
Agenda Item #5



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	157-08/09
Date:	December 9, 2008
Subject:	South Region Middle School No. 3
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 Services Division Board Report No. 158-08/09.

Background: The proposed site is located in the community of Walnut Park, in unincorporated Los Angeles County. The site encompasses approximately 5.37 acres and is bound by Marbrisa Avenue to the west, Walnut Terrace to the south, Santa Fe Avenue to the east, and an alleyway to the north. The proposed campus will operate as a sixth through eighth grade middle school providing a total of 1,026 two-semester seats in 38 classrooms.

This project is located in Local District 6 and Board District 5 (Yolie Flores-Aguilar).

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.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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

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. 158-08/09.

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 Middle School No. 3 Project (proposed project). The project site is located in the community of Walnut Park in unincorporated Los Angeles County. It is bound by Marbrisa Avenue to the west, Walnut Terrace to the south, Santa Fe Avenue to the east, and an alleyway to the north. The site encompasses approximately 5.37 acres and currently is comprised of 14 single-family residential parcels, 13 multi-family residential parcels, 6 commercial/industrial parcels and two vacant parcels.

The Proposed Project consists of four buildings that would provide 1,026 two-semester seats in 38 classrooms. Other proposed facilities include a gymnasium, multi-purpose room, food service area, library/media center, performing arts area, and administrative offices. The total square footage of the school would be approximately 110,000 square feet. The classroom buildings would be two-story, with a height of up to approximately 40 feet, and the gym and multipurpose building(s) would be one- to two-stories with a height of up to approximately 45 feet. The facilities would include a multi-use sports field with a running track. Combined basketball/volleyball courts with nighttime lighting would be located on top of an at-grade parking structure. The new school is intended to relieve overcrowding at Gage Middle School, which is located in the City of Huntington Park.

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.

A Preliminary Environmental Assessment (PEA) was recently completed for the Site. The Department of Toxic Substances Control (DTSC) approved the PEA Report as documented in a letter dated October 21, 2008. The PEA results recommended further action for shallow soils impacted with lead-based paint,



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

metals, pesticides, total petroleum hydrocarbons, and polycyclic aromatic hydrocarbons.

A Removal Action Workplan (RAW) will be prepared to address impacted soil at the Site. Based on the PEA data, preliminary costs estimates (National Contingency Plan range) for the RAW range between \$290,000 and \$625,000. The costs will be reviewed and revised as necessary upon DTSC review of the RAW.

Staff proposes that the Board of Education, as “Lead Agency” for the 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. 158-08/09).

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. 158-08/09. 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:

This project is part of the Phase III project definitions that were approved by the Board on June 21, 2005 and incorporated into the New School Construction Strategic Execution Plan. The current total project budget for South Region Middle School No. 3 is \$104,593,517. Funding will be provided by state and local bond funds.

Issues and Analysis:

The EIR and associated studies have been reviewed by legal staff. There are no appreciable issues.

Committee Information:

Not applicable.

Reporting Requirements and Benchmarks:

Not applicable.



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

Reporting Requirements and Benchmarks: Not applicable.

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

Applicable Board Delegations: None.

Superintendent's Comments: None.

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

Desegregation Impact Statement attached

Division of Accountability and Systemwide Performance

Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of School

APPROVED &
PRESENTED BY:

APPROVED BY:


YI HWA KIM
Interim Director
Office of Environmental Health and Safety

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 MIDDLE SCHOOL NO. 3 PROJECT

Whereas, the proposed South Region Middle School No. 3 site encompasses 35 parcels on approximately 5.37 acres; is located in the community of Walnut Park in unincorporated Los Angeles County; is bound by Santa Fe Avenue to the east, Walnut Terrace to the south, Marbrisa Avenue to the west and an alley to the north; will provide educational facilities for students in six through eight grades, with 1,026 two-semester seats and 38 classrooms, a gymnasium, multi-purpose room, food service area, library/media center, performing arts area, administrative offices and an at-grade parking structure with a playfield on top; is currently planned to relieve overcrowding at Gage Middle School; and

