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## **Agenda Item #4**

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## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

<b>Report Number:</b>	159-08/09
<b>Date:</b>	December 9, 2008
<b>Subject:</b>	South Region High School No. 15
<b>Responsible Staff:</b>	
Name	Yi Hwa Kim, Interim Director
Office/Division	Office of Environmental Health & Safety
Telephone No.	(213) 241-3199

### A. EXECUTIVE SUMMARY

**Action Proposed:** Board of Education review and determination on the proposed Resolution (attached) that would certify the Final Environmental Impact Report (EIR), adopt the Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations prepared in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines.

**Staff Recommendation and Rationale:** Staff recommends that the Board review the Final EIR and make a determination on the attached Resolution. This action is required in order for the Board to consider proposed project approval as recommended in Facilities Services Division Board Report No. 159-08/09.

**Background:** The proposed South Region High School No. 15 project site is located on an approximate 28.5-acre site in the community of San Pedro, in the City of Los Angeles. The proposed project will provide 30 new classrooms to accommodate 810 new seats for students in grades nine through twelve.

The proposed project is located in Local District 8 and Board Member District 7 (Vladovic).

**Policy Implications:** This action does not change District policy.

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

**Issues/Considerations:** As described in the Final EIR, the proposed project would result in significant and unavoidable air quality impacts during construction, and impacts on aesthetics, cultural resources, noise and pedestrian safety during operation.



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**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. 160-08/09.

**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 High School No. 15 project (proposed project). The proposed project site is located on an approximate 28.5-acre site on the Upper Reservation of Fort MacArthur in the community of San Pedro, in the City of Los Angeles. The proposed project is designed to relieve overcrowding at San Pedro High School.

The Proposed Project would be an approximately 107,627-square-foot development that would include 30 classrooms, administration areas, a multipurpose room, and a library. These facilities would be contained in two- to three-story buildings that would be approximately 43 feet high. Also included would be an outdoor amphitheater with an approximate 600-seat capacity for school programs and informal recreation. Athletic facilities for baseball, softball, soccer, tennis, and basketball are planned along the southern perimeter of the site. A swimming pool may be included as part of the project contingent upon development of a Memorandum of Understanding with the City of Los Angeles. No outdoor field lighting is proposed.

The high school may be developed as a green demonstration project and would include features to enhance energy efficiency, such as wind turbines, photovoltaic (PV) panels, and green roofs.

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 air quality impacts during construction, and impacts on aesthetics, cultural resources, noise and pedestrian safety during operation.

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). A Preliminary Environmental Assessment (PEA) Report was submitted to the DTSC for review on August 7, 2008 and approved on October 8, 2008. The PEA recommends further action in the form of a Supplemental Site Investigation (SSI) to assess impacts to soil at various locations on the Site and a response action in the form of a Remedial Action Plan (RAP) to



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address identified impacts to soil. The need for a radon gas mitigation measure(s) will be evaluated for potential inclusion in the project design and construction process. The preliminary cost estimate range for Site soil cleanup, exclusive of the radon mitigation system, is \$3,600,000 to \$7,700,000. A final estimate of site soil remediation will be documented in the DTSC-approved RAP.

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. 160-08/09).

**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. 160-08/09. 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 High School No. 15 is \$102,844,507. 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 December 4, 2008 Facilities Committee Meeting.

**Reporting Requirements and Benchmarks:** Not applicable.



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Board of Education Report**

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

**Applicable Board Delegations:** None.

**Superintendent's Comments:** None.

**Miscellaneous Issues and Matters:** Missing sidewalk segments require an agreement between LAUSD and the City of Los Angeles that would result in the installation of the missing sidewalk segments or equivalent pedestrian pathways. Installation of the missing sidewalks or pathways is not under the District's jurisdiction. Therefore, the proposed project also would result in significant and unavoidable impacts to pedestrian safety during operation until or if they are not improved. Also, 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 HIGH SCHOOL NO. 15 PROJECT

