

South Region Elementary School #10 Recommended Preferred Site

Facilities Committee

May 8, 2008



South Region Elementary School #10

Classrooms:

26

Seats:

650

Relieved Schools:

West Vernon ES

Menlo ES

South Region Elementary School #10

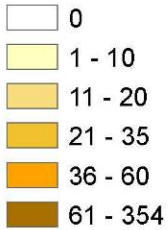
2007-08 DEMOGRAPHIC DATA

PROJECT/RELIEVED SCHOOLS	SITE ACREAGE	2007-08 CALENDAR	2007-08 2-SEMESTER CAPACITY	2007-08 RESIDENT ENROLLMENT	PORTABLE CLASSROOMS (EXCLUDES CLASSROOMS TO BE REMOVED)
SOUTH REGION ES #10					
MENLO ES	4.8	3 TRK	823	1,015	10
WEST VERNON ES	5.9	4 TRK	928	1,194	31

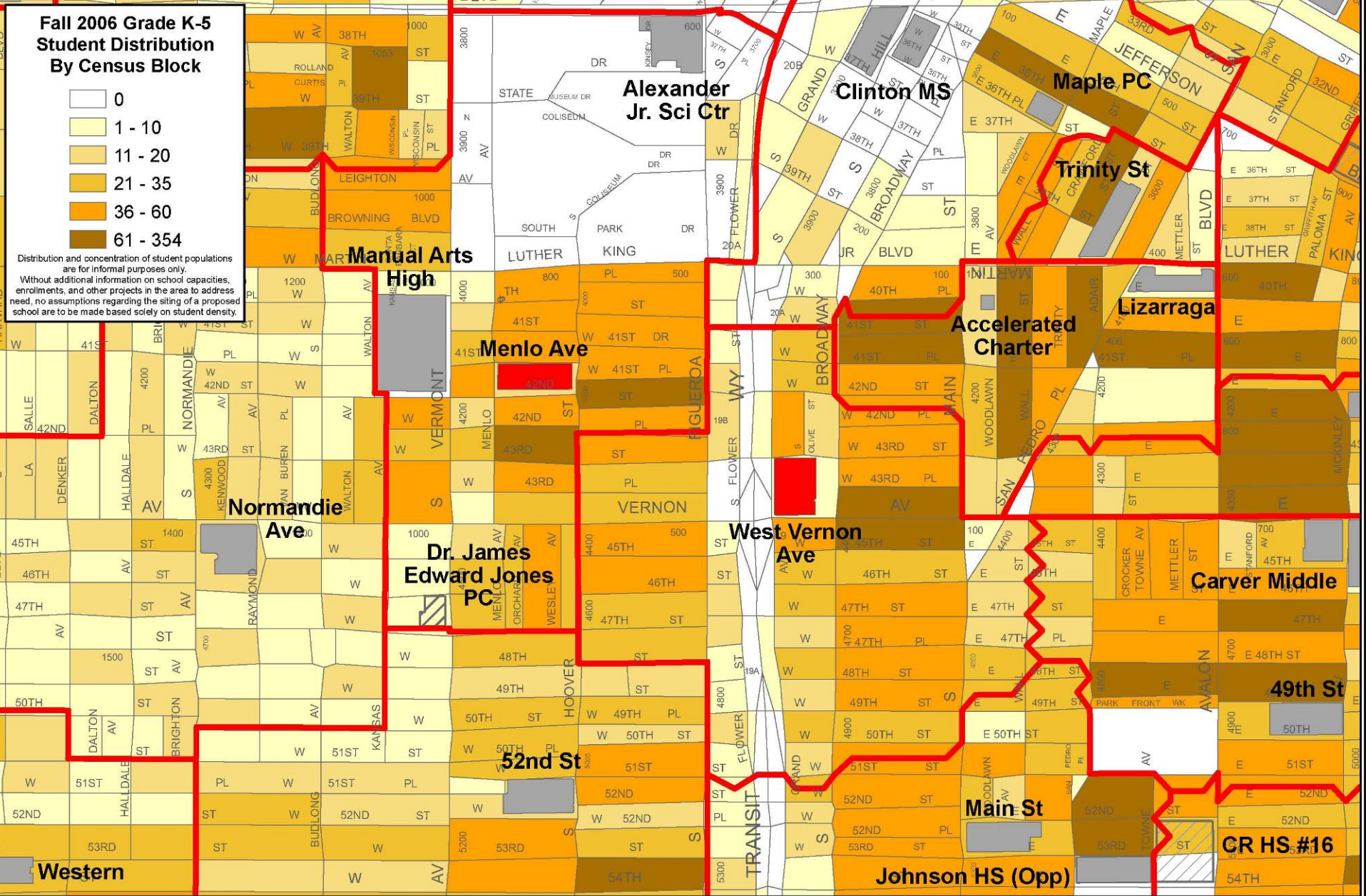
PROGRAM PLAN FOR RELIEF

PROJECT/RELIEVED SCHOOLS	PLANNING 2-SEMESTER CAPACITY	2011-12 PROJECTED RESIDENT AREA ENROLLMENT	PLANNED RELIEF FROM NEW SCHOOLS IN