



# SAN DIEGO CITY SCHOOLS

EUGENE BRUCKER EDUCATION CENTER ♦ 4100 Normal Street, San Diego, CA 92103-2682 ♦

Office of the Superintendent

## Executive Summary

**Board Date: November 13, 2001 (No Action)  
November 27, 2001**

<b>SUBJECT:</b>  Certification of Environmental Impact Report and Selection of Site for the Acquisition and Construction of the Proposed Winona Avenue Area Elementary School.	X	<b>OPEN/ACTION</b>
		<b>INFORMATION</b>
		<b>CONSENT</b>

### Recommendation(s):

The superintendent recommends that the Board of Education:

Reference pages 16 and 17 of the subject board report.

### Summary of Previous Board of Education Discussion and Action:

None

### Summary of Key Issue(s):

Prior to acquiring property for construction and operation of the proposed new Winona Avenue Area Elementary School, the district must comply with the California Environmental Quality Act (CEQA) and other requirements imposed by California Education Codes, Code of Regulations, Government Codes and Public Resources Codes. The results of the investigations and subsequent findings are presented in this report for Board of Education consideration.

The new school is scheduled to be available for the 2005-2006 school year.

### Fiscal Analysis:

Site acquisition and construction of the proposed Winona Avenue Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds at an estimated cost of \$ 40.6 million.

\_\_\_\_\_  
Chief Operating Officer

\_\_\_\_\_  
Chief of Staff

SAN DIEGO CITY SCHOOLS  
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT  
AND SELECTION OF SITE  
FOR THE ACQUISITION AND CONSTRUCTION OF THE  
PROPOSED WINONA AVENUE AREA ELEMENTARY SCHOOL

November 13, 2001 (No Action)  
November 27, 2001

Introductory Statement

*The project was originally presented to the San Diego Unified School District Board of Education (Board) on November 13, 2001. Based upon direction received during the November 13, 2001 Board meeting additional information is provided in this revised Board Report. Deletions are noted through the use of strike-outs and additions through the use of bold italics.*

Prior to acquiring property for construction and operation of the proposed new Winona Avenue Area Elementary School, there are numerous conditions that the District must satisfy. The District must comply with the California Environmental Quality Act (CEQA), conduct various investigations, evaluate the property at a public hearing, and make certain findings pursuant to applicable California Education Codes, Government Codes, Public Resource Codes, and California Code of Regulations. The results of the investigations and subsequent findings are presented in this report for Board of Education consideration.

Background

On November 3, 1998, San Diego voters approved Proposition MM, which authorized the sale of up to \$1.51 billion in general obligation bonds to repair, renovate, upgrade and expand existing schools; and to acquire property and construct 13 new elementary schools including the proposed new Winona Avenue Area Elementary School.

The proposed new Winona Avenue Area Elementary School will provide enrollment relief to the existing Euclid Elementary School and allow students currently transported to overflow schools to attend a neighborhood school. The proposed school will be designed to serve 700 students but would be master planned to accommodate up to 900 students, and would facilitate District achievement of the standards contained in the Long-Range Facilities Master Plan (LRFMP). The proposed project is located in the City Heights Community of the Mid-City Communities Planning Area (see Attachments A and B).

Community Outreach/Involvement

A community meeting was held at Monroe Clark Middle School on Saturday, March 13, 1999, which initiated the process for the five new schools targeted for the Mid-City area including the Euclid Area Elementary School (later to be renamed the Winona Avenue Area Elementary School). Notification of this meeting was mailed to all recognized area community planning groups, public agencies, and other interested parties that had participated in district planning and site selection activities in the past. Flyers noticing the meeting were also sent home with students attending area schools.

The March 13, 1999, meeting included a general informational session regarding the site selection process, and the criteria for evaluating and choosing elementary school sites. Meeting participants provided potential general location alternatives for each of the five new schools, based on their knowledge of the area and reference data which included locations of existing schools and maps depicting land use and student population density/distribution.

