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## **Agenda Item #7**

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# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

<b>Report Number:</b>	163-08/09
<b>Date:</b>	December 9, 2008
<b>Subject:</b>	Certification of the Final Environmental Impact Report for the Proposed Central Region Elementary School No. 20 Project
<b>Responsible Staff:</b>	
Name	Yi Hwa Kim, Interim Director
Office/Division	Office of Environmental Health & Safety
Telephone No.	(213) 241-3199

### A. EXECUTIVE SUMMARY

**Action Proposed:** Board of Education review and determination on 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:** An EIR was prepared to address the potential environmental impacts of the proposed project. 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 the Facilities Services Division Board Report No. 164-08/09.

**Background:** The proposed project site is located at 3600 W. Council Street in the Wilshire Center neighborhood of the City of Los Angeles, adjacent to Virgil Middle School.

The proposed site encompasses approximately 8.13 acres on three non-contiguous areas. The CRES No. 20 will be developed with approximately 62,000 square feet of school facilities that would provide 800 two-semester seats for grades K to 5 and includes a northern area that will be developed into replacement play fields.

This project is located in Local District 4 and Board District 2 (Garcia).

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



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

- 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 estimated project budget for Central Region Elementary School No. 20 is \$85,709,764. Funding for this project will be from state and local bonds.
- Issues/Considerations:** There are no appreciable issues.
- 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. 164-08/09.
- 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 Central Region Elementary School No. 20 (proposed project). The proposed project site is located in the Wilshire Center community in the City of Los Angeles. The site includes three non-contiguous areas referred to as the northern, central and southern areas.

The entire proposed project site encompasses 15 parcels on a total of approximately 8.13 acres: 6.33 acres of District-owned land and 1.8 acres to be acquired from the purchase of parcels and street vacations.

- The northern area is approximately 3.23 acres of combined District-owned land currently used as parking facilities and land to be acquired consisting of a tow truck yard, auto repair shop and a produce warehouse. A portion of Council Street, between Madison Avenue and Juanita Avenue, will be vacated and become part of the site. The northern area will be developed into replacement playfields on a portion of the block north of Virgil Middle School between Madison and Juanita Avenues.
- The central area is approximately 3.18 acres, is currently occupied by the Virgil Middle School playfields, and will be redeveloped into the new Central Region Elementary School No. 20. As described above, replacement playfields for Virgil Middle School will be built on the northern area.
- The southern area is approximately 1.75 acres, is comprised of the White House Place Primary Center, and will be converted to surface parking for both Virgil Middle School and the new elementary school.

The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with CEQA and State CEQA Guidelines. As documented in an Initial Study, the environmental review resulted in the preparation of an Environmental Impact Report (EIR). As documented in the attached Resolution, the proposed project would result in significant and unavoidable impacts with regard to noise and vibration during construction and noise from operation (vehicular). Potentially significant impacts to air quality, pedestrian safety and traffic/transportation would be reduced to a less-than-significant level after incorporation of all feasible mitigation measures.

Independent of the CEQA process, OEHS evaluated the proposed project site pursuant to the California Education Code and requirements of the Department of Toxic Substances Control (DTSC). A Preliminary



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Environmental Assessment (PEA) was prepared for the preferred site and submitted to the DTSC and approved on October 14, 2008. The PEA recommends further action in the form of a Remedial Action Plan (RAP) to address identified impacts to soil, soil vapor and groundwater. It is anticipated that the draft RAP will be submitted to DTSC in January 2009.

Based on data from the PEA investigation, the preliminary National Contingency Plan (NCP) range for environmental cleanup is \$14 million to \$30 million. This estimate will be refined after the completion of the Supplemental Site Investigation (SSI) and RAP. In addition, a gas mitigation system will be required as part of the RAP and incorporated into new school construction.

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 for the proposed project and to adopt Findings of Fact, a Mitigation Monitoring and Reporting Plan, and a Statement of Overriding Considerations prepared pursuant to CEQA and State CEQA Guidelines. Subsequent to the approval of the Resolution, the Facilities Services Division will request the Board to approve the proposed project (Board Report No. 164-08/09).