PHASES I - IV	2011-12 ADJUSTED RESIDENT ENROLLMENT PROJECTION	SELECTED QEIA SCHOOL	ESTIMATED CAPACITY DIFF DUE TO QEIA (APPLIES TO SELECTED SCHOOLS ONLY)
SOUTH REGION ES #10						
MENLO ES	816	1,112	-270	842	NO	0
WEST VERNON ES	905	1,129	-320	809	YES	-72

**Fall 2006 Grade K-5
Student Distribution
By Census Block**



Distribution and concentration of student populations are for informal purposes only. Without additional information on school capacities, enrollments, and other projects in the area to address need, no assumptions regarding the siting of a proposed school are to be made based solely on student density.



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



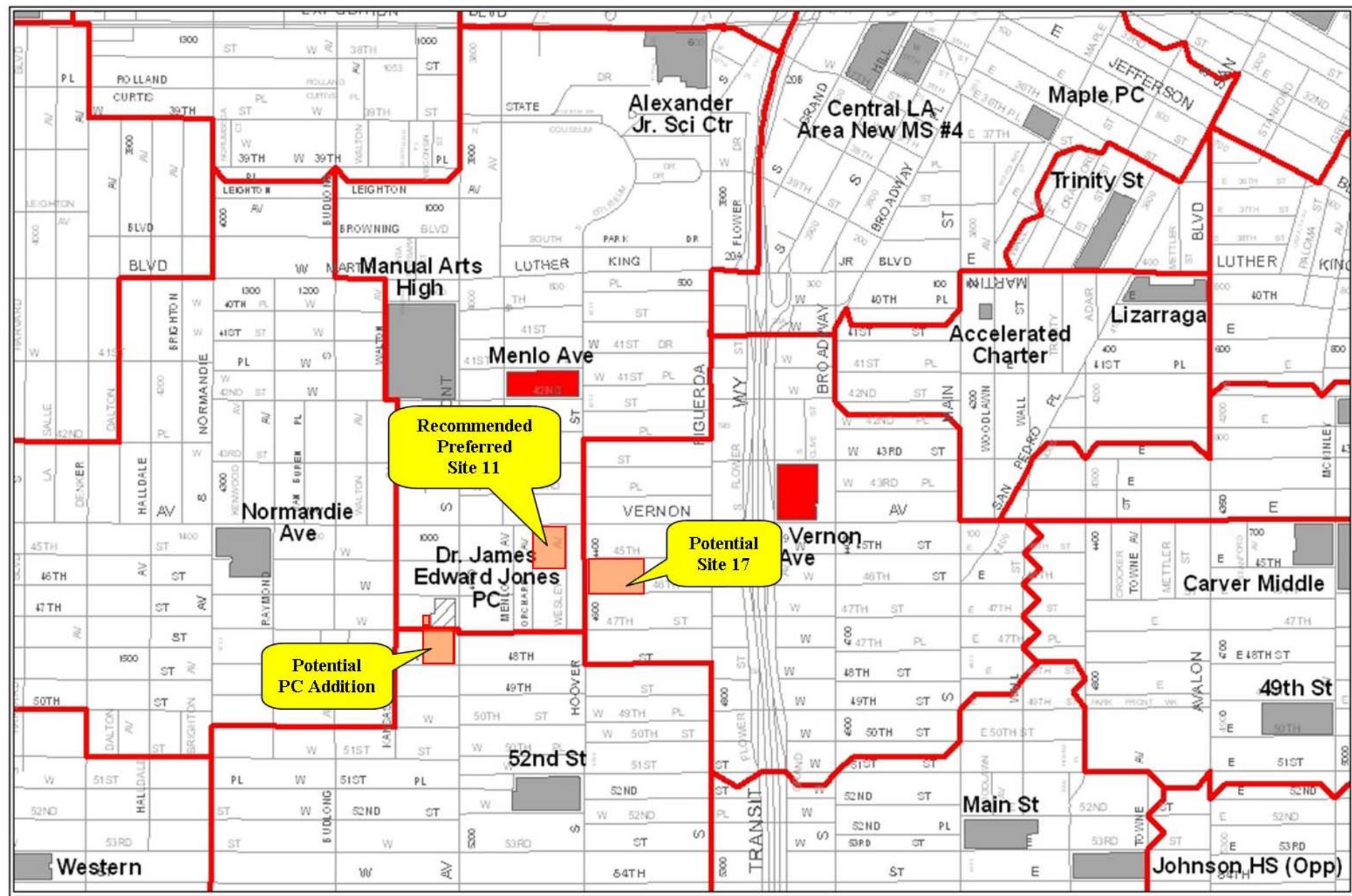
**SOUTH REGION ES #10
PROPOSED PROJECT AREA MAP**