Whereas, prior to approving the proposed project (State Clearinghouse No. 2006051124), 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 May 23, 2008, circulated for a 30-day public review period an Initial Study (IS)/Notice of Preparation (NOP) informing the public of the intent to prepare a Draft Environmental Impact Report (EIR); beginning September 12, 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 November 26, 2008; and

Whereas, the District published the NOP and a Notice of Availability (NOA) for the Draft EIR in the Our Weekly and La Opinion 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 a significant and unavoidable impact from noise during construction at sensitive uses around the site; and

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

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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development, Reasonably Foreseeable Development; Reduced Project and Alternative Site Locations; and whereas the No Project/No Development was identified as environmentally superior to the proposed project, resulting in fewer environmental impacts than the proposed project; however, CEQA Guidelines require that, if the No Project Alternative is determined to be the environmentally superior alternative, a superior alternative must be identified among the remaining alternatives; as such, Alternative Site 12C would result in the fewest impacts while achieving most of the objectives of the Proposed Project; However, Alternative Site 12C would not achieve the primary project objectives to the extent of the Proposed Project; and

Whereas, pursuant to Education Code §17213.1(a) and Public Resources Code §21151.8(a), the District consulted with appropriate agencies and determined that: (A) the property in question is not the site of a current or former hazardous waste disposal site or solid waste disposal site; (B) the property is not a hazardous substance release site identified in a list of sites for which removal or remedial action is planned, compiled by the California Environmental Protection Agency pursuant to Health and Safety Code §25356; and (C) the property is not a site which contains one or more pipelines, situated underground or above ground, which carries hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line which is used only to supply natural gas to that school or neighborhood; and (D) the property is not within 500 feet of a freeway; and

Whereas, pursuant to Education Code §17213(b) and Public Resources Code §21151.8(b), the District (A) consulted with administering agencies with jurisdiction over the proposed project for the purpose of investigating the potential for permitted and non-permitted hazardous or acutely hazardous air emissions within one-quarter mile of the project site; (B) performed a risk assessment in compliance with State and federal guidelines; and (C) determined that, with the inclusion of design features such as an enhanced HVAC system, the facilities located within one-quarter mile of the proposed school site do not present a potential endangerment to the health of persons who will occupy the proposed school; and

Whereas, the District, pursuant to Education Code §17213.1 prepared a Phase I Environmental Site Assessment (ESA), and subsequent Preliminary Environmental Assessment (PEA) with the oversight of the Department of Toxic Substances Control (DTSC); the DTSC approved the PEA in a letter dated October 21, 2008; the PEA recommended further action for shallow soils impacted with lead-based paint, metals, pesticides, total petroleum hydrocarbons, and polycyclic aromatic hydrocarbons; a Removal Action Workplan (RAW) will be prepared to address impacted soil; based on the PEA data, preliminary costs estimates (National Contingency Plan range) for the RAW range between \$290,000 and \$625,000; 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



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

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 with the incorporation of specific mitigation measures; and

The project will not pose a significant health risk to students or staff due to potential risks such as proximity to pipelines or to overhead or underground powerlines; and

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

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

Resolved further, that the Board hereby:

1. Finds that the Final EIR was completed in compliance with CEQA and State CEQA Guidelines, as amended; and
2. Finds that the Final EIR reflects the District's independent judgment and analysis; and
3. Finds that mitigation measures identified in the Final EIR for impacts from noise during construction would not reduce impacts to levels below significance, thus impacts would remain significant and unavoidable; and
4. Finds that the mitigation measures identified in the Final EIR would avoid or substantially lessen all other environmental effects to levels below significance; and
5. Finds that the Board reviewed and considered the information in the Final EIR before making a decision to approve the project; and
6. Certifies the Final EIR; and
7. Adopts the Findings of Fact; and
8. Adopts the Mitigation Monitoring and Reporting Plan for mitigation measures identified in the Final EIR; and
9. Adopts the Statement of Overriding Considerations, indicating that the benefits of the proposed project outweigh the environmental effects; and be it