Whereas, the proposed project includes the development of the South Region High School No. 15 Project within Local District 8; on an approximate 28.5-acre site on the Upper Reservation of Fort MacArthur in the community of San Pedro, in the City of Los Angeles; consists of approximately 107,627-square-feet of development that would include 30 classrooms, administration areas, a multipurpose room, and a library; these facilities would be contained in two- to three-story buildings that would be approximately 43 feet high; also included would be an outdoor amphitheater with an approximate 600-seat capacity for school programs and informal recreation; athletic facilities for baseball, softball, soccer, tennis, and basketball are planned along the southern perimeter of the site; a swimming pool may be included as part of the project contingent upon development of a Memorandum of Understanding with the City of Los Angeles.; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008031020), 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 19, 2008, circulated for a 60-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 22, 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 November 24, 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 air quality impacts during construction, and impacts on aesthetics, cultural resources, noise and pedestrian safety during operation due to missing sidewalks; 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



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Whereas, the project's benefits have been balanced against the project's significant unavoidable impact related to cumulative air quality impacts from construction, and impacts on aesthetics, cultural resources, noise and pedestrian safety during operation due to missing sidewalks the Board of Education finds that the project's benefits outweigh these impacts, 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) determined that no facilities are located within a half mile of the proposed school site and therefore there is not 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 power lines; 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



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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 impacts on aesthetics, cultural resources, noise and pedestrian safety during operation (due to missing sidewalks) 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 7<sup>th</sup> Street, 9<sup>th</sup> Floor, Los Angeles, California and the custodian of the record of proceedings is the Office of Environmental Health and Safety.

**PASSED, APPROVED AND ADOPTED this 9th day of December 2008, by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Jefferson Crain**  
**Executive Officer of the Board of Education**

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**Date**



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**OEHS SITE REVIEW**

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**Project:** South Region High School No. 15 (Fort MacArthur Site)

**Site:** Site bound by 30<sup>th</sup> Street to the north, 36<sup>th</sup> Street to the south, Alma Street to the west and the Point Fermin Outdoor Education Center to the east in San Pedro.

**Date:** May 1, 2007 (Revised November 10, 2008)

**Issuer:** Office of Environmental Health and Safety

**Contact:** Pat Schanen, Deputy Director *EAM*

**OEHS Determination:** Determination Pending. To date, less than 70% of the required environmental studies have been completed. Based on preliminary data, no environmental factors have been identified that would preclude the site from school use.

**Key Findings:** A summary table of environmental health and safety factors identified at the Site is attached. Following are key findings:

- World War I and II era structures on the Site comprise a Historic District that is potentially eligible for listing in the National Register of Historic Resources as well as the California Register of Historic Resources.
- Implementation of the proposed project will result in significant and unavoidable air quality impacts during construction; and impacts to aesthetics, cultural resources, noise, and pedestrian safety due to missing sidewalks during operation.
- Removal of soils contaminated with lead, asbestos, wood preservatives, pesticides, and petroleum hydrocarbons will be required.

**Site Description:** The Site is an approximately 28.5 acre portion on the west side of the 47.2-acre property that the District acquired from the federal government for educational purposes in June 1979. This property currently comprises educational centers including the Harbor Occupational Center-San Pedro/Wilmington Skills Center, the San Pedro/Wilmington Early Education Center, the Point Fermin Outdoor Education Center and the Angel's Gate Continuation School. Educational programs are housed in the Center for Marine Studies and Marine Mammal Care and the International Bird Research and Rescue Center (Oiled Bird Center). Two areas of the property are utilized by the City of Los Angeles, Department of Recreation and Parks and by the Fire Department through the use of no-cost permits as a community park. The Site is surrounded predominantly by residential uses.