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Prepared by Master Planning & Demographics
Facilities Services Division
MPD-1721
2/25/2008





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



SOUTH REGION ES #10 PROPOSED PROJECT AREA MAP



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 Prepared by: Moore Planning & Geographics
 File Name: Service Area 10
 8/17/16
 11-16206

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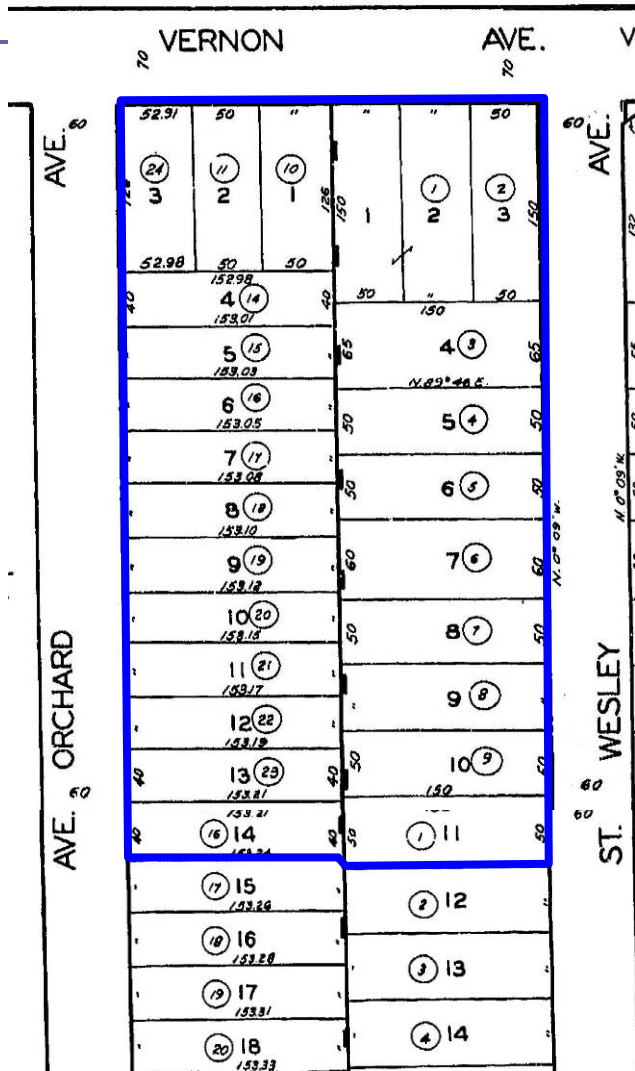
South Region Elementary School No. 10 Recommended Preferred Site #11

