

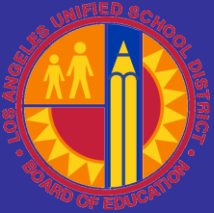
South Region Elementary School No. 12

Board District 1 - Local District 7

Submittal to
LAUSD Board of Education
for Project Approval

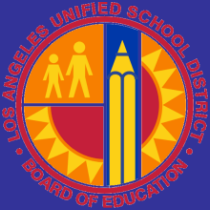
November 25, 2008





South Region Elementary School No. 12 Project Overview

- 800 seat elementary school serving K - 6th grades
- 32 classrooms
- To relieve overcrowding at Florence, Lillian and Miramonte Elementary Schools



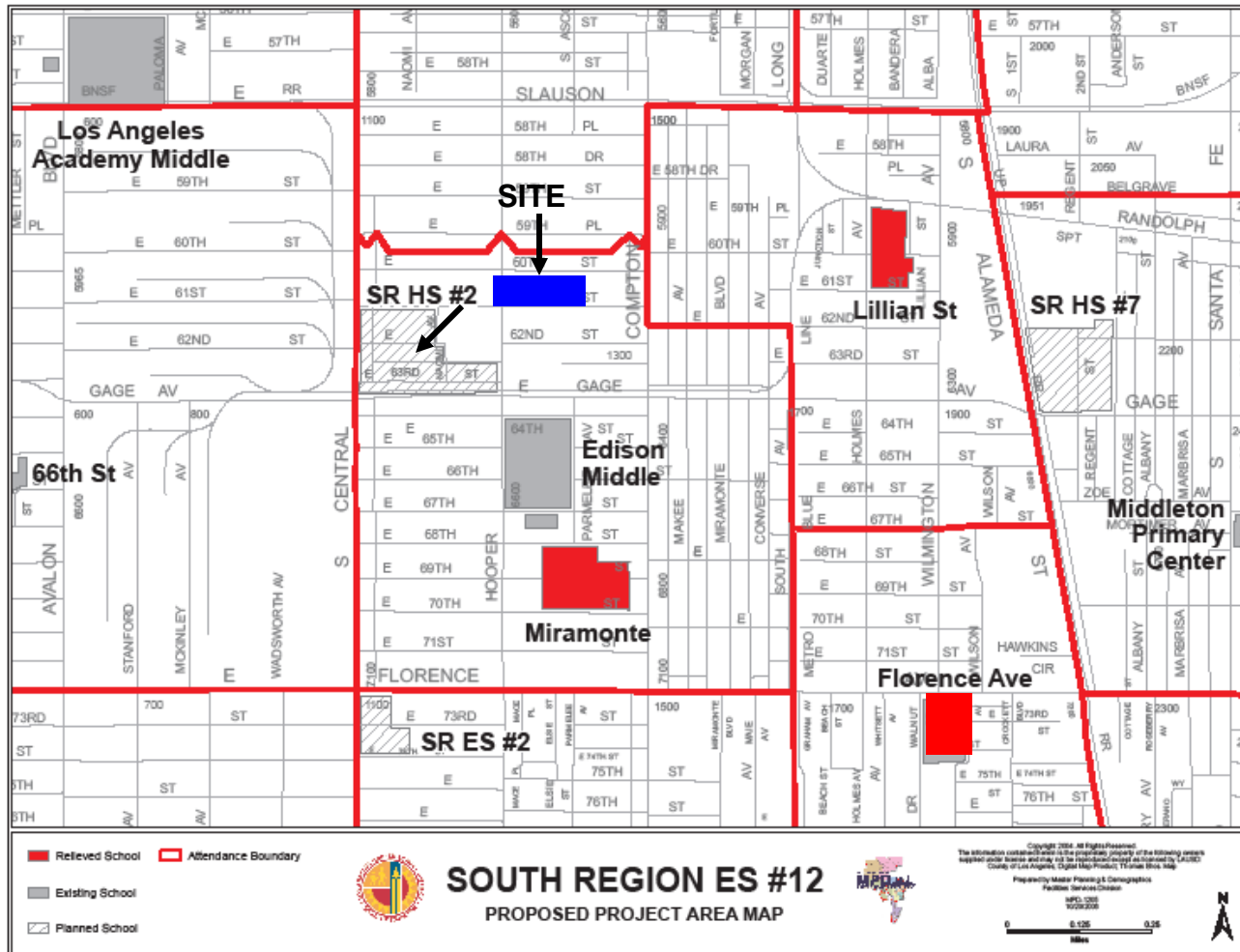
South Region Elementary School No. 12 Demographics