Between April and June of 1999, a site selection task force was developed and a second community meeting was held to present the findings of the preferred and alternative sites selected for the proposed Euclid Area Elementary School. At that time, no changes were suggested by the public regarding the selection of the preferred and alternative sites. However, in November of 1999, concerns by Mid-City residents and community leaders were voiced regarding the selection of the school sites for the proposed Euclid Area Elementary School. In response, the District stopped the environmental review process to further analyze sites that would be more acceptable to the public.

Between December 1999 and February 2000, District staff and Mid-City Communities representatives reviewed current and forecasted student populations in Mid-City neighborhoods to reach consensus on data to use for future planning purposes. Consequently, two more community meetings were conducted to choose new preferred and alternative sites. During this process, the proposed Euclid Area Elementary School was renamed Winona Avenue Area Elementary School.

On Saturday, March 11, 2000, a community meeting was held at Euclid Elementary School to receive further community input on potential sites for the proposed Winona Avenue Area Elementary School. Community planning groups, public agencies, schools, parents, and residents were notified of the meeting. In this meeting, the District reviewed the site selection criteria, neighborhood demographics, and former and proposed school sites with City Heights community residents and community leaders. Based on the high elementary school population of almost 1,900 students, and the lack of school sites within the Colina del Sol neighborhood (bounded by El Cajon Boulevard, 54<sup>th</sup> Street, University Avenue, and Euclid Avenue), the consensus of those attending the meeting was that the proposed school site should be located within the Colina del Sol neighborhood. Consequently, a second community meeting was held, specifically focusing on the Colina del Sol residents and property owners, to finalize the selection of sites that would be included in this EIR. The Colina del Sol neighborhood is referred to as “Colina Park” in the *Mid-City Communities Plan*.

The second community meeting was held on April 12, 2000 at the Set Free Baptist Fellowship church. The community was noticed via a flyer in several languages, including English, Spanish, Vietnamese, Cambodian, and Somali. The flyer was mailed to every resident address and property owner within the Colina del Sol neighborhood boundaries, as well as individuals and organizations previously involved in the site selection process. During the April 12<sup>th</sup> meeting, a majority of time was spent on finalizing the preferred and alternative sites to be included in future consideration. By the time this meeting was held, a general knowledge of the site selection criteria was known, but proximity to student population and site size became the more prominent issues during the decision making process. District staff provided input regarding environmental issues and site distance from communities; however, the sites were ultimately based on whether they were accepted by the City Heights community.

During the environmental analysis of the Preferred Site and Alternative Site 1 (sites shown on Attachment C (*Revised*)), the District discovered a fault trace from the potentially active La Nación Fault bisecting the Preferred Site and continuing through the northeastern corner of

Alternative Site 1. While the geologic impacts of being near the fault trace can potentially be mitigated under CEQA, the California Department of Education (CDE) may not approve the Preferred Site or Alternative Site 1 for use as a school site. Consequently, the District decided to include evaluation of another site, Alternative Site 2 (Attachment D), for the proposed project. This alternative is within adequate distance from the fault trace, but would still serve the Colina del Sol neighborhood. Additionally, this alternative would achieve the objectives of the District and is consistent with the Site Ranking Criteria described below. Once Alternative Site 2 was identified, property owners and tenants within the three sites and 300 feet of the sites were notified of the environmental process.