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<b>Geohazard Assessment:</b>	The Site is not located in an area susceptible to liquefaction, landslides, flooding, or dam inundation. However, the potentially active Cabrillo fault is located near the northern boundary of the Site. A trenching study was conducted in the northern 35 feet of the Site to determine if any active portion of the Cabrillo fault is located onsite. The study concluded that no active traces of the fault were found, and no building setbacks are required for buildings more than 85 feet from the northern property boundary.
<b>Pipeline Safety Hazard Assessment (PSHA):</b>	No high-pressure hazardous material pipelines have been identified within 1,500 feet of the Site.
<b>Air Quality Health Risk Assessment (HRA):</b>	An HRA conducted in April 2008 found that there are three facilities within a 0.5 mile radius of the Site that have the potential to release toxic air emissions. The emissions from these sources were found to be <i>de minimis</i> , and risks are anticipated to be less than significant for both students and staff.
<b>Electro-Magnetic Fields (EMF) Assessment:</b>	No power lines with voltages greater than 50 kV have been identified within 350 feet of the site, hence impacts are less than significant.
<b>Rail Safety Assessment (RSA):</b>	No railroads or rail easements are located within 1,500 feet of the Site, hence, impacts are less than significant.
<b>Traffic And Pedestrian Safety:</b>	<p><u>Traffic</u></p> <p>The proposed project would result in a potentially significant increase in school-related traffic in the proposed project vicinity. LAUSD will provide a fair-share contribution toward the development of a Neighborhood Traffic Management Plan, which would be implemented by the City to mitigate these impacts to a less than significant level.</p> <p><u>Pedestrian Safety</u></p> <p>The proposed project would increase pedestrian traffic and potentially create unsafe routes for pedestrians due to missing crosswalks/signals and sidewalks. The proposed project would include the installation of a traffic signal with pedestrian phasing and a striped crosswalk at the Gaffey Street/30<sup>th</sup> Street intersection.</p> <p>The proposed project would also require the installation of sidewalks on the west side of Gaffey Street from 30th Street to 32nd Street.</p> <p>Missing sidewalk segments require an agreement between LAUSD and the City of Los Angeles for the installation of the missing sidewalk segments. Installation of the missing sidewalks is not under the District's jurisdiction. Therefore, the proposed project would also result in significant and unavoidable impacts to pedestrian safety during operation until or if they are not improved.</p>



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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

A Preliminary Environmental Assessment (PEA) was performed which concluded that further action was required for the project site. The following areas of concern were identified in the PEA:

- One small former construction debris landfill was discovered during the PEA investigation. This landfill must be removed prior to school occupation.
- Buildings on-site contain lead-based paint, asbestos-containing materials, metals used in wood preservatives, and pesticide residue from vermin control in crawl spaces and foundations. Shallow soils around and beneath some of the buildings contain lead, arsenic, and pesticide residue.
- Wood preservatives were detected in soil adjacent to existing utility poles.
- No practice hand grenades and remnants from these or other ordnance which could contain small quantities of explosives residue were discovered during the PEA investigation.
- The auto shop area used both by the military and the District may have impacted the soil with petroleum hydrocarbons, lead, and arsenic.
- A former incinerator was located at the northeast corner of the Preferred Site. Compounds of concern include lead and arsenic.
- The Site is located in a City of Los Angeles Methane Buffer Zone. No methane concentrations exceeding DTSC screening levels were detected during the PEA investigation.
- Very low levels of radon gas were detected in subsurface soils, requiring further evaluation.

The PEA was approved by the Department of Toxic Substances Control (DTSC) on October 8, 2008. A Remedial Action Plan will be developed to address shallow soil impacts. Preliminary remediation cost estimates range between \$3,600,000 to \$7,700,000. A Supplemental Site Investigation (SSI) is currently being conducted under the oversight of the Department of Toxic Substances Control to further delineate potential areas of concern. A detailed cost estimate for remediation will be developed upon completion of the SSI.

### **Cultural Resources:**

Certain World War I era buildings within the Proposed Project area contribute to an Upper Reservation historical district that meets Criteria 1 (a resource associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage) for listing in the California Register of Historical Resources. Any demolition to these historical resources determined eligible, within the Fort MacArthur Upper Reservation, result in a



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significant impact under CEQA.

As proposed, the Proposed Project will set aside the southeastern portion of the project site to accommodate contributing historic World War I resources. Relocating all these structures into this area will maintain the integrity of the Historic District as it exists currently. In other words, site design would allow space to preserve the historic World War I buildings from Fort MacArthur.

