
Agenda Item #6



LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Report Number:	166-08/09
Date:	December 9, 2008
Subject:	Valley Region Elementary School No. 13
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 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. 167-08/09.

Background: The proposed Valley Region Elementary School No. 13 project site is located in the community of Panorama City, in the City of Los Angeles. The proposed project will provide 950 new seats for students in grades kindergarten through five in 38 classrooms. The proposed project includes a multi-purpose room, a library, administrative areas, food services (including a lunch shelter), playfields and 86 surface parking spaces for faculty and staff.

The proposed project is located in Local District 1 and Board Member District 3 (Galatzan).

Policy Implications: This action does not change District policy.

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

Issues/Considerations: As described in the Final EIR, the proposed project would result in significant and unavoidable impacts related to air quality and noise



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during construction, and to traffic during operation at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street.

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. 167-08/09.

Effect of “no” vote: A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.



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B. BOARD REPORT

Action Proposed: The proposed Valley Region Elementary School No. 13 project (proposed project) is in the community of Panorama City, in the City of Los Angeles. The proposed project site encompasses 14 parcels that total 5.46 acres. The site is currently occupied by nine single-family residential structures, and several commercial/light industrial establishments. The proposed project site is bound by Cedros Avenue to the west, Titus Street to the north, Lanark Street to the south, and commercial and industrial land uses to the east.

The proposed project consists of approximately 73,000 square feet of development and will include two buildings. The proposed project will provide 950 new seats for students in grades kindergarten through five in 38 classrooms. The proposed project includes a multi-purpose room, a library, administrative areas, food services (including a lunch shelter), playfields and 86 surface parking spaces for faculty and staff. The proposed project is currently planned to relieve overcrowding at Burton Street, Chase Street, Noble Avenue, Panorama City, Ranchito Avenue and Valerio Street Elementary Schools, as well as Valerio Primary Center.

The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. This evaluation, as documented in an Initial Study, resulted in the preparation of an Environmental Impact Report (EIR). As documented in the EIR and the attached Resolution, the proposed project would result in significant and unavoidable impacts related to air quality and noise during construction, and significant and unavoidable impacts to traffic during operation at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street.

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) approved the Preliminary Environmental Assessment (PEA) on October 17, 2008. The PEA recommends further action in the form of a Remedial Action Plan (RAP) to address soil and soil gas impacts. The preliminary cost estimate range for cleanup is \$7.8 million to \$16.7 million. This estimate may be adjusted following the DTSC's review of the RAP.

Staff proposes that the Board of Education, as "Lead Agency" for the proposed project, review and make a determination on the proposed Resolution to certify the Final EIR and to adopt Findings of Fact, a



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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. 167-08/09).

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. 167-08/09. A vote of “no” for the certification of the Final EIR would prevent the Board from approving the proposed project.

Policy Implications: There are no policy implications.

Budget Impact: The current estimated project budget for Valley Region Elementary School No. 13 is \$75,540,075. Funding will be from both state and local bonds.

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

No legal issues

Legal informative attached

Committee Information: This item is on the agenda for the December 4, 2008 Facilities Committee Meeting.

Reporting Requirements and Benchmarks: Not applicable.

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

Applicable Board Delegations: None.

Superintendent’s Comments: None.



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

**Desegregation
Impact Statement
attached**

**Division of
Accountability and
Systemwide
Performance**

Informative

Respectfully submitted,

DAVID L. BREWER III
Superintendent of Schools

APPROVED BY:

APPROVED &
PRESENTED BY:

A handwritten signature in black ink, appearing to read "Yi Hwa Kim", written over the printed name.

YI HWA KIM
Interim Director
Office of Environmental Health & Safety

DR. JAMES MORRIS
Chief of Staff



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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 VALLEY REGION ELEMENTARY SCHOOL NO. 13 PROJECT.