**As part of the EIR process, comments were received on the Draft EIR. As a response to a City of San Diego comment (Comment No. 2 in the FEIR Responses to Public Comments), the District considered a smaller project site (Alternative Site 2-A, see Attachment D) at the Alternative Site 2 location. The District considered this smaller site in an effort to reduce the cumulative loss of affordable housing associated with development of the 13 proposed new elementary schools.**

On October 1, 2001 the District presented the new recommended site (Alternative Site 2-A) to the City Heights Area Planning Committee for its review and consideration. The Planning Committee recommended that the District's site recommendation be expanded to include the church property and that the expanded site be chosen. *The City Heights Community Planning Group met again prior to the Board meeting and revised their recommendation. This recommendation was presented to the District by letter on November 7, 2001. The recommendation notes that the Committee prefers the alternative sites over the Preferred Sites. Of the alternative sites Alternative Site 1 was supported.*

On October 15, 2001 the District held a final community meeting at Euclid Elementary School to present the recommended site to the neighborhood, and begin the provision of information relative to the property appraisal, property acquisition, and resident relocation processes. This meeting was noticed through a letter mailed to all residents and property owners in the general planning area surrounding the preferred and all alternative sites (bounded on the north by El Cajon Boulevard, on the east by 50<sup>th</sup> Street, on the south by University Avenue, and on the west by 46<sup>th</sup> Street (approximately 5,400 letters total), plus area individuals and organizations previously involved in the site selection process. The letters were sent in English, Spanish, Cambodian, Vietnamese, and Somali, reflecting the demographic character of the neighborhood.

#### Site Discussion

The Draft EIR for the proposed Winona Avenue Area Elementary School was distributed for public review on July 6, 2001. Letters announcing the availability of the document were mailed to all residents and property owners within the study sites and a 300-foot buffer around each site. The 45-day public review period ended on August 20, 2001. One letter, containing support for selection of the Preferred Site, was received within the public review period. Two additional letters, consisting of approximately 18 comments, were received after the close of the public review period. The City of San Diego was one of the public entities that commented on the Draft EIR. As a response to City of San Diego comment (Comment No. 2 in the FEIR Responses to Public Comments), the District considered a smaller project site (Alternative Site 2-A) at the Alternative Site 2 location. Alternative Site 2-A consists of a smaller portion of Alternative Site 2 (see Attachment D). The District considered this smaller site in an effort to reduce the cumulative loss of affordable housing associated with development of the 13 proposed new elementary schools.

Although the EIR evaluated three alternative sites in an equal level of detail, the analysis and comparisons presented in this report are limited to Alternative Site 2 and Alternative Site 2-A. The Preferred Site and Alternative Site 1 were removed from further consideration by District staff because of the potentially active La Nación Fault bisecting the Preferred Site and continuing through the northeastern corner of Alternative Site 1.

The Preferred Site and Alternative Sites 1 and 2 each consist of approximately 8.26 gross acres (2-city blocks). Alternative Site 2-A consists of approximately 7.3 gross acres. Alternative Site 2-A has essentially the same configuration as Alternative Site 2; however, Alternative Site 2-A does not include the land located in the southwestern portion of Alternative Site 2 (Attachment D). Alternative Site 2 would result in the displacement of 14 fewer dwelling units, housing an estimated 42 people, than the Preferred Site, while Alternative Site 2-A would result of the displacement of 17 fewer dwelling units, housing an estimated 51 people, than the Preferred Site, and 3 fewer dwelling units, housing an estimated 9 people, than Alternative Site 2. In addition, the church located within the southwestern portion of Alternative Site 2 would not be displaced under Alternative Site 2-A. A comparison of major site characteristics applicable to *the Preferred Site, Alternative Site 1, and Alternative Site 2, and 2-A* is provided as Attachment ~~E-E~~ *(Revised)*.

The majority of the existing land uses within *the Preferred Site, Alternative Site 1, Alternative Sites 2 and 2-A* consist of residential uses. *The Preferred Site consists of 1 church, 7 single-family and 204 multi-family dwelling units for a total of 211 dwelling units. Alternative Site 1 consists of 1 church, 12 single-family and 201 multi-family dwelling units for a total of 213 dwelling units. Alternative Site 2 consists of 2 churches, 19 single-family and 178 multi-family dwelling units for a total of 197 dwelling units.* Specifically, Alternative Site 2-A includes 18 single-family units and 176 multi-family units for a total of 194 dwelling units, and 1 church located on the northern boundary of the site.