Project #56.40078

Number of Classrooms: 26

Number of Seats: 650

Local District: 7



Property Description	Parcels	Units
Number of Single-Family Residential (SFR):	8	8
Number of Multi-Family Residential (MFR):	16	55
Total Number to be Acquired:	24	63

Site Size	Value
Total Acres from Parcel Acquisition:	3.96

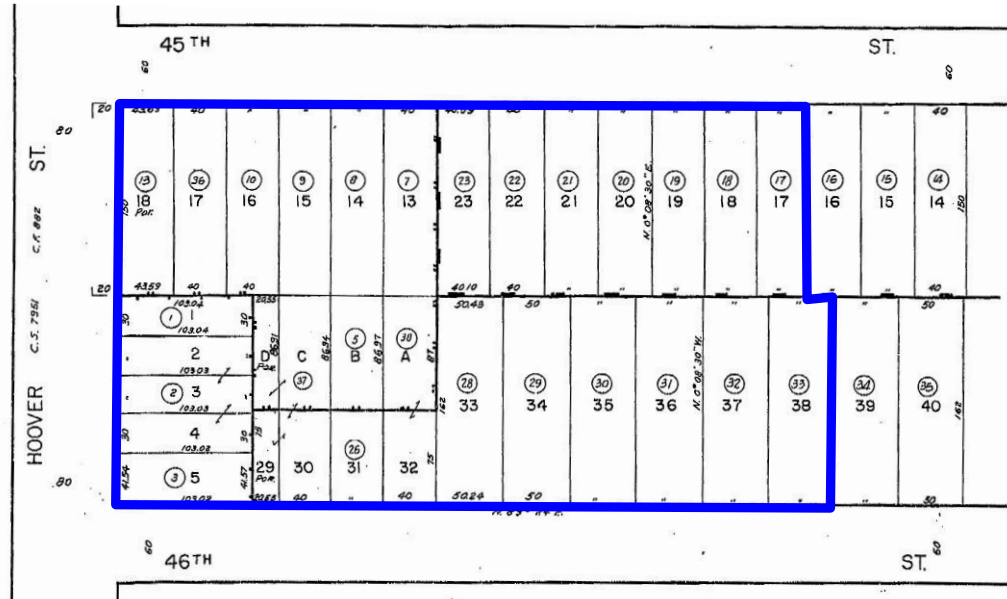
South Region Elementary School No. 10 Potential Site #17

Project #56.40078

Number of Classrooms: 26

Number of Seats: 650

Local District: 7



Property Description

Number of Single-Family Residential (SFR):

9

9

Number of Multi-Family Residential (MFR):

13

42

Number of Commercial (OFF/RET/IND/BB):

3

3

Total Number to be Acquired:

25

54

Site Size

Total Acres from Parcel Acquisition:

3.83

South Region Elementary School No. 10 Potential PC Addition - Site No Longer Under Consideration

Project #56.40078

Number of Classrooms: 22

Number of Seats: 550

Local District: 7



<u>Property Description</u>	<u>Parcels</u>	<u>Units</u>
Number of Single-Family Residential (SFR):	5	5
Number of Multi-Family Residential (MFR):	4	28
Number of Commercial (OFF/RET/IND/BB):	6	8
Total Number to be Acquired:	15	41

<u>Site Size</u>	
Total Acres from Additional Parcel Acquisition:	2.57
Total Acres from Street & Alley Vacations	.54
Total Project Acreage:	3.11

Agenda Item #4



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	408- 07/08
Date:	May 27, 2008
Subject:	Designation of the Site on the Southwest Corner of Vernon Avenue and Wesley Avenue in the City of Los Angeles as the Preferred Site for South Region Elementary School No. 10
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Designation of the property located on the southwest corner of Vernon Avenue and Wesley Avenue (as shown on Attachment A) as the preferred site to conduct planning and feasibility studies for the New Construction project known as South Region Elementary School No. 10.