Whereas, the proposed project includes the development of the Valley Region Elementary School No. 13 Project within Local District 1; is located in the community of Panorama City, in the City of Los Angeles; is bound by Cedros Avenue to the west, Titus Street to the north, Lanark Street to the south, and commercial and industrial land uses to the east; consists of approximately 73,000 sq. ft. of development; will provide 38 classrooms in two buildings which will serve approximately 950 students in grades kindergarten through five; includes a multi-purpose room, library, administrative areas, food services (including a lunch shelter) playfields, and 86 surface parking spaces for faculty and staff; and

Whereas, prior to approving the proposed project (State Clearinghouse Number 2008051074), 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 16, 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 8, 2008 circulated for a 45-day public review period a Draft EIR; and circulated the Final EIR for a 10-day agency review period beginning on November 26, 2008; and

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

Whereas, in compliance with CEQA Guidelines, the District filed the NOP and NOA with the Los Angeles County Clerk, submitted copies of the NOP and Draft EIR to the State Clearinghouse for distribution to potentially affected state agencies, and submitted copies of the NOP and NOA directly to State and local agencies, organizations, and interested parties known to the District; and

Whereas, the Final EIR determined that the proposed project would result in significant and unavoidable impacts related to air quality and noise during construction, and significant and unavoidable impacts to traffic during operation at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street; and

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project/No Development, Reasonably Foreseeable Development; one Reduced Project Alternative, and one 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 CEQA Guidelines require that, if the No Project Alternative is determined to be the environmentally superior alternative, a superior alternative must be



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identified among the remaining alternatives; as such, Alternative 3 Reduced Project Alternative would result in the fewest impacts while achieving most of the objectives of the Proposed Project; However, Alternative 3 would continue to have significant and unavoidable impacts with respect to Air Quality and Traffic/Transportation and would not achieve the primary project objectives to the extent of the Proposed Project; and

Whereas, the project's benefits have been balanced against the project's significant unavoidable impact related to air and noise during construction and, traffic during operation, the Board of Education finds that the project's benefits outweigh this impact, which is therefore considered acceptable; and

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

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

Whereas, the District, pursuant to Education Code §17213.1 prepared a Preliminary Environmental Assessment (PEA) for the proposed project site, and on October 17, 2008 the Department of Toxic Substances Control (DTSC) concurred with the findings of the PEA and with the District that further action is warranted for the proposed project site. Further action will be in the form of a Remedial Action Plan (RAP) to address soils impacted with metals, organochlorine pesticides, polyaromatic hydrocarbons, polychlorinated biphenyls, and total petroleum hydrocarbons and to address soil vapor impacts from volatile organic compounds due to onsite and offsite releases.

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



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

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

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

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 air quality and noise during construction, would reduce impacts but not to below a level of significance, and impacts to traffic during operation would be significant and unavoidable and could not be feasibly mitigated; 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 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: Valley Region Elementary School No. 13

Site: Southeast corner of Titus Street and Cedros Avenue in the community of Panorama City in the City of Los Angeles.

Date: February 20, 2008 (revised November 13, 2008)

Issuer: Office of Environmental Health and Safety

Contact: Pat Schanen, Deputy Director *EAM*

OEHS Determination: Determination pending. Approximately 70% of the necessary 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. Following are key findings:

- The proposed project would result in significant and unavoidable impacts related to air quality and noise during construction, and traffic during operation.
- Further action to address metals, organochlorine pesticides (OCPs), polyaromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and total petroleum hydrocarbons (TPH) in soil is required.
- Onsite releases of volatile organic compounds (VOCs) will require further action. In addition, offsite releases of VOCs appear to have impacted the site.

Site Description: The Site is located on approximately 5.46 acres which includes 14 residential, commercial, and industrial parcels bounded by Cedros Avenue to the west, Titus Street to the north, Lanark Street to the south, and commercial and industrial land uses to the east. Surrounding land uses include single-family residential properties to the west, commercial and industrial land uses to the east, multi-family residential properties to the north, and residential and institutional uses including Panorama and Burke High Schools to the south.