The following sections of this report summarize the various research and analyses conducted by District staff.

#### **A. State Requirements**

A state-funded school district, before acquiring title to real property for school use, must obtain written approval from the California Department of Education using the following procedures pursuant to California Code of Regulations, Title 5, Section 14011.

1. Consultation with School Facilities Planning Division (SFPD) - Title 5, 14011 (a) and (b) requires the district to consult with a field representative from the School Facilities Planning Division (SFPD) to review and evaluate sites under final consideration and obtain a "School Facilities Planning Division Field Site Review," form SFPD 4.0. District Staff met with the CDE field representative on May 31, 2000 to visit the Preferred Site and Alternative Site 1; on February 8, 2001 to visit Alternative Site 2; and on August 16, 2001 to visit Alternative Site 2-A. Subsequently, CDE provided the District with written site reviews. As previously indicated in the *Site Discussion* section of this report, the Preferred Site and Alternative Site 1 were subsequently eliminated from further consideration due to the presence of potentially significant and unavoidable geotechnical conditions (a trace of potentially active La Nación Fault.) Consequently the District requested contingent site approval from CDE for Alternative Site 2-A. In the event that CDE does not approve Alternative Site 2-A, state matching funds would not be available for this project.

2. Pupil Information and Site Size - Title 5, Section 14011(c) requires the District to prepare a statement reporting the grades to be served, pupil transportation, ultimate enrollment at the site and size of the site as justified by the District's Facilities Master Plan.

A "School Facilities Planning Division School Site Report," form SFPD 4.02, was prepared for Alternative Site 2-A, as required by the state (Attachment F). This form provided miscellaneous information relative to the site, concerning the range and organization of grades to be served, the transportation of pupils, and the ultimate maximum pupil enrollment to be housed on the site. If the board selects another site, staff will prepare a form consistent with the site selected.

The District's Educational Specifications for Elementary Schools states that "The District has determined that the new sites will likely be seven to nine acres each, which is a minimal size for the planned enrollment." They also state that "deviations from this guide are anticipated due to variations in site size, shape, and topography, and the needs of each school and community it serves." Planning consequences of the various site scenarios are outlined below:

Alternative Site 2 consists of approximately 8.26 gross acres (7.25 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 students. There is also adequate space to offer a field area of 2.0 acres for joint-use development with the City of San Diego. Space would be available to expand enrollment beyond 700 students. This space could be originally developed as hardcourt or field area.

Alternative Site 2-A consists of approximately 7.3 gross acres (6.5 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 students, and to provide a joint-use area of 2.0 acres. To expand the enrollment beyond 700 students, classrooms would need to be placed on hardcourt area and/or the joint-use field area, thereby reducing these areas to below the District elementary school standard of 1.1 acres (hardcourt) and/or 2.0 acres (joint-use field).

3. Maps - Title 5, Section 14011(d) requires preparation of maps showing present and proposed school sites, significant roads or highways, unsanitary or hazardous installations, such as airports and industries, and the pupil attendance area to be served.

The District has provided a copy of the district-wide map to the California Department of Education, which shows all existing school sites, as well as a map of the Alternative Site 2 and Alternative Site 2-A boundaries (Attachment C). There are no hazardous industries in the vicinity of this site.

4. School/Park Planning - Title 5, Section 14011(e) requires the District to meet with appropriate local government, recreation and park authorities to consider possible joint use of the grounds and buildings and to coordinate the design to benefit the intended users.

Staff from the City of Park and Recreation Department has been involved with the site selection process throughout its duration. City staff supported the plan to enter into a joint-use agreement for design, implementation, and maintenance of a turf playfield on the field area of the proposed school site (regardless of the site ultimately chosen).