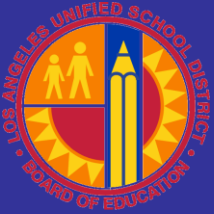
| RELIEVED ELEMENTARYSCH OOLS | SITE ACREAGE | 2007 - 08 CALENDAR | 2-SEMESTER CAPACITY 2007 - 08 | RESIDENT AREA ENROLLMENT 2007 - 08 | 2-SEMESTER PLANNING CAPACITY | PROJECTED RESIDENT AREA ENROLLMENT PRE-RELIEF 2012 - 13 | ADJUSTED RESIDENT AREA ENROLLMENT PROJECTION 2012 - 13 |
|-----------------------------------|-----------------|-----------------------|-------------------------------------|--|------------------------------------|---|--|
| FLORENCE | 5.0 | 4 TRK | 879 | 788 | 917 | 731 | 811 |
| LILLIAN | 5.9 | 1 TRK | 683 | 654 | 607 | 654 | 549 |
| MIRAMONTE | 8.4 | 4 TRK | 1,442 | 1,587 | 1,236* | 1,152 | 1,195 |

* REFLECTS IMPLEMENTATION OF QEIA

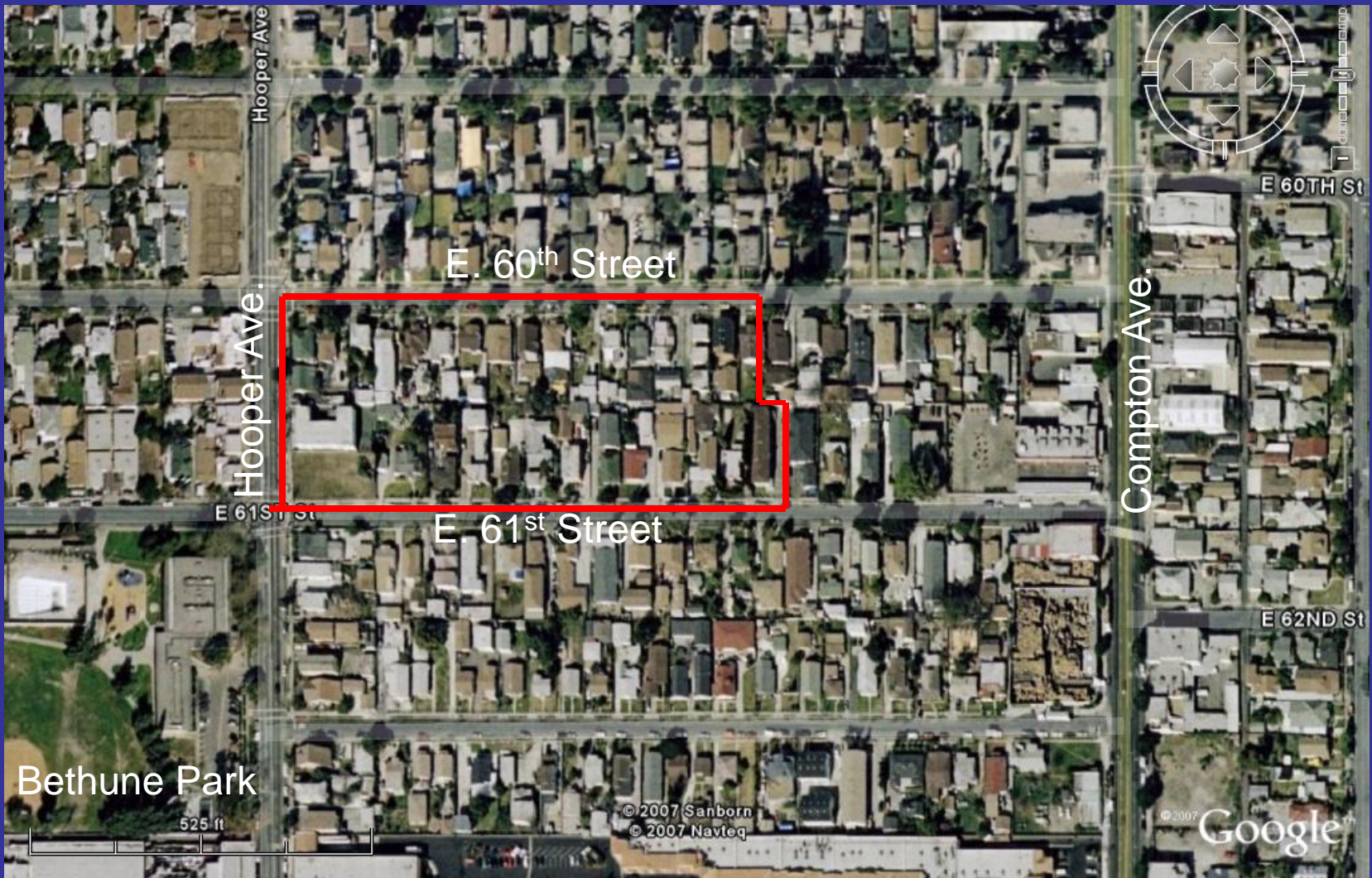


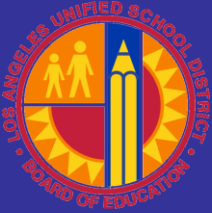
South Region Elementary School No. 12 Relief Schools



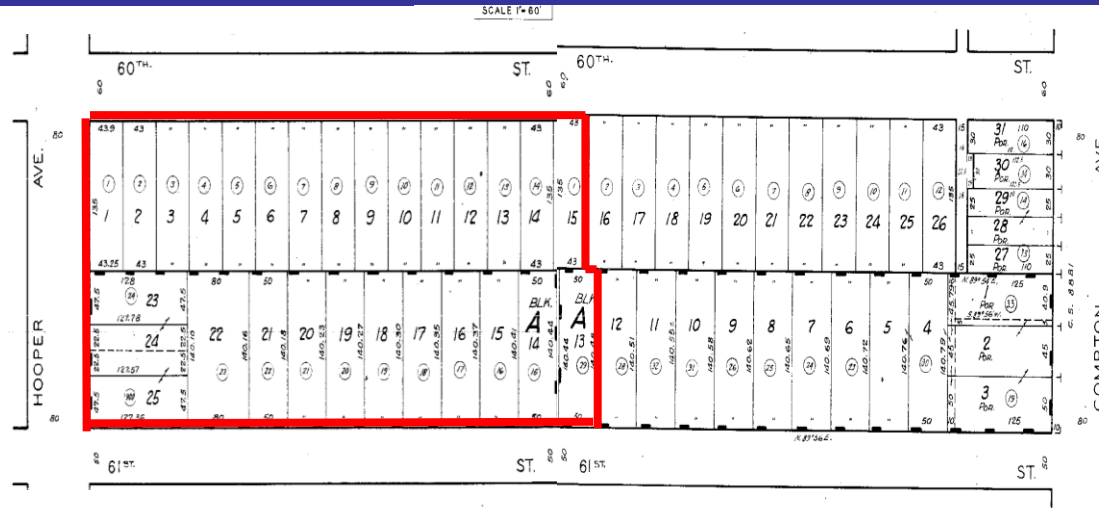


South Region Elementary School No. 12 Aerial View





South Region Elementary School No. 12 Plat Map and Site Description



| <u>Property Description</u> | <u>Parcels</u> | <u>Units</u> |
|-------------------------------------|----------------|--------------|
| Single-Family Residential: | 9 | 9 |
| Multi-Family Residential: | 17 | 53 |
| Parking Lots (PL) / Vacant: | 1 | 0 |
| Total Number to be Acquired: | 27 | 62 |

| <u>Site Size Description</u> |
|---|
| Total Acres to be Acquired: 4.09 |



South Region Elementary School No. 12 Site Plan





LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

| | |
|---------------------------|---|
| Report Number: | 140-08/09 |
| Date: | November 25, 2008 |
| Subject: | South Region Elementary School No.12 |
| 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. 141-08/09.

Background: The proposed project site is located at 1321 E. 61st Street in the County of Los Angeles. The proposed South Region Elementary School No. 12 project will provide educational facilities for students in kindergarten to fifth grade consisting of 32 classrooms, a multi-purpose room, library, dining areas for students and staff, lunch shelter, surface parking, playfields and administrative offices. The South Region Elementary School No. 12 project is planned to relieve Florence, Lillian and Miramonte Elementary Schools.

This project is located in Local District 7 and Board District 7 (Richard Vladovic).

Policy Implications: This action does not change District policy.

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

Issues/Considerations: As described in the Final EIR, the proposed project would result in a significant and unavoidable impact related to noise during construction.



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. 141-08/09.

