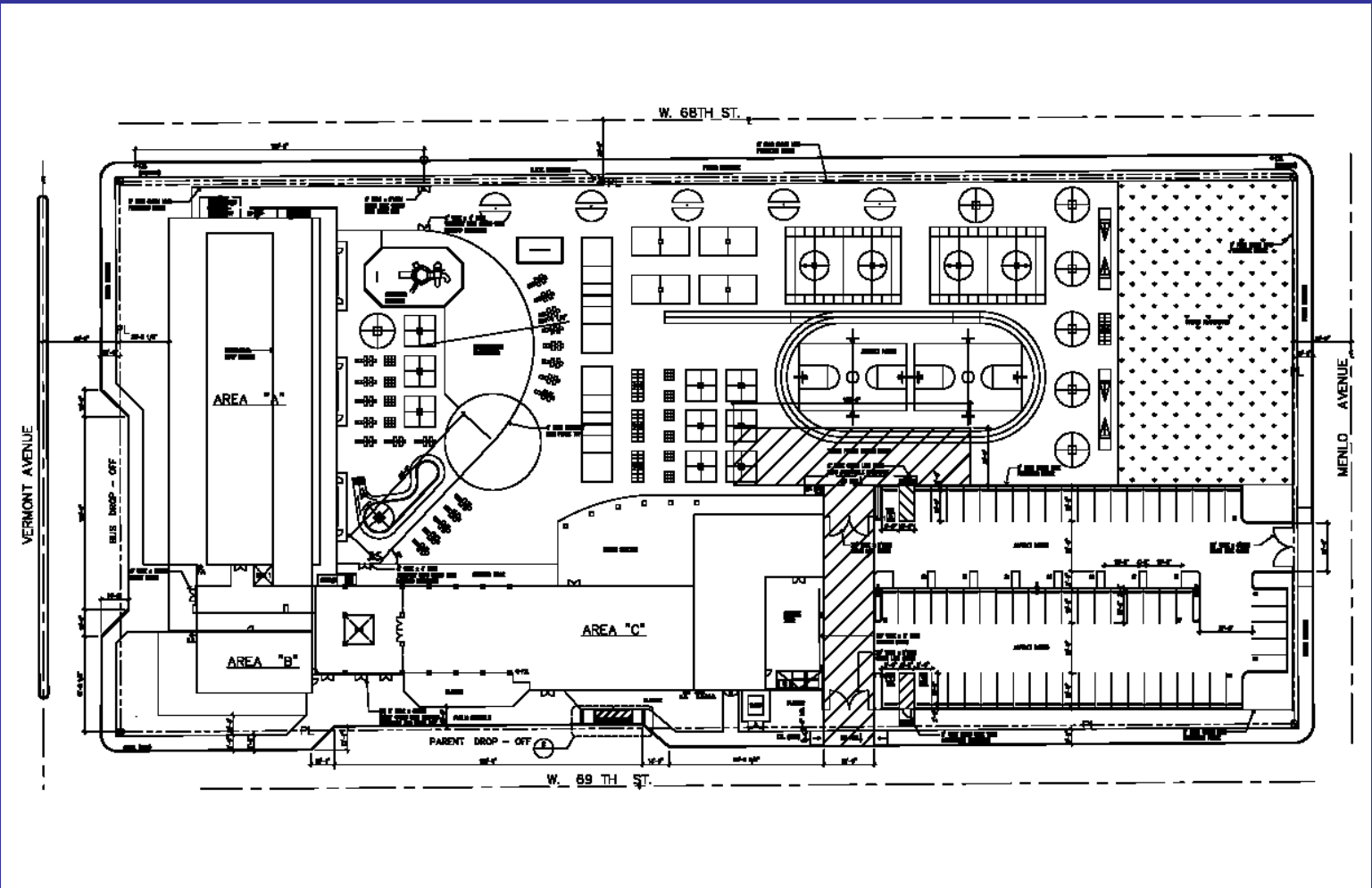


Property Summary:	Parcels	Units
Single-Family Residential	6	6
Multi-Family Residential	15	60
Commercial	4	4
Parking Lots/Vacant	1	0
Total Property Acquisition	26	70

Site Size:	Acres
Total Acres to be Acquired:	4.01



South Region Elementary School No. 11 Site Plan





South Region Elementary School No. 11 Project Rendering



SOUTH REGION
ELEMENTARY SCHOOL No. 11
LOS ANGELES UNIFIED SCHOOL DISTRICT
LANGDON WILSON ARCHITECTURE PLANNING INTERIORS



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	138-08/09
Date:	November 25, 2008
Subject:	South Region Elementary School No. 11
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 Service Division Board Report No. 139-08/09.