5. Planning Commission Report - Title 5, Section 14011(f) requires the District to send a written notice to the City Planning Commission of the proposed acquisition and to request a written report of the investigations and recommendations for each proposed site with respect to conformity with the adopted general plan as required by Public Resources Code Section 21151.2 and Government Code Section 65402. If a report is received from the Planning Commission within 30 days that does not favor acquisition of the property, the District shall not acquire title until 30 days after receiving the Planning Commission report.

The City was informed of the proposed project through the environmental review process. Two letters were received from the City's Environmental Review Manager of the Planning and Development Review Department, dated July 17, 2000 and August 20, 2001. Comments from these letters were generally associated with Community Plan consistency, housing, redevelopment, transportation and circulation.

The District sent City Planning Commission Chairman, Mark Steele, a letter on September 28, 2001. This letter addressed the District's intent to acquire Alternative Site 2-A and gave the Planning Commission the opportunity to investigate the site and make recommendations concerning site acquisition. No response from the Planning Commission has been received to date. The Title 5 notification requirement has been satisfied.

6. Geological Hazards - Title 5, Section 14011(g) requires the District to comply with Education Code Sections 17212 and 17212.5 with particular emphasis upon an engineering investigation made of the site to preclude locating the school on terrain that may be potentially hazardous. A geological study and a soils analysis must be conducted to provide an assessment of the nature of the site and the possibility for earthquake or other geological damage if the prospective school site is located within (1) the boundaries of any Earthquake Fault Zones, referred to as Special Studies Zone prior to January 1, 1994; or (2) an area designated as geologically hazardous in the safety element of the local general plan.

Based on geotechnical reports prepared by Southern California Soils & Testing, Inc. and Geotechnical Consultants, Inc., Alternative Sites 2 and 2-A are not located within an earthquake fault zone. Furthermore, the site is located within Geologic Hazard Category 52, which includes "level areas, gently sloping to steep terrain, favorable geologic structure, low risk," and are not considered geologically hazardous by the City's General Plan.

7. Environmental Impact Report - Title 5, Section 14011(h) requires the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act.

The EIR for the Proposed Winona Avenue Area Elementary School evaluated the following environmental issues: land use/recreational resources; housing, population and displacement; cultural resources; traffic and transportation; noise; hazards and hazardous materials; hydrology/water quality; geology and soils; paleontological resources; visual quality/community character; public services; and public utilities. The EIR also addressed cumulative impacts; other required considerations which include growth inducing impacts and effects found not to be significant; and alternatives that would reduce or avoid significant impacts of the proposed project.

The Draft EIR for the proposed Winona Avenue Area Elementary School was distributed for public review on July 6, 2001. The 45-day public review period ended on August 20, 2001. One letter, containing support for selection of the Preferred Site, was received within the public review period. Two additional letters, consisting of approximately 18 comments, were received after the close of the public review period. Responses for all three letters were prepared and are included in the Final EIR.

Although the environmental impacts associated with Alternative Site 2 and Alternative Site 2-A were found to be similar, the Final EIR found Alternative Site 2-A to be the “environmentally superior” site because it would reduce the number of displaced affordable dwelling units. However, the District recognizes that the loss of affordable housing is a significant and unmitigable cumulative impact. Therefore, it is the District’s intent to limit the loss of affordable housing stock and to efficiently move onsite residents to other equitable locations in accordance with state law. Unfortunately, there are no completely vacant potential elementary school sites within the area where the Winona Avenue Area Elementary School is needed. In an effort to reduce the loss of affordable housing, the District recommends selection of a smaller project site (Alternative Site 2-A) at the Alternative Site 2 location.