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. 12 Project (proposed project). The proposed project site is located at 1321 E. 61st Street in the County of Los Angeles and is bounded by E. 60th Street to the north, E. 61st Street to the south, Hooper Avenue to the west and residential units to the east. The proposed project site is approximately 4.09 acres and is comprised of 9 single-family residential parcels, 17 multi-family parcels and 1 vacant lot.

The proposed project involves construction of a two-story classroom building with 32 classrooms and a one-story multipurpose building with a library, food services, and administration offices. The classroom building would be located in the southern part of the campus along 61st Street, the multipurpose building would be at the corner of 60th and Hooper with service yard access from 60th Street. The proposed campus would also include a hard court playground area and turf playfields, and a lunch shelter. The proposed project is currently planned to relieve overcrowding at Florence, Lillian and Miramonte Elementary Schools.

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 environmental review, documented in an Initial Study (IS), resulted in the preparation of an Environmental Impact Report (EIR). As documented in the EIR and as described in the attached Resolution, the proposed project would result in a significant and unavoidable impact related to noise during construction at sensitive uses around the site.

Independent of the CEQA process, OEHS evaluated the proposed project site pursuant to the California Education Code and requirements of the Department of Toxic Substances Control (DTSC) as part of the environmental due diligence process. The OEHS prepared a Preliminary Environmental Assessment (PEA) for the proposed project site and the DTSC approved it on August 18, 2008. The PEA concluded that further action was required for the project site. Metals, petroleum hydrocarbons, and polyaromatic hydrocarbons were detected in shallow soil at the onsite parcel of a former plating and machine shop site. Lead due to lead-based paint and pesticides due to termiticide application were detected in shallow soil at several properties. A Removal Action Workplan will be developed to address site impacts.

Staff proposes that the Board of Education, as “Lead Agency” for the



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

proposed project, review and make a determination on the attached 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. 141-08/09).

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. 141-08/09. A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.

Policy Implications: There are no policy implications.

Budget Impact: The estimated cost for environmental assessment and proposed mitigation measures are contained in the budget of the defined project, currently estimated at \$79,124,924 as stated in the New Construction Strategic Execution Plan.

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 None.

Delegations:



LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Superintendent's None.
Comments:

Miscellaneous Issues See attached Site Environmental Review (SER).
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:

YI HWA KIM
Interim Director
Office of Environmental Health & Safety

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff



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. 12 PROJECT

Whereas, the proposed project includes the development of the South Region Elementary School No. 12 Project within Local District 7; is located at the at 1321 E. 61st Street in the County of Los Angeles on approximately 4.09-acres; bound by E. 60th Street to the north, E. 61st Street to the south, Hooper Avenue to the west and residential units to the east; will provide 32 classrooms in a two-story classroom building which will provide approximately 800 seats for students in grades kindergarten through 5; includes a one-story multipurpose building with a library, food services, and administration offices; and a 72-space surface parking lot for faculty and staff; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008041121), 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 23, 2008, circulated for a 30-day public review period a Notice of Preparation/Initial Study (NOP/IS) informing the public of the intent to prepare a Draft Environmental Impact Report (EIR); beginning August 18, 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 30, 2008; and

Whereas, the District published the NOP and a Notice of Availability (NOA) for the Draft EIR in the Daily News Journal and La Opinión newspapers and held public meetings during the 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 a significant and unavoidable impact related to noise during construction at sensitive uses around the site; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development, Reduced Project Alternative, and Alternative Site; 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

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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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-quarter mile of the project site; (B) performed a risk assessment in compliance with State and federal guidelines; and (C) determined that the facilities located within one-quarter mile of the proposed school site do not present a potential endangerment to the health of persons who will occupy the proposed school; and

Whereas, the District, pursuant to Education Code §17213.1 prepared a 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 was required for the project site;