Staff Recommendation and Rationale: Staff recommends the designation of the site (as shown on attachment A) as the preferred site for South Region Elementary School No. 10 so that staff may proceed with additional planning and feasibility studies at this location. The proposed elementary school project is currently anticipated to provide overcrowding relief to Menlo and West Vernon Elementary Schools. In conjunction with other New Construction projects, this will allow these schools to operate on a traditional two-semester calendar.

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

The proposed South Region Elementary School No. 10 will provide educational facilities for students in kindergarten through fifth grades. The project has 650 two-semester seats in 26 classrooms, administrative offices, library, food service, multipurpose room, playground, and parking.



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

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

Budget Impact: The current estimated total project budget for the 650 two-semester seat South Region Elementary School No. 10 is \$59,194,361. However, it is anticipated that the total project budget will be increased at the time the project is bid for construction. Funding for this project is from state and local bonds.

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

Issues/Considerations: The recommended preferred site is approximately 3.96 acres comprised of eight single-family residences and approximately 55 multi-family residential units. The preferred site is situated within the city of Los Angeles.

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

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



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

- Action Proposed:** Designation of the property located on the southwest corner of Vernon and Wesley Avenues (as shown on Attachment A) as the preferred site to conduct planning and feasibility studies for the New Construction project known as South Region Elementary School No. 10.
- Expected Outcomes:** Approval of this action would allow staff to proceed with additional planning, real estate due diligence and environmental studies.
- Board Options and Consequences:** This planned school is currently scheduled to open in 2012. If the proposed preferred site is not designated, the project cannot proceed until another site is designated, and project delays will be incurred.
- Policy Implications:** This action aids in facilitating the Board-adopted New Construction Strategic Execution Plan.
- Budget Impact:** The current estimated total project budget for the South Region Elementary School No. 10 is \$59,194,361. However, it is anticipated that the total project budget will be increased at the time the project is bid for construction. Funding for this project is from state and local bonds.
- This project was included in the New Construction Two-Semester Neighborhood School Program Definition list adopted by the Board on October 23, 2007.
- Issues and Analysis:**
- No legal issues**
 - Legal informative attached**
- Site Description: The recommended preferred site for this project is approximately 3.96 acres and consists of 24 parcels comprised of eight single-family residences and 55 multi-family units. Construction on this site would require no street or alley vacations.
- The target search area for this project is located in the City of Los Angeles within an area generally bounded by West 43rd Place to the north, Kansas Avenue to the west, West 47th Street to the south, and South Figueroa Street to the east. The target search area is composed of both single-family and multi-family residences, with some commercial properties fronting major streets.
- Community Outreach Process: District staff held a project definition meeting on October 16, 2006 and five site selection community meetings. On January 24, 2008, a site selection meeting was held at which District staff presented a site adjacent to the existing Dr. Edward Jones Primary



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Center predicated on the assumption that it could be expanded into a full elementary school. Upon further review of demographic projections, however, it was determined that a separate stand-alone elementary school located farther north and east would be better located to serve the student population being relieved. Also, adding onto the primary center could be highly disruptive and undesirable. A site selection update meeting was held on April 2, 2008 to present sites #11 and #17 in order to receive community input. At this meeting, alternative sites (described below) were suggested by community members. A preferred site community meeting was held on April 23, 2008 to present site #11 as the recommended preferred site. District staff also presented analyses as to why the alternatives were less desirable than the recommended preferred site.

District staff held an Acquisition and Relocation Information Meeting on April 30, 2008, to inform potentially affected owners and tenants about the District's acquisition and relocation process.

Alternatives Considered: In addition to the recommended preferred site, site #17 was presented at the site final selection update meeting. Site #17 is comprised of single-family, multi-family and small retail commercial properties. Although this site and the preferred site are quite comparable, the preferred site is deemed preferable because it is slightly more central to the anticipated student attendance area and garnered more community support.