**Expected Outcomes:** Should the EIR be certified and the proposed project be approved, the school will be scheduled for occupancy during the third quarter of 2012.

**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. 164-08/09. 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 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 Central Region Elementary School No. 20 is \$85,709,764. Funding for this project will be from 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**



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

**Committee Information:** This item is on the agenda of the December 4, 2008 Facilities Committee.

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

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

**Applicable Board Delegations:** Not applicable.

**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 BY:

Dr. James Morris  
Chief of Staff

APPROVED &  
PRESENTED BY:

Yi Hwa Kim  
Interim Director  
Office of Environmental Health & Safety



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

RESOLUTION OF THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, A MITIGATION MONITORING AND REPORTING PLAN AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED CENTRAL REGION ELEMENTARY SCHOOL NO. 20

Whereas, the proposed Central Region Elementary School No. 20 (CRES No. 20) site is approximately 8.13 acres: 6.33 acres of District-owned land and 1.80 acres to be acquired from the purchase of parcels and street vacations on three non-contiguous areas; includes a southern area that will become a parking facility to be shared by the Virgil Middle School and CRES No. 20 faculty; includes a central area that will be developed into the CRES No. 20 with approximately 62,000 square feet of school facilities that would provide 800 two-semester seats for grades K to 5; includes a northern area that will be developed into replacement play fields; and

Whereas, prior to approving the proposed project (State Clearinghouse No. 2008051093), 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 22, 2008 circulated for a 45-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 19, 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 Los Angeles Daily Journal and La Opinion newspapers and held public meetings during the NOP comment period on May 29, 2008 and July 8, 2008 and Draft EIR public comment period on September 24, 2008; 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 noise and vibration impacts during construction and noise impacts during operation (vehicular); and

Whereas, the Final EIR identified mitigation measures to eliminate or reduce potentially significant impacts related to air quality, pedestrian safety hazards and traffic and transportation 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

Whereas, the Final EIR evaluated Alternatives to the proposed project including: No Project, Reduced Project, and Alternate Site; and whereas the No Project/No Build Alternative was identified as environmentally superior to the proposed project, resulting in fewer environmental impacts than the proposed project; however would not meet the objectives of the project; 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 is warranted for the proposed project site; and

Whereas, the District Board of Education (Board) is a “Lead Agency” as defined in CEQA Guidelines, Title 14 of the California Code of Regulations §§ 15050 – 15053, and the Board reviewed and considered the Final EIR, its supporting documents, and comments received by affected governmental agencies and other interested persons; and now therefore be it

Resolved, that the Board finds that:

The District complied with Education Code §17213.1(a) and Public Resources Code §21151.8 with respect to the proposed school site; and

The project will not pose a significant health risk to students or staff due to potential risks such as air toxics or other chemical exposures or railroad easements; 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



## 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 impacts during construction and operation would not reduce impacts to levels below significance and 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

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

**PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> 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

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- Project:** Central Region Elementary School No. 20
- Site:** Northwest corner of Madison Avenue and Council Street; northwest corner of Westmoreland Avenue and First Street and northeast corner of Bimini Place and White House Place (three non-contiguous areas), in the community of Wilshire Center, City of Los Angeles.
- Date:** March 28, 2008 (revised November 12, 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 concerns have been identified which would preclude the use of the Site for a school.
- Key Findings:** A summary table of environmental health and safety factors identified at the site is attached. Following are key findings:
- Volatile organic compounds (VOC's) and total petroleum hydrocarbons (TPH) have impacted soil, soil vapor, and groundwater onsite.
  - Metals have impacted shallow soil onsite.
  - Methane and hydrogen sulfide detected at the site will require that a gas mitigation system be installed as part of new school construction.
  - The proposed project will result in significant and unavoidable impacts due to noise and vibration during construction and noise generated during operation (vehicular).
- Site Description:**
- The proposed project site is comprised of three non-contiguous areas for a total of 8.33 acres. One area encompasses approximately 3.18 acres of the Virgil Middle School playfields which will be redeveloped into the new elementary school facilities.
- The second area is comprised of approximately 3.23 acres, including the vacation of Council Street between Juanita Avenue and Madison Avenue. Approximately 1.43 acres of this land are owned by the District and currently used as parking for Virgil Middle School. The remaining 1.8 acres consists of commercial uses originally intended for use by the Belmont New Elementary School No. 2 project, which was not constructed. This portion of the site will be developed into replacement playfields.
- The third area is the 1.92-acre existing White House Place Primary Center (PC) campus, which is proposed for surface parking for both Virgil and the new elementary school. Students currently attending White House Place