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Resolved further, that the Board specifies that the record of proceedings on which the Board's decision is based is located at the Los Angeles Unified School District Office of Environmental Health and Safety, 1055 West 7th Street, 9th Floor, Los Angeles, California and the custodian of the record of proceedings is the Office of Environmental Health and Safety.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Jefferson Crain
Executive Officer of the Board of Education

Date



LOS ANGELES UNIFIED SCHOOL DISTRICT
OEHS SITE REVIEW

Project: South Region Middle School No. 3

Site: Northwest corner of Santa Fe Avenue and Walnut Terrace in the community of Walnut Park in unincorporated Los Angeles County

Date: January 3, 2006 (Revised November 10, 2008)

Issuer: Office of Environmental Health and Safety

Contact: Pat Schanen, Deputy Director *PAS*

OEHS Determination: Determination Pending. Approximately 70% of the required environmental studies have been completed. To date, no environmental factors have been identified which would preclude the Site from school use.

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

- Shallow soils impacted with lead-based paint, metals, pesticides, total petroleum hydrocarbons, and polycyclic hydrocarbons have been identified at the Site.
- Approximately 34 sources of toxic air contaminants have been identified within one-half mile of the Site. Diesel exhaust presents a significant risk to the Site, however mitigation in the form of enhanced filtration in the Heating, Ventilation, and Air Conditioning system will reduce this impact to a less than significant level.
- The proposed project will cause significant and unavoidable noise impacts during construction at nearby sensitive receptors.

Site Description: The Site is bound by a narrow alley and residential properties to the north, Santa Fe Avenue to the east, Walnut Terrace to the south, and Marbrisa Avenue to the west. The 5.37 acre Site consists largely of single-and multi-family residential properties, as well as commercial and industrial properties. The Site is surrounded by residential uses. Land uses to the east along Santa Fe Avenue also include commercial uses.

Geohazard Assessment: Investigations to date have determined that the site is not located within a California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone), City of Los Angeles Fault Rupture Study Area, an area susceptible to landslides, Methane or Methane Buffer Zone, or within one-quarter mile of an oil field. 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 this impact. In addition, the Site is located within the inundation zones for the Hansen and Sepulveda dams, however impacts are

anticipated to be less than significant.

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

A PSHA completed in January, 2008 identified three active high-pressure hazardous material pipelines within 1,500 feet of the Site. These include:

- a 20-inch crude oil line (740 psi) located approximately 699 feet to the west of the Site,
- a 16-inch natural gas line (228 psi) located approximately 693 feet to the west of the Site, and
- a 12-inch refined petroleum product line (1,070 psi) located approximately 42 feet to the east of the Site.

Risks associated with these pipelines were found to be less than significant.

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

Approximately 34 sources of toxic air contaminants have been evaluated within one-half mile of the Site. These sources include auto repair/service shops, restaurants, trucking companies, an engine repair business, and the Alameda Corridor rail line. Results indicate that baseline carcinogenic and non-carcinogenic health risks to students are less than significant. Non-carcinogenic risk to staff is less than significant; however carcinogenic risks to staff are anticipated to be significant (approximately 12.5 per 1,000,000 people, above the established 10 in 1,000,000 threshold). This elevated health risk is primarily attributable to diesel exhaust and will require mitigation.

An analysis of mitigation indicates that measures such as enhanced filtration in the Heating, Ventilation, and Air Conditioning (HVAC) system are anticipated to reduce the risk to a less than significant level.

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

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

**Rail Safety
Assessment (RSA):**

The Alameda Corridor is located 650 feet west of the proposed school site. The Alameda Corridor is a 50-foot-wide and 30-foot-deep trench which contains three sets of tracks used by two companies, Union Pacific Railroad (UP) and Burlington Northern Santa Fe (BNSF). Impacts related to derailment or pedestrian safety are anticipated to be less than significant as the corridor is located below-grade.

**Traffic And
Pedestrian Safety:**

Traffic Impact

The Proposed Project would result in an increase in traffic volumes on the streets in the immediate vicinity of the project site. The three intersections that would be significantly impacted are: 1) Marbrisa Avenue at Florence Avenue; 2) Santa Fe Avenue at Walnut Terrace/Hope Street; and 3) Santa Fe Avenue at Florence Avenue.