Geo-hazard Assessment: The Geohazard Assessment determined that the Site is not located in an California Earthquake Fault Zone, a City of Los Angeles Fault Rupture Study Area, a liquefaction zone, a methane zone or a landslide zone. The site is located within the inundation zone of the Pacoima Dam and Lopez Dam. The probability of seismically-induced dam failure is extremely low. In the unlikely event of an emergency, the proposed project would have evacuation procedures for student and staff, therefore, this impact would be less than significant.



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Pipeline Safety Hazard Assessment (PSHA):

The PSHA completed for the proposed project determined that the site is located within 1,500 feet of two high-pressure natural gas pipelines. A 6 to 8-inch line is located beneath Roscoe Boulevard approximately 680 feet north from the site, and a 8-inch line is located beneath Van Nuys Boulevard approximately 1,000 feet east from the site. The PSHA determined that the pipeline hazard footprints did not reach the proposed project site, and that the risk to students or staff was below a level of significance.

Air Quality Health Risk Assessment (HRA):

The HRA conducted in April 2008 identified eight potential sources of toxic air emissions within one-half mile of the Site including: a hospital, a restaurant, auto repair shops, a gas station, and truck traffic associated with Goodwill Industries. The HRA determined that carcinogenic and noncarcinogenic health risks are anticipated to be less than significant for both students and staff.

Electro-Magnetic Fields (EMF) Assessment:

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

Rail Safety Assessment (RSA):

No railroads have been identified within 1,500 feet of the Site.

Traffic Impact and Pedestrian Risk Assessment:

Traffic

Impacts related to increased traffic and circulation associated with implementation of the project would contribute to significant and unavoidable impacts at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street during operation. These intersections are completely built-out and, therefore, no mitigation is feasible.

Pedestrian Safety

Due to additional pedestrian traffic during project operation potential impacts related to pedestrian safety would occur. Impacts would be below levels of significance with the installation of crosswalks and stop signs at various intersections.

Department of Toxic Substances Control (DTSC) Site Assessment:

A Preliminary Environmental Assessment (PEA) was performed at the Site. No known oil wells exist onsite. Historical onsite activities included agriculture, bus and auto washing, spray painting, waste oil/solvent recycling, machine shop, bus repair, auto body repair, paint warehouse, and print shop. Current onsite activities include a boat maintenance shop, auto repair, two printing shops, print cartridge recycling company, and a plating shop. Offsite activities include former storage of fuels in underground storage tanks (USTs) located adjacent to the east of the site at the Goodwill Industries.

Volatile organic compounds (VOCs) were detected in soil gas due to historical onsite releases, and in soil gas and soil along the eastern border of the site



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adjacent to the former offsite USTs. Metals, petroleum hydrocarbons, PAHs, and PCBs were detected in shallow soil at the commercial parcels onsite. Lead due to lead-based paint and pesticides were detected in shallow soil at several properties. Thus, the PEA concluded that further action was required for the project site. The PEA was approved by the Department of Toxic Substances Control (DTSC) on October 17, 2008. A Remedial Action Plan will be developed to address site impacts. Preliminary cost estimates, based on the existing data, range between \$7.8 million to \$16.7 million dollars. The LAUSD will evaluate cost recovery potential for soil and soil gas impacts related to the potential offsite sources.

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

An EIR was prepared for the proposed Valley Region Elementary School No. 13 and circulated for public and agency review from September 8, 2008 through October 22, 2008. The Final EIR concluded that construction of the proposed project would result in significant and unavoidable impacts to air quality and noise during construction. In addition, the proposed project would result in significant and unavoidable impacts to traffic at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street during operation.

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 indicating that the benefits of the project outweigh the negative impacts.