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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Primary Center will be transferred to other area primary centers.

### **Geo-hazard Assessment:**

A Geohazard Assessment conducted in April, 2008 found that the Site is not located in either a California Earthquake Fault Zone (formerly Alquist-Priolo Fault Zone) or City of Los Angeles Fault Rupture study area. The Site is also not located in an area susceptible to liquefaction, landslides, or flooding. The Site is located in the dam inundation zone for the Silver Lake and Rowena Reservoirs, however impacts are anticipated to be less than significant.

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

A single 6-inch high pressure natural gas line with an operating pressure of 228 pounds/square inch (psi) has been identified approximately 315 feet east of the Site. A PSHA conducted for the Site in July, 2008 found that risks associated with this line are less than significant.

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

A HRA conducted in July, 2008 evaluated 30 potentially significant sources of toxic air contaminants within one-half mile of the Site. These sources include among others; auto repair/service facilities, restaurants, hospitals, printers, pesticide businesses, and a freeway. The HRA concluded that:

- Carcinogenic and non-carcinogenic risks are anticipated to be less than significant for both students and staff.
- A pesticide business located approximately 230 feet to the north of the Site stores large quantities of CS gas (tear gas). Should a tank of CS gas rupture, concentrations on the school site may cause minor temporary acute health effects, however the risk is considered less than significant.
- Modeling indicates that odors from chemicals used in nearby auto body shops may on rare occasions be detected onsite. However, these chemicals do not present a significant long-term or short-term health risk.

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

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

### **Rail Safety Assessment (RSA):**

No above-grade railroads have been identified within 1,500 feet of the Site. The Metropolitan Transit Authority Red Line subway runs north-south beneath Vermont Avenue approximately 375 feet west of the Site. Impacts associated with this line are less than significant.



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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### **Traffic Impact and Pedestrian Risk Assessment:**

A traffic impact and pedestrian safety study was prepared for this project.

#### Traffic:

Implementation of the Proposed Project is anticipated to create roadway segment impacts on Juanita Avenue, Madison Avenue and Council Street, however these impacts can be reduced to less than significant levels with implementation of the following mitigation measure:

- LAUSD shall coordinate with the Los Angeles Department of Transportation and contribute to the development of a Neighborhood Traffic Management Plan, which would be implemented by the City.

#### Pedestrian Safety

Pedestrian Safety impacts due to unsafe routes to schools can be reduced to a less-than-significant level through implementation of mitigation measures.

Mitigation include:

- Preparing and distributing a Pedestrian Routes to School Map.
- Installing a traffic signal with crosswalks and signal phasing to facilitate crossing at Westmoreland Avenue and First Street.
- Installing school traffic speed zones, with related signage at entry points.

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

To date, approximately 70% of the necessary DTSC studies have been completed including a DTSC-approved Preliminary Environmental Assessment (PEA). The following environmental impacts were identified during the PEA investigation:

- Volatile organic compounds (VOC's) and total petroleum hydrocarbons (TPH) have impacted soil, soil vapor, and groundwater onsite.
- Metals have impacted soil onsite.
- Methane and hydrogen sulfide above the DTSC and City of Los Angeles Building Code thresholds have been identified in soil vapor.
- No Further Action has been recommended for the White House Place PC Property.