The Candidate Findings (Attachment G); Statement of Overriding Considerations (Attachment H); and the Mitigation, Monitoring and Reporting Program (Attachment I) for the Winona Avenue Area Elementary School have been prepared in support of the Alternative Site 2-A. ***If Alternative Site 1 is chosen then Candidate Findings (Attachment O); Statement of Overriding Considerations (Attachment P); and the Mitigation, Monitoring and Reporting Program (Attachment Q) have been prepared in support of Alternative Site 1.*** If any other alternative site analyzed in the EIR is selected by the Board of Education, the preparation of new Candidate Findings; Statement of Overriding Considerations; and Mitigation, Monitoring, and Reporting Program would be necessary.

The Final EIR for the proposed Winona Avenue Area Elementary School has been prepared in compliance with CEQA (Public Resources Code Section 21000, et seq) and the procedures for implementation of CEQA set forth in the Guidelines for Implementation of CEQA (California Code of Regulations, Section 15000, et seq). The District is the lead agency for the purpose of preparing the Final EIR (SCH # 1999081146) for the proposed Winona Avenue Area Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Winona Avenue Area Elementary School (SCH #1999081146) have been provided to the board office for review by the Board of Education prior to the public meeting. Additional copies of the Final EIR are also available in the District’s Facilities Management and Board Recording offices, City Heights – Weingart Library and the San Diego Public Library for public review.

8. Hazardous Waste/Air Emissions - Title 5, Section 14011(i), requires the District to comply with Education Code Section 17213 which prohibits the District from purchasing a school site unless it finds that the site is not (1) a current or former hazardous waste disposal site or solid waste disposal site, unless the hazardous waste has been removed; (2) a hazardous substance release site identified by the State’s Department of Health Services; or (3) a site which contains pipelines which carry hazardous substances, acutely

hazardous materials, or hazardous waste unless the pipeline is a natural gas pipeline supplying gas to the school or neighborhood.

Based on the Phase I Environmental Site Assessments conducted for the Alternative Site 2, which included Alternative Site 2-A, the site: 1) is not a current or former hazardous waste or solid waste disposal site; 2) is not a hazardous substance release site; and 3) does not contain pipelines which carry hazardous materials unless the pipeline is a natural gas line, which is used only to supply natural gas to that school or neighborhood.

Section 17213 also requires the District consult with the Air Pollution Control District to identify any facilities within one-quarter mile of the site, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous substances, materials or waste.

During the preparation of the EIR, the District reviewed approximately 16 federal, state and local regulatory databases, and consulted with the Air Pollution Control District, requesting the identification of facilities within one-quarter mile of the sites, which might reasonably be anticipated to emit hazardous air emissions or handle hazardous or acutely hazardous materials, substances, or waste. Consultation with these agencies identified that such facilities existed in the past and also currently exist. However, the EIR concluded that these sites do not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the proposed school.

9. Phase I Environmental Site Assessment (ESA) - Title 5, Section 14011(j) requires the District to comply with Education Code Sections 17210.1, 17213.1, and 17213.2. The Education Codes cover the requirements and processing of a Phase I Environmental Site Assessment (ESA) and any additional investigations.

In accordance with these requirements, a Phase I ESA was prepared for the Alternative Site 2, which includes Alternative Site 2-A, by Southern California Soils and Testing, Inc. (SCS&T). The Phase I ESA was completed in December 2000. The SCS&T Phase 1 ESA concluded that with the exception of asbestos-containing building materials (ACBM) and lead-based paint, no recognized environmental conditions were identified at the site. The Department of Toxic Substances Control (DTSC) recommended that the District evaluate all potentially impacted structures and appropriately mitigate the lead based paint and ACBM. They will require post demolition soil samples to be analyzed for lead to confirm that historical and/or demolition activities have not impacted the site.

The Phase 1 ESA indicated that several pole-mounted transformers are located at the site; however, no obvious indications of leaks or spills were observed beneath the transformers. The report did not indicate whether the pole-mounted transformers are not-PCB containing. The DTSC recommended that a PEA be completed for the school site to evaluate whether a release or threatened release of hazardous substances associated with the pole-mounted transformers, lead-based paint, and/or asbestos-containing building materials, exists at the site. The DTSC suggested that a limited investigation of the soil beneath the pole-mounted transformers could be presented in an addendum to the Phase 1 ESA in the event that the analytical results indicate that PCBs are not detected in the soil samples submitted for analysis.