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 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 mitigation measures identified in the Final EIR for noise during construction would reduce project impacts but not to below the level of significance; 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. 12
- Site:** Northeast corner of 61st Street and Hooper Avenue, Community of Florence, County of Los Angeles
- Date:** January 4, 2008 (revised October 20, 2008)
- Issuer:** Office of Environmental Health and Safety
- Contact:** Pat Schanen, Deputy Director *EMA*
- OEHS Determination:** Determination Pending. To date, approximately 70% of the required environmental studies have been completed. No environmental factors have been identified which would preclude the Site from school use.
- Key Findings:** The key findings for this Site are:
- Metals, petroleum hydrocarbons, pesticides and polyaromatic hydrocarbons were detected in shallow soil at several properties. A Removal Action Workplan (RAW) will be required to address these soil impacts. Preliminary cleanup costs are estimated at \$400,000 to \$870,000.
 - Noise impacts during construction of the school will remain significant and unavoidable after implementation of mitigation measures.
- Site Description:** The Site is bound by 61st Street to the south, 60th Street to the north, residences to the east, and Hooper Avenue to the west. The approximately four-acre project site contains a total of 27 parcels. One parcel is vacant, nine parcels accommodate nine single-family residential units, and 17 parcels accommodate 51 multi-family residential units.
- Geohazard Assessment:** 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.
- 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. The Site is also located within the inundation zones for the Hansen and Sepulveda dams, however inundation impacts are expected to be less than significant.
- Pipeline Safety Hazard Assessment (PSHA):** Four pipelines have been identified within 1,500 feet of the Site. These include:
- One idle 4-inch pipeline adjacent to the Site beneath Hooper Avenue is owned by Shell and formerly carried refined oil products, such as

gasoline and jet fuel. The pipeline has been purged with nitrogen and has sections that have been cut out.

- Two abandoned diesel and gasoline pipelines (4-inch and 8-inch diameters, respectively) are owned by ExxonMobil and are located approximately 1,150 feet west of the Site.
- One active 51-inch water pipeline is operated by the Metropolitan Water District and is located approximately 1,300 feet east of the Site. The maximum operating pressure of this line is 156 psi.

A PSHA conducted in March, 2008 concluded that risks associated with high pressure, hazardous material pipelines are less than significant.

Air Quality Health Risk Assessment (HRA):

A HRA conducted for this site in October, 2007 identified twenty-five sources of emissions within one-quarter mile of the Site. Subsequent analysis, extending the search-radius to one-half mile, identified six additional sources. The identified 31 sources consist mainly of industrial, service, and retail businesses that are common to urban areas, including six automotive service businesses and five furniture makers.

The HRA concluded that carcinogenic and noncarcinogenic health risks for both students and staff of the proposed school are predicted to be less than significant.

Electro-Magnetic Fields (EMF) Assessment:

No high voltage power lines greater than 50 kV have been identified within 350 feet of the Site, hence EMF impacts are less than significant.

Rail Safety Assessment (RSA):

No active rail lines have been identified within 1,500 feet of site, hence risks from rail lines are less than significant.

Traffic And Pedestrian Safety:

Traffic

A traffic study was completed which analyzed traffic, parking and pedestrian related risks. A significant traffic impact was identified at the intersection of 61st Street/Compton Avenue. Mitigation requiring the installation of a traffic signal at this intersection would reduce this impact to a less-than-significant level.

Pedestrian Safety

Potential impacts related to pedestrian safety due to unsafe routes to schools would occur as a result of traffic volumes in the vicinity of the project site. This potential impact would be mitigated to below levels of significance with the implementation of mitigation measures. The mitigation measures consist of the installation of the previously referenced traffic signal at the intersection of 61st Street/Compton Avenue as well as the installation of signage, crosswalks, pavement markings, and preparation of a Pedestrian Routes to School map.

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

The site is not located in a mapped methane zone, and no known oil wells exist onsite. Historical onsite activities included a pattern shop, aluminum foundry, plating shop, and a machine shop. Offsite areas of concern include an idle 4-inch petroleum pipeline located adjacent to the site beneath Hooper Avenue.

A Preliminary Environmental Assessment (PEA) was performed which concluded that further action was required for the project site. Metals, petroleum hydrocarbons, and polyaromatic hydrocarbons were detected in shallow soil at the onsite parcel of a former plating and machine shop site. Lead due to lead-based paint and pesticides due to termiticide application were detected in shallow soil at several properties. The PEA was approved by the Department of Toxic Substances Control (DTSC) on August 18, 2008. A Removal Action Workplan will be developed to address shallow soil impacts. Preliminary remediation cost estimates range between \$400,000 to \$870,000.

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

An EIR was prepared for the proposed South Region Elementary School No. 12 project and circulated for public and agency review from August 18, 2008 through October 2, 2008. The Final EIR concluded that construction of the proposed project would generate noise levels at the proposed project site above the Los Angeles County's noise thresholds. With the implementation of all feasible mitigation, noise levels would remain above the County's thresholds and impacts from noise during construction would remain significant and unavoidable.