Onsite environmental impacts are likely a result of historic use, off-site contributing facilities (ARCO/Midway Ford) and the underlying Los Angeles City Oilfield. Based on the results of the PEA investigation, further action in the form of a Supplemental Site Investigation (SSI) and Remedial Action Plan (RAP) are required to address environmental impacts at the Site.

Based on data from the PEA investigation, the preliminary National Contingency Plan (NCP) range for environmental cleanup is \$14 million to \$30 million. This estimate will be refined after the completion of the SSI and



## LOS ANGELES UNIFIED SCHOOL DISTRICT OEHS SITE REVIEW

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RAP. In addition, a gas mitigation system will be required as part of the RAP and incorporated into construction of the new school.

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

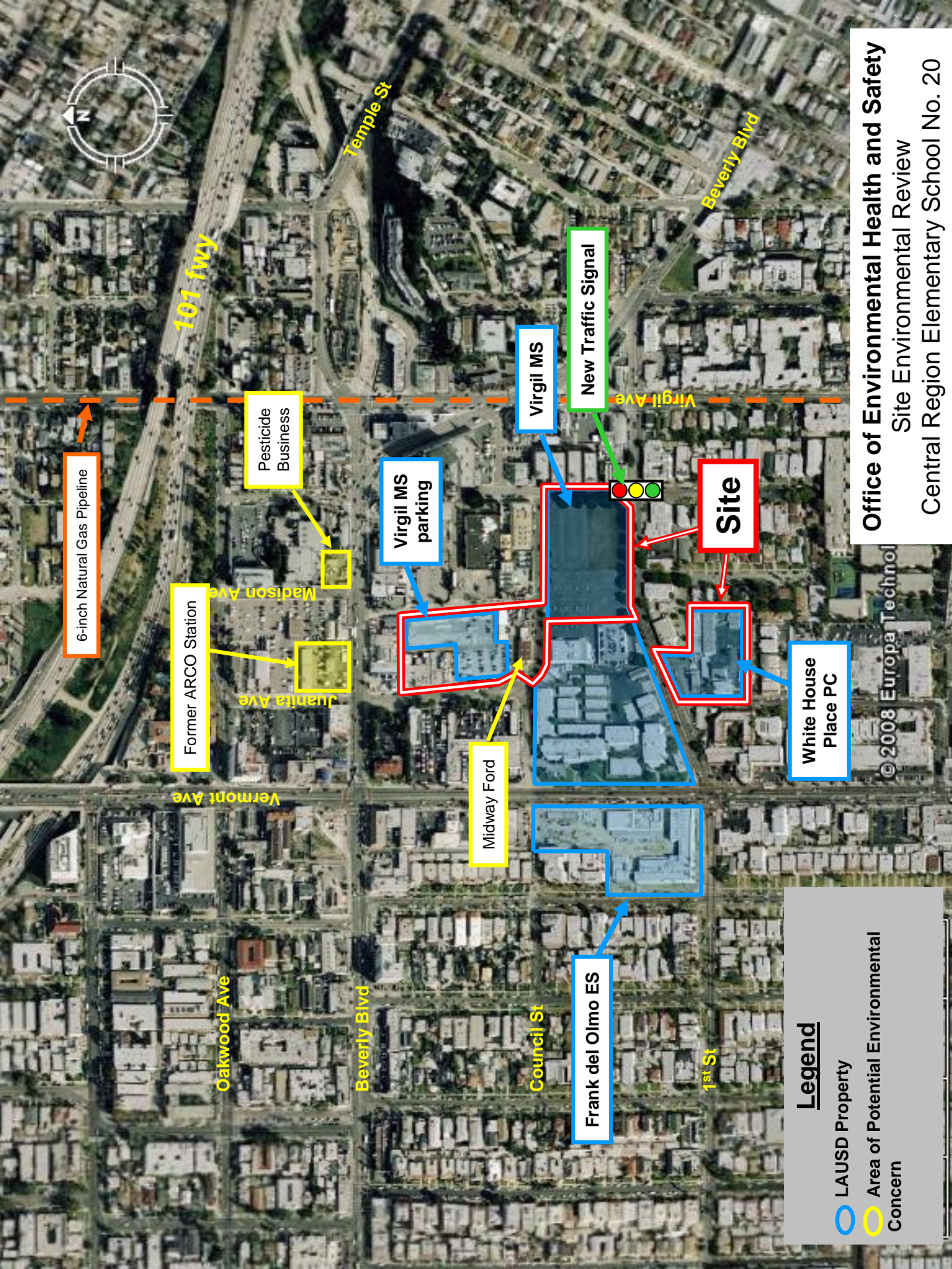
The Initial Study and Notice of Preparation were posted for a 30-day public and agency review beginning on May 22, 2008. Based on the level of interest in this proposed project, the IS/NOP comment period was extended 15 days and two public scoping meetings were held during this review period.