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

The CEQA process was initiated in January 2008. A Notice of Preparation (NOP) and Initial Study (IS) began circulating for Agency and public review on March 19, 2008. At the request of several stakeholders, the review period for the IS/NOP was extended 30 days and ended on May 17, 2008.

An EIR was prepared for the proposed South Region High School No. 15 project and circulated for public review from August 22, 2008 through October 7, 2008.

The EIR concluded that, even with implementation of all feasible mitigation measures, the proposed project would have significant and unavoidable impacts air quality during construction, and to aesthetics, cultural resources, noise, and pedestrian safety during operation.

Certification of the 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. 15

Factors	SRHS#15	SRES #11	SLAHS #3	SRES #6	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



N

Gaffey St

New Traffic Light

Missing Sidewalk

LAUSD Property Boundary

30th St

Cabrillo Fault

Site

Leavenworth Dr

Meyer St

Alma St

36th St

Leland St

37th St

1000 ft

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Office of Environmental Health and Safety  
Site Environmental Review  
South Region High School 15



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	160-08/09
<b>Date:</b>	December 9, 2008
<b>Subject:</b>	Project Approval for South Region High School No. 15
<b>Responsible Staff:</b>	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

### A. EXECUTIVE SUMMARY

**Action Proposed:** Approval of South Region High School No. 15 authorizes staff to proceed with the construction of the project.

**Staff Recommendation and Rationale:** Staff recommends that the Board of Education approve the South Region High School No. 15 project.

The proposed South Region High School No. 15 project will provide educational facilities for students in ninth to twelfth grade consisting of 30 classrooms offering 850 two-semester seats, a multi-purpose room, library, dining areas for students and staff, lunch shelter, surface parking, playfields and administrative offices. The project is planned to relieve San Pedro High School.

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

**Background:** The proposed project site is located at 3210 South Alma Street in the San Pedro community of Los Angeles. The proposed project is bounded by residential properties along 30<sup>th</sup> Street to the north, 36<sup>th</sup> Street to the south and Alma Street to the west.

The proposed project site is approximately 25.9 acres and is part of a 47-acre parcel the District acquired from the Federal government in 1979. The property has been occupied by various District operations including the San Pedro/ Wilmington Skills Center, Angels Gate Continuation High School and San Pedro/Wilmington Early Education Center. The Angel's Gate Continuation High School and the Wilmington/San Pedro Early Education Center are planned to be relocated on the site. Most programs of the Skills Center will be relocated to the Harbor Occupational Center. Implementation of the



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project will require relocation of some of the onsite historic structures and demolition of other structures.

This project is located in Local District 8 and Board District 1 (Richard Vladovic).

**Policy Implications:** This action helps facilitate the Board-adopted New Construction Strategic Execution Plan.

**Budget Impact:** The project was included in the New Construction Two-Semester Neighborhood School Program Definition List adopted by the Board of Education on October 23, 2007. The current estimated project budget for South Region High School No. 15 is \$102,844,507.

An environmental remediation workplan will be required with a current estimate cost range of \$3.6 million to \$7.7 million. This estimate may be adjusted following the Department of Toxic Substance Control (DTSC) review of the Remedial Action Plan (RAP). This environmental remediation cost estimate is not included in the current project budget and therefore it is anticipated a project budget modification will be required at the time actual remediation costs are known.

Funding will be from both state and local bonds.

**Issues/Considerations:** The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No.159-08/09 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. The analysis documented in the Draft EIR found that the proposed project would result in significant and unavoidable impacts to aesthetics, air quality during construction, cultural resources, noise from operation and pedestrian safety.

Certification of the EIR must occur prior to approval of the project.

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 variously impacted with lead,



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radon and organochlorine pesticides. A radon gas mitigation measure(s) will be incorporated as part of the design and construction process. The preliminary cost estimate ranges for site cleanup is \$3.6 million to \$7.7 million. The estimate may be adjusted following the DTCS review of the RAP.