Mitigation measures were developed to reduce the traffic impacts at all of the intersections to a less than significant level.

- LAUSD shall coordinate with LACDPW to install a traffic signal at

the intersection of Marbrisa Avenue at Florence Avenue. Due to its close proximity to the existing traffic signals located at the Santa Fe Avenue at Florence Avenue intersection and the Roseberry Avenue at Florence Avenue intersection, the traffic signals shall be operated in a coordinated system to ensure vehicles queuing at the intersections do not back up into the Marbrisa Avenue intersection.

- LAUSD shall coordinate with LACDPW to install a traffic signal at the intersection of Santa Fe Avenue at Hope Street/Walnut Terrace. This traffic signal shall provide a push-button actuated pedestrian crosswalk across the northern approach of this intersection. The existing un-signalized crosswalk at Santa Fe Avenue at Grand Avenue/Walter Street shall be removed.
- LAUSD shall coordinate with LACDPW to modify the traffic signal at Santa Fe Avenue and Florence Avenue to provide a protective-permissive left-turn phase in the westbound direction along Florence Avenue. The improvement to the signal equipment at this location shall be designed to accommodate future improvements to provide protective left-turn phasing in both the westbound and eastbound directions.

Pedestrian Safety

The Proposed Project operations would increase pedestrian traffic along surrounding streets, including an increase in pedestrians crossing surrounding roadways which have the potential to be unsafe routes for students. With the implementation of the following mitigation measures, potential impacts to pedestrian safety will be reduced to less than significant levels.

- Six months before the school opens, LAUSD's OEHS shall coordinate with the County of Los Angeles Department of Public Works to prepare "Pedestrian Routes to School" maps. These maps will be used to encourage the students to use the existing safeguards. LAUSD's OEHS will distribute the maps to the schools upon completion. This measure will help to mitigate the concern that the Proposed Project will create unsafe routes to school.
- A minimum of six months before the school opens, LAUSD's OEHS shall coordinate with the County to install appropriate traffic controls, school warning and speed limit signs, school crosswalks, and pavement markings. This measure will mitigate safety hazards, and regulate the traffic on major roads in the project area. All traffic controls, school warnings or speed limit signs, crosswalks, and pavement markings shall be installed prior to the opening of the school.
- A minimum of six months before the school opens, LAUSD's OEHS

shall coordinate with the County to install signs to create passenger loading zones. The signs for the passenger loading zones would state, "Passenger Loading Only 6:30 - 9:00 a.m. and 1:30 - 4:00 p.m., and 2-Hour Parking 9:00 a.m. to 1:30 p.m.", or "15-Minute Parking 7:00 a.m. to 5:00 p.m. School Days", or provide other notice as deemed appropriate by LAUSD. A sign noting "School Bus Loading Only" shall be placed in the school bus loading area. The precise locations and lengths of the restricted on-street parking zones would be determined jointly by LAUSD and the County. Bus loading signs shall be installed prior to the opening of the school.

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

A Preliminary Environmental Assessment (PEA) was recently conducted for the Site. The Department of Toxic Substances Control (DTSC) approved the PEA Report on October 21, 2008. Based on the results of the PEA, the following recommendations were made:

- No further action action at twelve properties.
- Sampling for lead-based paint and pesticides is required at one residential property.
- A removal of shallow soils impacted with lead-based paint, metals, pesticides, total petroleum hydrocarbons, and polycyclic hydrocarbons is required.

A removal action to address the impacted soil is warranted. The preliminary rough order of magnitude costs for remediation are estimated between \$290K and \$625K. These costs will be revised as necessary upon DTSC approval of the Removal Action Workplan (RAW).