Background: The proposed South Region Elementary School No. 11 project site is located on an approximately 4.0-acre site in the community of South Los Angeles, in the City of Los Angeles. The proposed project will provide 32 new classrooms in a three-story building which would provide 800 new seats for students in grades kindergarten through five.

The proposed project is located in Local District 7 and Board Member District 1 (LaMotte).

Policy Implications: This action does not change District policy.

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

Issues/Considerations: As described in the Final EIR, the proposed project would result in significant and unavoidable air quality impacts during construction and that these impacts also would be cumulatively considerable when considered with other proposed projects in the vicinity.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Effect of “yes” vote: A “yes” vote for certification of the Final EIR would enable the Board to approve the proposed project as brought forth by the Facilities Services Division in Board Report No. 139-08/09.

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 South Region Elementary School No. 11 project (proposed project). The proposed project site is located at the intersection of 68th Street and Vermont Avenue and includes 26 parcels within one city block (approximately 4 acres) and currently consists of a mix of single- and multi-family uses, commercial uses including but not limited to a day care facility, a car wash facility, and an auto repair facility, and parking lots. The proposed project site is bound by 68th Street to the north, Menlo Avenue to the east, 69th Street to the south, and on the west by a frontage road adjacent to Vermont Avenue.

The proposed project consists of approximately 62,000 square feet of development. The proposed project will provide 32 new classrooms in a three-story building which would provide 800 new seats for students grades kindergarten through five. The proposed project would also include administration space, a multi-purpose room, a library, food service, a health unit, playground area, and approximately 72 parking spaces for faculty and staff. The proposed project also includes installation of a traffic signal at the intersection of Vermont Avenue and 69th Street. The proposed project is currently planned to relieve overcrowding at 68th Street Elementary School, 75th Street Elementary School, and Loren Miller 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 air quality during construction and that these impacts also would be cumulatively considerable when considered with other proposed projects in the vicinity.

Independent of the CEQA process, OEHS evaluated the proposed project site pursuant to the California Education Code and requirements of DTSC. A Preliminary Environmental Assessment (PEA) Report was submitted to the DTSC for review on August 7, 2008. The PEA recommends further action in the form of a Supplemental Site Investigation (SSI) to assess minor impacts to soil gas at the northwestern most portion of the Site and a response action in the form of a Removal Action Workplan (RAW) to address identified impacts to soil.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Staff proposes that the Board of Education, as “Lead Agency” for the proposed project, review and make a determination on the proposed Resolution to certify the Final EIR and to adopt Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations pursuant to CEQA and State CEQA Guidelines. Subsequent to the certification of the EIR and approval of the Resolution, the Facilities Services Division will request the Board to approve the proposed project (Board Report No. 139-08/09).

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. 139-08/09. A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.

Policy Implications: There are no policy implications.

Budget Impact: The current estimated project budget for South Region Elementary School No. 11 is \$79,231,378. 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.



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

**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 Schools

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff

APPROVED &
PRESENTED BY:

YI HWA KIM
Interim Director
Office of Environmental Health & Safety



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

RESOLUTION OF THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING FINDINGS OF FACT, A MITIGATION MONITORING AND REPORTING PLAN, AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED SOUTH REGION ELEMENTARY SCHOOL NO. 11 PROJECT