Community members suggested six additional locations:

- The first community-suggested site consists of a vacant lot and an adjacent strip mall with six businesses on the northwest corner of Vernon Avenue and Hoover Street. An additional three acres consisting of single-family and multi-family-housing would need to be acquired in order to meet the necessary school site size. This site was deemed less desirable because it would require approximately 30 percent more residential relocations and has a long frontage on Vernon Avenue, which is a busy secondary highway.
- The second community-suggested site consists of a parking lot on the corner of Menlo Avenue and Vernon Avenue. This lot is owned by the Lutheran Evangelical Church located across Vernon Avenue and serves as their only parking area. To create a viable school site, the District would have to acquire 43 percent more residential housing than the recommended preferred site. Additionally, a former plating company once operated on the property just west of the site, which raises the probability of soil contamination affecting



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- the surrounding area.
- The third community-suggested site is a narrow block just east of the recommended preferred site. In order to create a viable site, the District would have to acquire most of the properties located on the recommended preferred site in addition to vacating a portion of Wesley Street. The long frontage on Hoover Street and the complication of vacating Wesley Street makes this site less desirable.
 - The fourth community-suggested site is a small strip mall with three businesses located on the southeast corner of Vernon Avenue and Hoover Street, both of which are heavily trafficked streets. Approximately three additional acres consisting of residences and small retail uses would need to be acquired to meet the recommended school site size. This site is considered less desirable due to its exposure to traffic and noise.
 - The fifth community-suggested site is Vermont Square Shopping Center on the northwest corner of Vermont and Vernon Avenues. This site would require the acquisition of an additional 47 residential units to create a viable site. The location is a high traffic intersection that is two blocks south of Manual Arts High School. This site is deemed less desirable due to its location in close proximity to Manual Arts High School and a challenging drop off configuration.
 - The sixth community-suggested site is a vacant lot and adjacent motel on the northeast corner of 43rd Street and Vermont Avenue. To create a viable school site, the District would have to acquire 27 percent more residential housing (than the preferred site) and three churches. The location of the site is approximately half a block south of both Menlo Elementary School and Manual Arts High School. The site was deemed less desirable because of the close proximity to the two existing schools and the increased number of residential displacements.

Environmental Assessment: A Phase I Environmental Site Assessment (ESA) is currently being prepared, by the Office of Environmental Health and Safety (OEHS), for the proposed site to identify the potential presence of hazardous substances or materials due to historical and current site use. Based on preliminary findings, the following areas of potential environmental concern were identified:

- A former gas station and automobile wash rack was located within the site boundary. The parcel is currently used for vehicle storage.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

- Off-site properties include auto repair facilities, former gas stations and a former plating facility.

These concerns will be investigated as part of a Preliminary Environmental Assessment. Due to the age of the structures on-site, an assessment for organochlorine pesticides and lead-based paint residue in shallow soil will also be conducted. It is likely that a removal action will be necessary to address environmental issues identified to date.

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

Demographic Data

RELIEVED SCHOOLS	SITE ACREAGE	2007-08 CALENDAR	2007-08 2- SEMESTER CAPACITY	2007-08 OPERATING CAPACITY	2007-08 ACTUAL ENROLLMENT	2007-08 RESIDENT ENROLLMENT	PLANNING 2- SEMESTER CAPACITY	PORTABLE CLASSROOMS (EXCLUDES CLASSROOMS TO BE REMOVED)
MENLO ES	4.8	3 TRK	823	1,199	1,033	1,015	816	10
WEST VERNON ES	5.9	4 TRK	928	1,193	1,132	1,194	905	31

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

Bond Oversight Committee Recommendation: Not Applicable

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

Accountable Staff: Rod Hamilton, Real Estate Development Manager

Applicable Board Delegations:

Superintendent's Comments: The Superintendent recommends approval of this action.



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

**Miscellaneous Issues
and Matters:**

**Desegregation
Impact Statement
attached**

**Division of
Accountability and
Systemwide
Performance**

Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:

A handwritten signature in black ink, appearing to read 'J. Mehula'.