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

An EIR was prepared for the proposed South Region Middle School No. 3 and circulated for public and agency review from September 12, 2008 through October 27, 2008. The EIR concluded that potentially significant impacts to air quality, cultural resources, hazards and hazardous materials, pedestrian safety and transportation and traffic can be reduced to levels below significance with the incorporation of mitigation measures. However, the proposed project would generate noise levels during construction at the proposed project site above the Los Angeles County's noise thresholds. With the implementation of all feasible mitigations such as the installation of temporary sound blankets, noise levels would remain above the County's ordinance and construction noise impacts 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 SRMS 3

Factors	SRMS 3	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



Site

New Traffic Light

12-inch petroleum product pipeline

Santa Fe Ave

New Traffic Light

Marbrisa Ave

Walnut Terrace

16-inch natural gas pipeline

Alameda Corridor

Alameda St

20-inch crude oil pipeline

74th St

76th St

76th Pl

77th St

78th St

Crockett Blvd

1000 ft

Office of Environmental Health and Safety

Site Environmental Health Review

South Region Middle School No. 3, Site 12F



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Report Number:	158-08/09
Date:	December 9, 2008
Subject:	Project Approval for South Region Middle School No. 3
Responsible Staff:	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

A. EXECUTIVE SUMMARY

Action Proposed: Approval of the South Region Middle School No. 3 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 Middle School No. 3 project.

The proposed South Region Middle School No. 3 project will provide educational facilities for students in sixth through eighth grade and consists of two small schools with a total of 38 classrooms providing 1,026 two-semester seats, a multi-purpose room, library, dining areas for students and staff, lunch shelter, administrative offices, parking structure, gymnasium, play courts and a soccer field with jogging track. The project is proposed to relieve Gage Middle School.

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

Background: The proposed site is located in the community of Walnut Park, an unincorporated area of Los Angeles County. It is bounded by Marbrisa Avenue to the west, Walnut Terrace to the south, Santa Fe Avenue to the east, and an alleyway to the north. This site, for the proposed new school, was designated the preferred site by the Board on April 22, 2008.

The proposed site is approximately 5.37 acres and is comprised of 14 single-family residential parcels, 13 multi-family residential parcels, six commercial/industrial parcels and two vacant parcels. This project would require the acquisition and relocation of approximately 14 single-family residences, 54 multi-family residential units and ten commercial/light industrial businesses.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

This project is located in Local District 6 and Board District 5 (Yolie Flores-Aguilar).

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

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

The current total project budget for South Region Middle School No. 3 is \$104,593,517. However, it is currently anticipated that costs for construction, management, inspection, and furniture and equipment may increase by the time the project is bid for construction.

Funding will be provided by state and local bond funds.

Issues/Considerations: The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 157-08/09 that recommends that the Board of Education consider the Final Environmental Impact Report (EIR) and make a determination for the project pursuant to the California Environmental Quality Act (CEQA) and the state CEQA guidelines. Certification of the EIR must occur prior to approval of the project.

The analysis documented in the Final EIR found that the proposed project would result in a significant and unavoidable impact related to noise during construction and operation of the school.

A Preliminary Environmental Assessment (PEA) was recently completed for the Site. The DTSC approved the PEA Report in a letter dated October 21, 2008. The PEA results recommended further action for shallow soils impacted with lead-based paint, metals, pesticides, total petroleum hydrocarbons, and polycyclic aromatic hydrocarbons. A removal action workplan (RAW) is required to address impacted soil at the site. Based on the PEA data, preliminary cost estimates (National Contingency Plan range) for the RAW range between \$290K and \$622K.

Parents and community members in the area, who recognize the need for a new middle school, are supportive of the project. Some local residents have raised concerns regarding traffic and pedestrian safety on Santa Fe Avenue, as well as student safety in general. Impacted property owners have been vocal in their opposition to the project site. County Supervisor



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Gloria Molina appeared before the Board on April 22, 2008 to express opposition to the preferred site designation based on the impact to the site's current residents and owners, and to request for additional community input into the District's site selection process.

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 will delay construction of the school and postpone relief for student overcrowding at Gage Middle School. If the opening of this school is delayed past September 2012, LAUSD will not achieve compliance with the Williams Act, which requires relief from overcrowding so that Gage Middle School can return to a traditional two-semester calendar in 2012.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

B. BOARD REPORT

Action Proposed: Approval of the South Region Middle School No. 3 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 middle school seats in Local District 6.