**Effect of “yes” vote:** Approval of the project authorizes staff to proceed with site preparation and the construction of the project.

**Effect of “no” vote:** Failure to certify the EIR and approve the project will delay construction of the new school project. Delay of this project approval would defer overcrowding relief for San Pedro High School.

### **B. BOARD REPORT**

**Action Proposed:** Approval of South Region High School No. 15 authorizes staff to proceed with the construction of the project.

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

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

If the project is not approved, school construction cannot proceed. Delay of project approval would defer overcrowding relief for San Pedro High School.

**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 High School No. 15 is \$102,844,507.

An environmental cleanup workplan will be required with a current estimate cost range for cleanup of \$3.6 million to \$7.7 million. This estimate may be adjusted following the Department of Toxic Substance Control (DTSC) review of the Remedial



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Action Plan (RAP). This environmental cleanup cost estimate is not included in the current project budget and therefore it is anticipated a project budget modification will be required at the time actual remediation costs are known.

Funding will be from both state and local bonds.

### **Issues and Analysis:**

Property Description: The proposed project is located at 3210 South Alma Street in the City of San Pedro. The property was acquired by the District in 1979 from the United States Department of Education. The proposed project is bounded by residential properties to the north, 37<sup>th</sup> Street to the south and Alma Street to the west along 30<sup>th</sup> Street. The proposed project site is approximately 25.9 acres. The Board designated this the preferred site on May 22, 2007.

Community Outreach Process: Staff has held six community meetings beginning in April 2007 through September 2008 that included a project update community meeting, Design and Project Update meeting, Schematic Design Community meeting, CEQA Scoping Meeting, Preliminary Environmental Assessment (PEA) Hearing and a combined Design Development/Draft Environmental Impact Report (DEIR) Community meeting. Staff has held various meetings with representatives of neighborhood councils and other interested parties to hear their concerns.

### Environmental Analysis:

In accordance with CEQA, OEHS prepared a Draft EIR to evaluate the environmental effects of the South Region High School No. 15 project. The Draft EIR was posted for Agency and public review on August 22, 2008 and the review period closed on October 7, 2008.

The analysis documented in the Draft EIR found that the proposed project would result in significant and unavoidable impacts to aesthetics, air quality during construction, cultural resources, noise from operation, and pedestrian safety. The Final EIR is scheduled to be presented to the Board of Education for consideration on December 9, 2008.

Independent of the CEQA process, OEHS is currently awaiting



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

approval by DTSC of the PEA Report, which recommends further action in the form of a Supplemental Site Investigation (SSI) and Removal Action Plan. Based on the findings of the PEA, shallow soils are variously impacted with lead, radon, and organochlorine pesticides. A radon gas mitigation measure(s) will be incorporated into the construction design. The preliminary cost estimate range for site remediation is \$3.6 million to \$7.7 million. This estimate is subject to change based on the results of the additional investigation and the DTSC’s review.

### Demographic Data

RELIEVED SCHOOLS	SITE ACREAGE	2008-09 CALENDAR	2008-09 2- SEMESTER CAPACITY	2008-09 OPERATING CAPACITY	2008-09 ACTUAL ENROLLMENT	2008-09 RESIDENT ENROLLMENT	PLANNING 2- SEMESTER CAPACITY	PORTABLE CLASSROOMS
SAN PEDRO HS	22.9	1 TRK	3,600	3,600	3,442	3,441	3,168	47

**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. Facilities Services Division status reports are posted on [www.laschools.org](http://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:**

**Desegregation Impact Statement attached** This action does not require a Desegregation Impact Report.

**Division of Accountability and Systemwide Performance**

**Informative**



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

Respectfully submitted,

DAVID L. BREWER III  
Superintendent of Schools

APPROVED &  
PRESENTED BY:

APPROVED BY

A handwritten signature in black ink, appearing to read "Joe Mehula".

JOSEPH A. MEHULA  
Chief Facilities Executive  
Facilities Services Division

DR. JAMES MORRIS  
Chief of Staff