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 Matrix of Alternative Sites for SRES No. 12

| Factors | SRES No. 12 | SRES No. 6 | SRHS No. 2 | CRES No. 16 |
|------------------------------------|-------------|------------|------------|-------------|
| 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

Office of Environmental Health and Safety
Site Environmental Review
South Region Elementary School No. 12



Miramonte Blvd

Water pipeline

New Traffic Light

Compton Ave

58th Dr

59th St

59th Pl

60th St

61st St

Gage Ave

Edison MS

Site

Abandoned pipeline

Hooper Ave

Abandoned pipelines

SRHS 2

South Central Ave

1000 ft



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

| | |
|---------------------------|--|
| Report Number: | 141-08/09 |
| Date: | November 25, 2008 |
| Subject: | Project Approval for South Region Elementary School No. 12 |
| Responsible Staff: | |
| Name | Joseph A. Mehula, Chief Facilities Executive |
| Office/Division | Facilities Services Division |
| Telephone No. | (213) 241-4812 |

A. EXECUTIVE SUMMARY

Action Proposed: Approval of the South Region Elementary School No. 12 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. 12 project.

The proposed project will provide educational facilities for students in kindergarten through sixth grade and 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 Florence, Lillian and Miramonte 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 60th Street to the north, 61st Street to the south, Hooper Avenue to the west and residential units to the east in an unincorporated portion of the County of Los Angeles. The site is approximately 4.09 acres and comprised of nine single-family residential parcels, 17 multi-family parcels and one vacant lot (owned by the Los Angeles County Community Development Commission). The proposed project will require the acquisition and demolition of approximately nine single-family structures and 53 multi-family units.

This project is located in Local District 7 and Board District 7 (Richard Vladovic).



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. 12 is \$79,124,924. 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. 140-08/09 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. As documented in the EIR, despite the implementation of recommended mitigation measures, noise during construction would continue to be a significant and unavoidable project impact, requiring the Board to adopt a Statement of Overriding Consideration. Certification of the EIR must occur prior to approval of the project.
- Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) on August 18, 2008 approved the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Removal Action Workplan (RAW) to remove shallow soils at the site. The preliminary cost estimate range for cleanup is \$400,000 to \$870,000.
- The project site contains one vacant lot owned by the Los Angeles Community Development Commission (LACDC). In 1982, the LACDC was formed by combining the County's Housing Authority, Community Development Department and the Redevelopment Agency.
- 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 project. Delay of this project approval would defer overcrowding relief for Florence, Lillian and Miramonte Elementary Schools.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

- Action Proposed:** Approval of the South Region Elementary School No. 12 project authorizes staff to proceed with the site acquisition process and 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 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 Florence, Lillian and Miramonte 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. 12 is \$79,124,924. Funding for this project will come from both state and local bonds.
- Issues and Analysis:** Property Description: The proposed project site is bounded by 60th Street to the north, 61st Street to the south, Hooper Avenue to the west and residential units to the east in an unincorporated portion of the County of Los Angeles. The site is approximately 4.09 acres and comprised of nine single-family residential parcels, 17 multi-family parcels and one vacant lot (owned by the Los Angeles County Community Development Commission). The Board approved the preferred site designation on January 22, 2008.
- Community Outreach Process: Staff held three site selection community meetings between February 28 and December 5, 2007 prior to the preferred site designation. Five additional community meetings were held to solicit community input regarding the project and to discuss environmental findings and project design.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

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: As documented in the EIR, despite the implementation of recommended mitigation measures, noise during construction would continue to be a significant and unavoidable project impact requiring the Board to adopt a Statement of Overriding Consideration. Certification of the EIR must occur prior to approval of the project.

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) on August 18, 2008 approved the Preliminary Environmental Assessment (PEA) Report, which recommends further action in the form of a Removal Action Workplan (RAW) to remove shallow soils at the site. The preliminary cost estimate range for cleanup is \$400,000 to \$870,000.

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) |
|------------------|--------------|------------------|------------------------------|----------------------------|---------------------------|-----------------------------|-------------------------------|---|
| FLORENCE ES | 5.0 | 4 TRK | 879 | 1,126 | 819 | 788 | 917 | 19 |
| LILLIAN ES | 5.9 | 1 TRK | 683 | 683 | 679 | 654 | 607 | 10 |
| MIRAMONTE ES | 8.4 | 4 TRK | 1,442 | 1,886 | 1,657 | 1,587 | 1,343 | 14 |

Committee Information: This item was on the agenda of the November 6, 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.

Accountable Staff: Rod Hamilton, Real Estate Department Regional Development Manager

Applicable Board Delegations:



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

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**

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:

JOSEPH A. MEHULA
Chief Facilities Executive
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS
Chief of Staff