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff

South Region Elementary School No. 10
Preferred Site #11

Project #56.40078
Attachment A

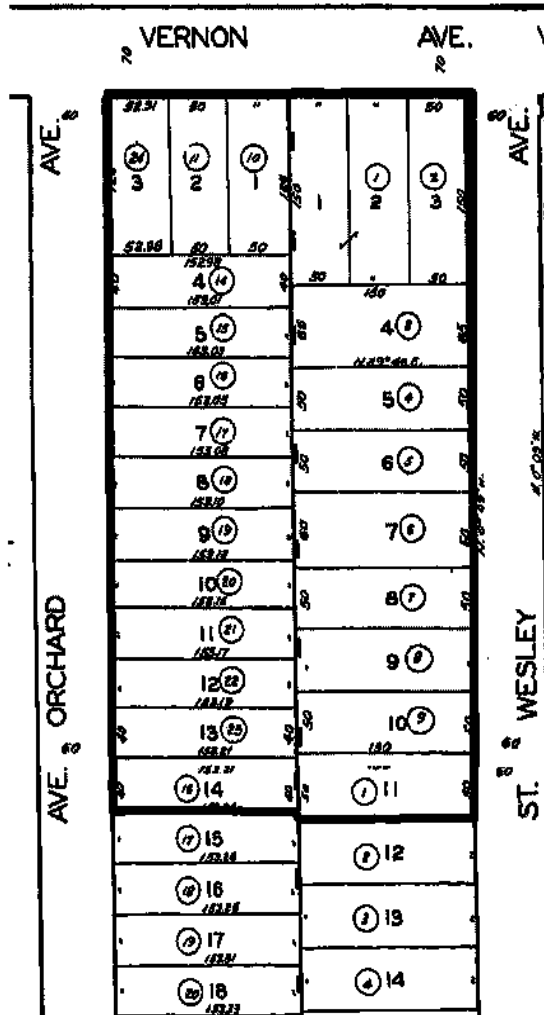
Number of Classrooms: 26

Number of Seats: 650

Local District: 7

APN:

- 5018-003-001
- 5018-003-002
- 5018-003-003
- 5018-003-004
- 5018-003-005
- 5018-003-006
- 5018-003-007
- 5018-003-008
- 5018-003-009
- 5018-003-010
- 5018-003-011
- 5018-003-014
- 5018-003-015
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- 5018-003-019
- 5018-003-020
- 5018-003-021
- 5018-003-022
- 5018-003-023
- 5018-003-024
- 5018-004-001
- 5018-004-016



<u>Property Description</u>	<u>Parcels</u>	<u>Units</u>
Number of Single-Family Residential (SFR):	8	8
Number of Multi-Family Residential (MFR):	16	55
Number of Commercial (OFF/RET/IND/BB):	0	0
Number of Parking Lots (PL) / Vacant (VAC):	0	0
Number of Other:	0	0
Total Number to be Acquired:	24	63

<u>Site Size Description</u>	
Total Acres from Parcel Acquisition:	3.96
Total Acres from Street & Alley Vacations:	0.00
Total Net Project Acreage:	3.96

INTER-OFFICE CORRESPONDENCE

Los Angeles Unified School District

INFORMATIVE

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

DATE: April 28, 2008

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

**SUBJECT: SITE ENVIRONMENTAL REVIEW (SER) FOR PROPOSED SOUTH
REGION ELEMENTARY SCHOOL NO. 10, SITE 11**

The Facilities Services Division is placing on the May 27, 2008 Board Meeting calendar "Preferred Site Designation" for the South Region Elementary School No. 10 project. The purpose of this memorandum is to provide information on the environmental conditions of the proposed site.

A Site Environmental Review (SER) of the subject site has been initiated, and a copy of the SER findings is attached. To date, less than 20% of the environmental studies have been completed for this site. As referenced, three key environmental factors have been identified: 1) One parcel within the site boundary that is currently used for vehicle storage was formerly a gas station and automobile wash rack; 2) Off-site properties of potential concern include auto repair facilities, former gas stations, and a former plating facility; and 3) The ages of onsite structures suggest the potential for lead-based paint residue and pesticides in the soil. The nature and status of efforts to address each of these issues is included in the SER.

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

Enclosure

c:

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



LOS ANGELES UNIFIED SCHOOL DISTRICT
OEHS SITE REVIEW

Project: South Region Elementary School No. 10, Site 11

Site: The Site is located in the City of Los Angeles.