OEHS Site Comparison Matrix for VRES No. 13

Factors	VRES #13	VRHS #14	VRES #7	VRES #9	VRES #8
Active Faults	●	●	●	●	●
Liquefaction/Landslide	●	●	●	★	★
Inundation Hazard	●	●	●	●	●
Traffic Circulation	▼	▼	★	★	▼
Pedestrian Risk	●	★	★	★	▼
Derailment Hazard	●	●	●	●	●
High Power Lines	●	●	●	●	●
Air Emissions Risk	●	●	★	●	●
Accidental Chemical Release	●	●	●	●	●
Hazardous Material Pipelines/Tanks	●	●	●	●	●
Oil Wells (on-site)	●	●	●	●	●
Methane Migration	●	●	●	●	●
Soil Contamination	★	●	●	★	★
Groundwater Contamination	●	●	●	●	●
Asbestos / Lead	●	●	●	★	★
Historical Resources	●	●	●	●	▼
Biological Resources	●	●	●	●	●
Noise/Vibration	▼	★	★	●	▼
Air Quality – Regional Impact	●	★	★	★	●
Air Quality – Localized Impact	▼	▼	★	★	●

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

Office of Environmental Health and Safety
Site Environmental Review
Valley Region Elementary School No.13



6-inch
Natural Gas
Pipeline

6 to 8-inch
Natural Gas
Pipeline

Proposed
Site

Panorama HS
Burke HS

Legend

- LAUSD Property
- Area of Potential Environmental Concern
- Underground Storage Tanks



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Board of Education Report

Report Number:	167-08/09
Date:	December 9, 2008
Subject:	Project Approval for Valley Region Elementary School No. 13
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 Valley Region Elementary School No. 13 project authorizes staff to proceed with the site acquisition and construction of the project.

Staff Recommendation and Rationale: Staff recommends that the Board of Education approve the Valley Region Elementary School No. 13 project.

The proposed Valley Region Elementary School No. 13 project will provide educational facilities for students in kindergarten through fifth grade. The proposed school consists of 38 classrooms providing 950 two-semester seats, administration offices, library, multi-purpose room, food service facilities, playfields, and a parking area. The proposed project will relieve Valerio Primary Center, as well as Burton, Chase, Noble, Panorama City, Ranchito, and Valerio Elementary Schools.

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

Background: The proposed project site is located in the community of Panorama City in the San Fernando Valley area of the city of Los Angeles. The project is bounded by Titus Street on the north, Lanark Street on the south, Cedros Avenue on the west, and commercial properties on the east.

Construction of Valley Region Elementary School No. 13 would require the acquisition and relocation of nine single-family residential parcels and five commercial parcels currently comprised of 34 businesses.

This project is located in Local District 1 and Board District 6 (Julie Korenstein).



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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 total project budget for the Valley Region Elementary School No. 13 is \$90,843,918.

However, an environmental remediation action plan will be required with a current estimated cost range of \$7.8 million to \$16.7 million. This estimate may be adjusted following the Department of Toxic Substance Control (DTSC) review of the Remedial Action Plan (RAP). The entire environmental remediation cost estimate is not included in the current project budget and therefore it is anticipated a project budget modification will be required at the time actual remediation costs are known.

Funding for this project is from state and local bonds.

Issues/Considerations: The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 166-08/09 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 described in the Final Environmental Impact Report, the proposed project would result in significant and unavoidable impacts related to air quality and noise during construction, and significant and unavoidable impacts to traffic during operation at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street.

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

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) approved the Preliminary Environmental Assessment (PEA) Report on October 17, 2008. The PEA recommends further action in the form of a Remedial Action Plan (RAP) to address identified soil and soil gas impacts.



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Effect of “yes” vote: Approval of the project authorizes staff to proceed with the site acquisition process and construction of the project. The Valley Region Elementary School No.13 project is scheduled to be available for occupancy in the third quarter of 2012.

Effect of “no” vote: Failure to certify the EIR and approve the project will delay construction of the school. Delay of this project approval would defer overcrowding relief for Valerio Primary Center, as well as Burton, Chase, Noble, Panorama City, Ranchito, and Valerio Elementary Schools.