Whereas, the proposed project includes the development of the South Region Elementary School No. 11 Project within Local District 7; is located at the intersection of 68th Street and Vermont Avenue and includes 26 parcels within one city block (approximately 4 acres) and currently consists of a mix of single- and multi-family uses, commercial uses including but not limited to a day care facility, a car wash facility, and an auto repair facility, and parking lots, located in the community of South Los Angeles, in the City of Los Angeles; is bound by 68th Street to the north, Menlo Avenue to the east, 69th Street to the south, and on the west by a frontage road adjacent to Vermont Avenue; consists of approximately 62,000 square feet of development; will provide 32 classrooms in a three-story building which will serve approximately 800 students in grades kindergarten through five; includes administration space, a multi-purpose room, a library, kindergarten facilities, food service, a health unit, playground area, and approximately 72 parking spaces for faculty and staff; includes installation of a traffic signal at the intersection of Vermont Avenue and 69th Street; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008041068), 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 11, 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 August 1, 2008 circulated for a 45-day public review period a Draft EIR; and circulated the Final EIR for a 10-day agency review period beginning on October 20, 2008; and

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

Whereas, in compliance with CEQA Guidelines, the District filed the NOP and NOA with the Los Angeles County Clerk, submitted copies of the NOP 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 air quality during construction and cumulative air quality impacts; 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 cumulative air quality impacts from 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 ten facilities are located within a 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 warranted for the proposed project site; and

Whereas, the District Board of Education (Board) is a "Lead Agency" as defined in CEQA Guidelines, Title 14 of the California Code of Regulations §§ 15050 – 15053, and the Board reviewed and considered the Final EIR, its supporting documents, and comments received by affected governmental agencies and other interested persons; and now therefore be it

Resolved, that the Board finds that:

The District complied with Education Code §17213.1(a) and Public Resources Code §21151.8 with respect to the proposed school site; and

The project will not pose a significant health risk to students or staff due to potential risks such as air toxics or other chemical exposures, proximity to pipelines, railroad easements or to overhead or underground powerlines; and

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

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



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 no feasible mitigation is available to reduce air quality impacts during construction and cumulative air quality impacts to less than significant levels; 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:	South Region Elementary School No. 11
Site:	Southeast corner of 68 th Street and Vermont Avenue, City of Los Angeles, Los Angeles County
Date:	January 29, 2008 (Revised October 17, 2008)
Issuer:	Office of Environmental Health and Safety
Contact:	Pat Schanen, Deputy Director <i>EAM</i>
OEHS Determination:	Determination Pending. To date, approximately 70% of the required 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:	<p>A summary table of environmental health and safety factors identified at the Site is attached. The key findings for this Site are:</p> <ul style="list-style-type: none">• Prior to school construction, preparation and implementation of a Removal Action Workplan (RAW) is required for the remediation of soil impacted by lead-based paint residue and pesticides.• Soil gas at the northwestern most portion of the Site is impacted with low levels of tetrachloroethylene (PCE), and requires further investigation.• Significant and unavoidable project specific and cumulative impact to air quality during construction.
Site Description:	The Site is bound by 68 th Street to the north, Menlo Avenue to the east, 69 th Street to the south, and Vermont Avenue to the west. The 4.0-acre Site consists of 6 single-family units, 59 multi-family units, 3 commercial units and 1 vacant parcel. The Site is surrounded primarily by residential uses.
Geohazard Assessment:	<p>Based on a geologic hazard evaluation (February 2008), the site is not located within a California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone), City of Los Angeles Fault Rupture Study Area, or an area susceptible to landslides. The Site is also not located in a known Methane Zone.</p> <p>The Site is located within an area susceptible to seismically induced liquefaction. Implementation of structural recommendations identified in a site-specific Geotechnical Investigation during the design and construction of the project would mitigate impacts.</p>

**Pipeline Safety
Hazard Assessment
(PSHA):**

Several small diameter (<8 inches) high pressure water pipelines surround the site. No high pressure hazardous material pipelines have been identified within 1,500 feet of the Site. A PSHA was completed in April 2008. No adverse impact is expected to students or staff thus potential impacts are considered to be less than significant.

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

A HRA was completed for this site in August, 2007. Ten potential sources of toxic air emissions have been identified within a half mile of the Site including several restaurants, auto repair facilities, a dry cleaner, and a furniture manufacturer. Carcinogenic and noncarcinogenic risks were found to be less than significant for both students and staff.

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

No high voltage power lines greater than 50 kV have been identified within 350 feet of the Site.

**Rail Safety
Assessment (RSA):**

No rail lines have been identified within 1,500 feet of site.

**Traffic And
Pedestrian Safety:**

A Traffic Impact and Pedestrian Safety Analysis was completed in June 2008 for this Site.