Based on the Initial Study, an Environmental Impact Report (EIR) was prepared for the project. The Draft EIR and Notice of Availability were posted for a 45-day public and agency review beginning on September 19, 2008. Potentially significant impacts in the areas of air quality, pedestrian safety, and traffic and transportation can be mitigated to less than significant levels. Potentially significant noise and vibration impacts during construction and noise during operation remain significant and unavoidable with mitigation incorporated. Thus, the Board must adopt a Statement of Overriding Considerations indicating that the benefits of the project outweigh the negative effects.

# OEHS Site Comparison Matrix

Factors	CRES #20	CRES #14	CRES #13	CRHS #16	CRES #15
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



**Legend**

- LAUSD Property
- Area of Potential Environmental Concern

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

<b>Report Number:</b>	164-08/09
<b>Date:</b>	December 9, 2008
<b>Subject:</b>	Project Approval for Central Region Elementary School No. 20
<b>Responsible Staff:</b>	
Name	Joseph A. Mehula, Chief Facilities Executive
Office/Division	Facilities Services Division
Telephone No.	(213) 241-4811

**A. EXECUTIVE SUMMARY**

**Action Proposed:** Approval of Central Region Elementary School No. 20 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 Central Region Elementary School No. 20 project.

The proposed Central Region Elementary School No. 20 project will provide educational facilities for students in kindergarten through fifth grade and will consist of 32 classrooms providing 800 two-semester seats, a multipurpose room, library, surface parking, food service area, lunch shelter, administrative offices, and playfields. The Central Region Elementary School No. 20 project is proposed to relieve White House Place Primary Center and Alexandria, Del Olmo, Cahuenga, and Kim Elementary Schools.

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

**Background:** The preferred site for Central Region Elementary School No. 20, designated by the Board of Education on April 22, 2008, includes three non-contiguous areas referred to as the northern, central and the southern areas, respectively.

- The northern area, located between Madison and Juanita Avenues is approximately 3.23 acres that will be developed into playfields. Approximately 1.43 acres of this area is owned by the District and is currently used as additional parking for Virgil Middle School. It is also necessary to vacate Council Street between Madison and Juanita Avenues and acquire 1.8 acres of additional land. The property to be acquired consists of five parcels comprised of three



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

commercial businesses including a tow truck company, an auto-body shop and a produce wholesaler.

- The central area is approximately 3.18 acres of existing Virgil Middle School playfields that will be redeveloped into the new elementary school.
- The southern area is approximately 1.72 acres consisting of the existing White House Place Primary Center campus that will be converted to a parking area for the new elementary school and the existing middle school.

This project is located in Local District 4 and Board District 2 (Monica Garcia).

**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 estimated project budget for Central Region Elementary School No. 20 is \$85,709,764. However, it is currently anticipated that actual costs related to construction and environmental remediation will require an increase in the total project budget when actual costs are determined at time of bid.