Date: April 28, 2008

Issuer: Office of Environmental Health and Safety

Contact: Pat Schanen, Deputy Director *EAM*

OEHS Determination: Determination pending. To date, less than 20% of the required environmental studies have been completed.

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

- One parcel within the site boundary that is currently used for vehicle storage was formerly a gas station and automobile wash rack.
- The ages of onsite structures suggest the potential for lead-based paint residue and pesticides in the soil.
- Off-site properties include auto repair facilities, former gas stations, and a former plating facility.

Site Description: The Site is bound by Vernon Avenue to the north, Orchard Avenue to the west, Wesley Avenue to the east, and residential development to the south. The 3.96-acre Site consists of 24 parcels occupied by 8 single-family units and 55 multi-family units. The Site is surrounded primarily by residential and commercial uses.

Geohazard Assessment: Pending. A Geohazard Assessment report has not yet been conducted for this Site. Preliminary investigations to date have determined that the site is not located within a State of California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone), City of Los Angeles Fault Rupture Study Area, an area susceptible to landsliding, or within a City of Los Angeles Methane Zone.

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 phase of the project would mitigate potential impacts. The Site is also located within the inundation zones for the Hansen and Sepulveda dams, however inundation impacts are anticipated to be less than significant.

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

A review of potential high-pressure hazardous material pipelines is underway.

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

An HRA for this Site has been initiated. At least eight potential sources of toxic air emissions have been identified within 0.5 mile of the Site including the I-110 freeway located over 0.35 mile to the east.

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

A review of potential high voltage power lines is underway. To date, no power lines with voltages 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 the site.

**Traffic And
Pedestrian Safety:**

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

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

A Phase I Environmental Site Assessment (ESA) is currently being prepared to identify the potential presence of hazardous substances or materials due to historical and current site use. Based on preliminary findings, the following areas of potential environmental concern were identified:

- One former gas station and automobile wash rack was located within the site boundary on a parcel that is currently used for vehicle storage.
- Off-site properties include auto repair facilities, former gas stations, and a former plating facility.

These items will be investigated as part of a Preliminary Environmental Assessment (PEA). Due to the age of the structures on-site, an assessment for organochlorine pesticides and lead-based paint residue in shallow soil will also be conducted. Based on the current and former use of the Site, it is likely that a removal action will be necessary to address environmental issues. Costs for such removal will be estimated once the PEA is complete.

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

CEQA review has not yet been initiated for this Site.

OEHS Matrix of Alternative Sites for SRES 10, Site 11

Factors	SRES 10 Site 11	SRHS 7	SRHS 13 Site 3	SRES 5	SRES 7
Active Faults	●	●	●	●	●
Liquefaction/Landslide	★	★	★	★	★
Inundation Hazard	●	●	●	●	●
Traffic Circulation	■	▼	■	●	★
Pedestrian Risk	■	★	■	★	★
Derailment Hazard	●	●	★	●	●
High Power Lines	■	●	●	●	●
Air Emissions Risk	■	▼	●	●	●
Accidental Chemical Release	■	●	▼	●	●
Hazardous Material Pipelines/Tanks	■	●	●	●	●
Oil Wells (on-site)	●	●	●	●	●
Methane Migration	●	●	●	●	●
Soil Contamination	■	■	■	★	★
Groundwater Contamination	■	■	■	●	●
Asbestos/Lead	■	■	■	■	★
Historical Resources	■	▼	■	●	●
Biological Resources	■	●	●	●	●
Noise/Vibration	■	★	■	▼	▼
Air Quality – Regional Impact	■	▼	■	●	●
Air Quality – Localized Impact	■	●	■	●	●

- = Risk less than significant
- ★ = Risk is significant but can be mitigated to below a level of significance
- ▼ = Risk is significant, mitigation of risk may be infeasible
- = Factor requires further assessment



110 fwy



Figueroa St

Site

Hoover St

Former Gas Station

42nd Pl

43rd St

43rd Pl

Vernon Ave

45th St

46th St

47th St

48th St

49th St

50th St

Vermont st

1200 ft

Office of Environmental Health and Safety

Site Environmental Review

South Region Elementary School No.10, Site 11