Traffic Study

As documented in the EIR, operation of the Proposed Project would significantly increase traffic along West 69th Street, west of Menlo Avenue. The following mitigation measure shall be implemented to reduce potentially significant traffic impacts associated with the Proposed Project:

- A contribution will be made towards the development of a Neighborhood Traffic Management Plan for significant impacts on West 69th Street. The plan will be implemented by the city.

Pedestrian Safety

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

- Coordinating with LADOT for the installation of a traffic signal at the intersection of Vermont Avenue and 69th Street. This will include pedestrian phasing and a striped crosswalk across the northern and southern legs of the intersection.
- Preparation and distribution of “Pedestrian Routes to School” maps.
- Coordinating with LADOT for the installation of appropriate traffic controls, school warning and speed limit signs, school crosswalks and pavement markings.
- Coordinating with LADOT for the provision of all-way stop control at the intersection of Menlo Avenue and 68th Street.

- Coordination with LADOT for the provision of crossing guards at the intersection of Vermont Avenue and 69th Street and Menlo Avenue and 69th Street during heavy travel times (7am to 9am and 1:30pm to 3:30pm) before and after school.

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

Former and current Site uses of potential environmental concern include a tin shop, plumbing company, gas station, carwash and auto repair facility. A Preliminary Environmental Assessment (PEA) was conducted at the available properties to determine if these operations have potentially impacted the site and to assess the soil for lead-based paint (LBP) residue, organochlorine pesticides (OCPs) and polychlorinated biphenyls (PCBs).

Based on the PEA results, no further action was recommended for one residential property. However, soil at the 20 properties investigated to date is impacted with LBP and/or OCPs and will need to be excavated and disposed of appropriately. Soil at the remaining five residential properties will need to be sampled for LBP and OCPs once access has been obtained. In addition, further action is also required to determine if the low levels of PCE in soil gas at the carwash facility located at 6800 S. Vermont Avenue are from an offsite source. The PEA Report was submitted to the DTSC for review and approval on August 7, 2008.

A Removal Action Workplan (RAW) is being prepared to address the impacted soil at the site. Preliminary costs to perform excavation, confirmation sampling and disposition are anticipated to range from \$448,000 to \$960,000.

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

An EIR was prepared for the proposed South Region Elementary School No. 11 project and circulated for public and agency review from August 1, 2008 through September 15, 2008. The Final EIR concluded that the proposed project would create a significant and unavoidable impact to air quality during construction that would also be cumulatively considerable when the proposed project is combined with other proposed projects in the vicinity.

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 SRES No. 11

Factors	SRES #11	SLAHS #3	SRES #6	CRES #16	SRMS #6
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



64th St

65th St

66th St

68th St

69th St

70th St

71st St

68th St ES



Proposed Site



New Traffic Controls



Former Gas Stations

Hoover St

Menlo Ave

Vermont Ave

Florence Ave

1000 ft

Office of Environmental Health and Safety
Site Environmental Review
South Region Elementary School No. 11

© 200



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	139-08/09
Date:	November 25, 2008
Subject:	Project Approval for South Region Elementary School No. 11
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 Elementary School No. 11 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 South Region Elementary School No. 11 project.

The proposed South Region Elementary School No. 11 project will provide educational facilities for students in kindergarten through fifth grade and will consist of 32 classrooms providing 800 two-semester seats, a multi-purpose room, library, dining areas for students and staff, lunch shelter, parking, playfields, and administrative offices. The proposed project is planned to relieve 68th Street, 75th Street and Miller Elementary Schools.

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

Background: The proposed project site is bounded by 68th Street to the north, 69th Street to the south, Vermont Avenue to the west, and Menlo Avenue to the east in the City of Los Angeles.

The proposed project site is approximately 4.01 acres and is comprised of six single-family residential parcels, 15 multi-family parcels, four commercial parcels, and one vacant lot. The proposed project would require the acquisition and demolition of approximately six existing single-family units, 60 multi-family units and four commercial units.

This project is located in Local District 7 and Board District 1 (Marguerite Poindexter LaMotte).