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

**Issues/Considerations:** The Office of Environmental Health and Safety (OEHS) has simultaneously submitted Board Report No. 163-08/09 that recommends that the Board of Education consider certification of the Environmental Impact Report (EIR) for this project pursuant to the California Environmental Quality Act (CEQA) and its guidelines. Certification of the EIR must occur prior to approval of Central Region Elementary School No. 20.

The analysis documented in the Draft EIR found that the proposed project would result in significant and unavoidable environmental impacts related to noise and vibration during construction and noise during operation. A Statement of Overriding Consideration will be required for this project.

Independent of the CEQA process, a Preliminary Environmental Assessment (PEA) was prepared for the preferred site. The PEA



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

recommends further action in the form of a Remedial Action Plan (RAP) to address identified impacts to soil, soil vapor and groundwater. Based on data from the PEA investigation, the preliminary range for environmental cleanup is from \$14 million to \$30 million.

Although the current project budget includes a portion of the estimated cost of site remediation it is anticipated that the project budget may increase once the actual cost is determined at time of construction. In addition, it should be noted that a significant portion of the required remediation for this project is related to property the District already owns.

The current construction schedule for Central Region Elementary School No. 20 anticipates a Fall 2012 school opening and is planned in three phases corresponding to the three non-contiguous properties that comprise the project site.

- The southern area consisting of the existing White House Place Primary Center campus will be closed by July 1, 2009 for the construction of project parking. Students currently attending White House Place Primary Center will be temporarily assigned to Del Olmo Elementary School.
- The northern area of District owned land and five parcels to be acquired will be developed upon completion of acquisition, relocation activities and implementation of the Remedial Action Plan (RAW).
- The central area consisting of the existing Virgil Middle School playfields is where the construction of the elementary school will commence upon completion of the RAP. In this phasing plan, construction of the new elementary school is scheduled to commence in March 2010.

This construction phasing schedule achieves a 2012 opening of Central Region Elementary School No. 20. This schedule also leaves Virgil Middle School without outdoor playfields for a period of three to nine months. The playfield impact to Virgil Middle School could be avoided if the northern area is developed and completed prior to commencement of construction of the elementary school in the central area. However, the impact to the overall schedule would be that Central Region Elementary School No. 20 would not be available for occupancy by students until the Fall of 2013.



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

**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 elementary school. Delay of this project approval would defer overcrowding relief for White House Place Primary Center and Alexandria, Del Olmo, Cahuenga, and Kim Elementary Schools.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### B. BOARD REPORT

- Action Proposed:** Approval of Central Region Elementary School No. 20 authorizes staff to proceed with the site acquisition and construction of the project.
- Expected Outcomes:** The elementary school is currently scheduled to be available for occupancy during 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 project approval would defer overcrowding relief for White House Place Primary Center and Alexandria, Del Olmo, Cahuenga, and Kim Elementary Schools.
- 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 estimated project budget for Central Region Elementary School No. 20 is \$85,709,764. However, it is currently anticipated that actual costs related to construction and environmental remediation will require an increase in the total project budget when such actual costs are determined at time of bid.
- Funding for this project will be from state and local bonds.
- Issues and Analysis:** The preferred site for Central Region Elementary School No. 20 was designated by the Board of Education on April 22, 2008, which includes three non-contiguous areas referred to as the northern area, the central area and the southern area, respectively.
- The northern area, located between Madison and Juanita Avenues is approximately 3.23 acres that will be developed into replacement playfields between Madison and Juanita Avenues. Approximately 1.43 acres of this area is land owned



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

by the District. It is also necessary to vacate Council Street between Madison and Juanita Avenues and acquire 1.8 acres of additional land. The property to be acquired consists of five parcels comprised of three commercial businesses including a tow truck company, an auto-body shop, and a produce wholesaler.

- The central area is approximately 3.18 acres of existing Virgil Middle School Playfields that will be redeveloped into the new elementary school.
- The southern area is approximately 1.72 acres consisting of the existing White House Place Primary Center campus that will be converted to a parking area for the new elementary school and the existing middle school.

Community Outreach Process: District staff held three CEQA meetings in the community.