If the project is not approved, property acquisition and school construction cannot proceed. Delay of project approval would delay overcrowding relief for Gage Middle School. If the opening of this school is delayed past September 2012, the District will not achieve compliance with the Williams Act, which requires relief from overcrowding so that Gage Middle School can return to a traditional two-semester calendar in 2012.

Policy Implications: This action contributes to the implementation of the Board-adopted New Construction Strategic Execution Plan.

Budget Impact: This project is part of the Phase III project definitions that were approved by the Board on June 21, 2005 and incorporated into the New Construction Strategic Execution Plan. The current total project budget for South Region Middle School No. 3 is \$104,593,517. However, it is currently anticipated that costs for construction, management, inspection, and furniture and equipment may increase by the time the project is bid for construction.

Funding will be provided by state and local bond funds.



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Issues and Analysis:

Site Description: The proposed site is located in the community of Walnut Park, an unincorporated area of Los Angeles County. It is bounded by Marbrisa Avenue to the west, Walnut Terrace to the south, Santa Fe Avenue to the east, and an alleyway to the north. The site is approximately 5.37 acres in size and is comprised of 14 single-family residential parcels, 13 multi-family residential parcels, six commercial/industrial parcels and two vacant parcels. This project would require the acquisition and relocation of approximately 14 single-family units, 54 multi-family residential units and ten commercial/light industrial businesses. The Board designated the preferred site on April 22, 2008.

This is the second preferred site for this project. A first preferred site was designated by the Board in February 2006, but was subsequently found to be infeasible due to health impacts from diesel emissions from nearby businesses and the Alameda Corridor.

Community Outreach Process: After the former preferred site was found infeasible for this project, staff held three site selection community meetings between December 2007 and March 2008. The Board designated the current preferred site on April 22, 2008. Since then, four community meetings have been held to provide project updates and to solicit community input on design and environmental studies: one meeting to present the schematic design and the CEQA Initial Study, one to review the design development, one to review the Preliminary Environmental Assessment (PEA), and one to solicit input on the CEQA Environmental Impact Report (EIR). Also, two Acquisition Relocation Information Meetings (ARIMs) were held in March and November of 2008 to provide affected owners and tenants with information on the acquisition and relocation process. Staff also held one-on-one meetings as requested by affected property owners and tenants to discuss the acquisition and relocation process. Staff informed representatives from the Supervisor's Office and County staff of all community meetings related to this project.

Environmental Analysis:

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).

In accordance with CEQA, the Office of Environmental Health & Safety (OEHS) prepared a Draft Environmental Impact Report (EIR) to evaluate



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

the environmental effects of the South Region Middle School No. 3 project. The Draft EIR was posted for Agency and public review from September 12, 2008 to October 27, 2008.

The analysis documented in the Final EIR found that the proposed project would result in significant and unavoidable environmental impacts related to noise during construction and operation of the school. A Statement of Overriding Conditions by the Board of Education will therefore be required.

Independent from the CEQA process, a Preliminary Environmental Assessment (PEA) was completed for the Site. The Department of Toxic Substance Control approved the PEA Report in a letter dated October 21, 2008. The PEA results recommended further action is required for shallow soils impacted with lead-based paint, metals, pesticides, total petroleum hydrocarbons, and polycyclic aromatic hydrocarbons. Additional sampling for lead-based paint and pesticides on the property at 7530 Marbrisa Avenue is required.

A removal action workplan (RAW) will be prepared to address impacted soil at the site. Based on the PEA data, preliminary costs estimates (National Contingency Plan range) for the RAW range between \$290K and \$622K. The costs will be reviewed and revised as necessary upon DTSC approval of the RAW.

Demographic Data

RELIEVED SCHOOL	SITE ACREAGE	2007-08 CALENDAR	2007-08	2007-08	2007-08	2007-08	PLANNING
			2- SEMESTER CAPACITY	OPERATING CAPACITY	ACTUAL ENROLLMENT	RESIDENT ENROLLMENT*	2- SEMESTER PORTABLE CAPACITY LASSROOMS
GAGE MS	13.4	3 TRK	2,571	3,600	3,435	3,436	2,221 46

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.

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