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

- Policy Implications:** This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.
- Budget Impact:** The project was included in the New Construction Two-Semester Neighborhood School Program Definition List adopted by the Board of Education on October 23, 2007. The current estimated project budget for South Region Elementary School No. 11 is \$79,231,378. Funding will be from state and local bonds.
- Issues/Considerations:** The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 138-08/09 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 must occur prior to approval of the project. The analysis documented in the Draft EIR found that the proposed project would not result in significant and unavoidable environmental impacts. All potentially significant impacts would be reduced to a less than significant level with mitigation incorporated.
- Independent of the CEQA process, OEHS is currently awaiting Department of Toxic Substances Control (DTSC) approval of the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Supplemental Site Investigation (SSI) and Removal Action Workplan (RAW). Based on the findings of the PEA, shallow soils are impacted with lead and organochlorine pesticides at the residential and commercial properties. The volatile organic compounds found in soil gas need to be further investigated to determine the extent of impacts at the commercial property. The preliminary cost estimate range for site cleanup is \$353,958 to \$758,481. This is subject to change based on the results of the additional investigation and the DTSC's review.
- Effect of "yes" vote:** Approval of the project authorizes staff to proceed with the site acquisition process and construction of the project.
- Effect of "no" vote:** Failure to certify the EIR and approve the project could potentially delay construction of the new school. Delay of this project approval would defer overcrowding relief for 68th Street, 75th Street and Miller Elementary Schools.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

- Action Proposed:** Approval of the South Region Elementary School No. 11 project authorizes staff to proceed with the site acquisition process and construction of the project.
- Expected Outcomes:** The proposed school 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.
- If the project is not approved, property acquisition and school construction cannot proceed. Delay of project approval would defer overcrowding relief for 68th Street, 75th Street and Miller Elementary Schools.
- Policy Implications:** This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.
- Budget Impact:** The project was included in the New Construction Two-Semester Neighborhood School Program Definition List adopted by the Board on October 23, 2007. The current estimated project budget for South Region Elementary School No. 11 is \$79,231,378. Funding for this project will come from state and local bonds.
- Issues and Analysis:** Property Description: The proposed project site is bounded by 68th Street to the north, 69th Street to the south, Vermont Avenue to the west, and Menlo Avenue to the east in the City of Los Angeles. The proposed project site is approximately 4.01 acres and is comprised of six single-family residential parcels, 15 multi-family parcels, four commercial parcels and one vacant lot. The Board approved the preferred site designation on February 26, 2008.
- Community Outreach Process: Staff held four site selection community meetings between February 2007 and January 2008 prior to the Board designating the preferred site. Four additional community meetings were held to solicit community input and discuss environmental findings: one to gather input regarding the definition of the project, one that combined design review and scoping of the CEQA document, one to review the Draft EIR and



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

one to review the Preliminary Environmental Assessment (PEA) meeting. Two additional meetings were held to provide the affected owners and tenants with a detailed overview of the acquisition and relocation process. Subsequently, one-on-one meetings occurred with the affected property owners to discuss the acquisition and relocation process.

Environmental Analysis: The analysis documented in the Draft EIR found that the proposed project would not result in significant and unavoidable environmental impacts. All potentially significant impacts would be reduced to a less than significant level with mitigation incorporated.

Independent of the CEQA process, OEHS is currently awaiting approval by the Department of Toxic Substances Control (DTSC) of the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Supplemental Site Investigation (SSI) and Removal Action Workplan (RAW). Based on the findings of the PEA, shallow soils are impacted with lead and organochlorine pesticides at the residential and commercial properties. The volatile organic compounds found in soil gas need to be further investigated to determine the extent of impacts at the commercial property. The preliminary cost estimate range for Site cleanup is \$353,958 to \$758,481. This is subject to change based on the results of the additional investigation and the DTSC's review.

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)
68TH ST ES	4.6	4 TRK	993	1,289	1,037	1,092	937	8
75TH ST ES	5.8	4 TRK	1,334	1,718	1,441	1,455	1,295	4
MILLER ES	5.9	4 TRK	897	1,159	1,030	1,045	885	8

Committee Information:

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



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

**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 Department Regional Development Manager

Applicable Board Delegations:

Superintendent's Comments:

The Superintendent recommends approval of this action.

**Miscellaneous Issues and
Matters:**

N/A

This action does not require a Desegregation Impact Report.

**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:

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

DR. JAMES MORRIS
Chief of Staff