Two of the CEQA meetings were combined with design presentations. Seven additional community meetings were held seeking community input and to discuss environmental findings. Concurrently, meetings were held with individual property owners and tenants affected by the proposed project to provide detailed information on the acquisition and relocation process.

Briefings with key community stakeholders, parent groups, teachers/staff, and neighborhood councils took place throughout the process.

Alternatives Considered: The Board of Education approved the preferred site for Central Region Elementary School No. 20 on April 22, 2008. In addition to the preferred site (site #11), staff analyzed more than 17 sites. Of these sites, site #1 and site #11 were considered most desirable in that they utilize land the District already owns thereby reducing impacts on the community and private property.

Alternative site #1 was suggested by community members at the first site selection meeting on March 27, 2007. This alternative site would have required the acquisition of approximately 1.51 acres of private land adjacent to White House Place Primary Center and required the relocation of one single-family unit and 25 multi-family units. At the last four site selection meetings, site #1 was substantially opposed and the preferred site received overwhelming support.



## LOS ANGELES UNIFIED SCHOOL DISTRICT Board of Education Report

Environmental Analysis: The Office of Environmental Health and Safety (OEHS) evaluated the proposed project in accordance with CEQA and State CEQA Guidelines. As documented in an initial study, the environmental review resulted in the preparation of an Environmental Impact Report (EIR). The proposed project would result in significant and unavoidable impacts with regard to noise and vibration during construction and vehicular noise during operation. Potentially significant impacts to air quality, pedestrian safety and traffic/transportation would be reduced to a less-than-significant level after incorporation of all feasible mitigation measures.

Independent of the CEQA process, OEHS evaluated the proposed project site pursuant to the California Education Code and requirements of the Department of Toxic Substances Control (DTSC). A Preliminary Environmental Assessment (PEA) was prepared for the preferred site and submitted to the DTSC and approved on October 14, 2008. The PEA recommends further action in the form of a Remedial Action Plan (RAP) to address identified impacts to soil, soil vapor and groundwater. It is anticipated that the draft RAP will be submitted to DTSC in January 2009.

Based on data from the PEA investigation, the preliminary range for environmental cleanup is from \$14 million to \$30 million. This estimate will be refined after the completion of the Supplemental Site Investigation (SSI) and RAP. In addition, a gas mitigation system will be required as part of the RAP and incorporated into new school construction.

Although the current project budget includes a portion of the estimated cost of site remediation it is anticipated that the project budget may increase once the actual cost is determined at time of construction. In addition it should be noted that a significant portion of the required remediation for this project is related to property the District already owns.



# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Board of Education Report

### Demographic Data

SCHOOLS RELIEVED	SITE ACREAGE	2008-09 CALENDAR	2008-09 2- SEMESTER CAPACITY	2008-09 OPERATING CAPACITY	2008-09 ACTUAL ENROLLMENT	2008-09 RESIDENT ENROLLMENT	PLANNING 2- SEMESTER CAPACITY	PORTABLE CLASSROOMS (EXCLUDES CLASSROOMS TO BE REMOVED)
ALEXANDRIA ES	4.5	4 TRK	1,154	1,501	910	994	861	16
DEL OLMO ES	3.1	4 TRK	839	1,098	1,001	1,097	688	0
WHITE HOUSE PC	1.5	4 TRK	145	185	152	163	0	10
CAHUENGA ES	2.7	4 TRK	810	1,047	1,076	1,124	525	2
KIM ES	2.8	1 TRK	655	655	745	748	607	0

**Committee Information:** This item was on the agenda of 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 posed on [www.laschools.org](http://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.

**Miscellaneous Issues and Matters:**

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

**Division of Accountability and Systemwide Performance**

**Informative**




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

Respectfully submitted,

DAVID L. BREWER III  
Superintendent of School

APPROVED &  
PRESENTED BY:

  
JOSEPH A. MEHULA  
Chief Facilities Executive  
Facilities Services Division

APPROVED BY:

DR. JAMES MORRIS  
Chief of Staff