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Board of Education Report

B. BOARD REPORT

Action Proposed: Approval of the Valley Region Elementary School No. 13 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 assist the District in achieving 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 this project approval would defer overcrowding relief for Valerio Primary Center, as well as Burton, Chase, Noble, Panorama City, Ranchito and Valerio Elementary Schools. Delay could also result in the inability to open the school in 2012.

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

Budget Impact: The current budget for this project is \$90,843,918.

However, an environmental remediation action plan will be required with a current estimated cost range of \$7.8 million to \$16.7 million. This estimate may be adjusted following the Department of Toxic Substance Control (DTSC) review of the Remedial Action Plan (RAP). This environmental remediation cost estimate is not included in the current project budget and therefore it is anticipated a project budget modification will be required at the time actual remediation costs are known.

Funding for this project will be from state and local bonds.

Issues and Analysis: Property Description: The proposed project site is located in the community of Panorama City in the San Fernando Valley area of the city of Los Angeles. The project is bounded by Titus Street on the north, Lanark Street on the



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south, Cedros Avenue on the west and commercial properties on the east. The site consists of approximately 5.46 acres and is comprised of nine single-family residential parcels and five commercial parcels currently containing 34 businesses.

Community Outreach Process: District staff held nine community meetings during the site selection and CEQA process.

Alternatives Considered: During the site selection process staff initially considered nine potential sites. Seven of these sites were determined to be less feasible for this project due to a number of factors such as student safety issues, location, community impact, and cost. Two sites were presented to the community as feasible alternatives for input and consideration. The proposed project site was recommended over the alternative site because its location provides a buffer between the residential and industrial area, adjoins the residential portion of the neighborhood and would not require children to walk through the industrial section to get to school. The alternative site, located at the southeast corner of Van Nuys Boulevard and Titus Street would have required students to walk through the industrial area or along Van Nuys Boulevard in order to get to and from school.

Environmental Analysis: In accordance with CEQA, the Office of Environmental Health & Safety (OEHS) prepared a Draft Environmental Impact Report (Draft EIR) to evaluate the environmental effects of the Valley Region Elementary School No. 13 project. The Draft EIR was posted for Agency and public review on September 8, 2008 and the review period closed on October 22, 2008.

As documented in the EIR, the proposed project would result in significant and unavoidable impacts related to air quality and noise during construction, and significant and unavoidable impacts to traffic during operation at the intersections of Van Nuys Boulevard/Roscoe Boulevard, Van Nuys Boulevard/Titus Street, and Van Nuys Boulevard/Lanark Street.



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The Final EIR is scheduled to be presented to the Board of Education for consideration on December 9, 2008.

Independent of the CEQA process, the Department of Toxic Substances Control (DTSC) approved the Preliminary Environmental Assessment (PEA) Report on October 17, 2008. The PEA recommends further action in the form of a Remedial Action Plan (RAP) to address identified soil and soil gas impacts. The preliminary cost estimate range for cleanup is \$7.8 million to \$16.7 million. This estimate may be adjusted following the DTSC's review of the RAP.

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)
BURTON	5.7	4 TRK	672	851	603	690	653	23
CHASE	8.3	1 TRK	944	944	847	850	816	28
NOBLE	6.8	4 TRK	1,107	1,442	1,237	1,371	1,086	37
PANORAMA CITY	3.8	4 TRK	696	898	736	777	607	0
RANCHITO	6.0	4 TRK	509	646	551	542	527	20
VALERIO ES	7.2	4 TRK	1,045	1,321	1,062	1,028	716	23
VALERIO PC	3.2	4 TRK	185	225	208	201	204	0

Committee Information: This item was on the agenda of the December 4, 2008 Facilities Board 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: Tom Calhoun, Real Estate Department Regional Development Manager

Applicable Board Delegations:

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



**LOS ANGELES UNIFIED SCHOOL DISTRICT
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**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:

APPROVED BY:

JOSEPH A. MEHULA
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