In response to DTSC's recommendation, surface and near-surface soil samples were collected from beneath the pole-mounted transformers. The soils samples were analyzed by a state-certified analytical laboratory for the presence of PCBs. The laboratory analytical results indicate PCBs were not detected in the soils samples collected from the pole-mounted transformers currently located within the site

boundary. Based on the results of the December 14, 2000 Phase I ESA, and the focused investigation conducted beneath the pole-mounted transformers and presented in an Addendum Report dated July 6, 2001, DTSC issued a determination letter, dated August 29, 2001, stating that ACBM and lead-based paint are the only recognized environmental conditions at the site (see Attachment J). The ACBM and lead-based paint will be mitigated during demolition following site acquisition. Upon the successful completion and mitigation of the asbestos and lead issues, DTSC expects to be able to issue a “no further action letter” for these recognized environmental conditions associated with this site. The District will need to enter into a voluntary oversight agreement to enable DTSC to oversee this process.

Following DTSC’s review, the San Diego Unified School District requested contingent site approval California Department of Education (CDE). CDE approval is not required prior to approving or purchasing the site, however, it is required prior to application for State funding.

10. Airports - Pursuant to Title 5, Section 14011(k), the District is required to evaluate proposed new school sites relative to airport runways, existing and planned, within two miles of the proposed site as required by Education Code 17215. District staff has provided the State Department of Education written notice that there are no existing or planned airport runways within two miles of Alternative Sites 2 and 2-A.
11. Site Standards - Education Code Section 17211 requires the Board of Education to evaluate the State Department of Education Site Selection Standards at a public hearing using the site selection standards described in Title 5, Section 14010. Evaluation of Alternative Sites 2 and 2-A is provided below. The public will have an opportunity at the public hearing to comment on the following standards.

14010 (a) - The 2000 Edition of the “School Site Analysis and Development” published by the California Department of Education recommends 11 – 12 net usable acres as noted on the School Facilities Planning Division Field Site Review. The actual net acreages for Alternative Sites 2 and 2-A are 7.25 and 6.5 acres, respectively.

14010 (b) - The 2000 Edition of the “School Site Analysis and Development” Manual published by the California Department of Education provides site size recommendations based on the assumption that “single-story buildings and campus style layouts likely will continue to be the predominant design style for California schools in most communities.” The site size requirements provided are therefore based on this assumption. The San Diego Unified School District Educational Specifications – Elementary Schools states in part that “Due to the high cost and rarity of available land in urban areas, smaller sites are necessary.” It further states that “Strategies for efficient site utilization should be considered, such as two-story structures where possible, and staggered lunches and recesses to maximize use and reduce congestion on the playground areas. The optimal enrollment of 700 students would net a site size of approximately 6.5 acres without accommodating increased enrollment.” The net acreages for Alternative Sites 2 and 2-A are 7.25 and 6.5 acres, respectively. These acreages will allow the District to provide for all of the educational requirements.

14010 (c) - Alternative Site 2, which includes Alternative Site 2-A, is at least the following distances from the edge of respective power line easements:

- 100 feet for 50 –133 kV line.
- 150 feet for 220-230 kV line.
- 350 feet for 500-550 kV line.

14010 (d) - Alternative Sites 2 and 2-A are at least 1,500 feet from a railroad track easement.

14010 (e) - As documented in the EIR, the results of a traffic study and noise study concluded that with appropriate mitigation measures, the adjacent roads will not cause safety problems or sound levels that will adversely affect the educational program at either Alternative Site 2 or Alternative Site 2-A.

14010 (f) - As documented in the Geological Hazard Assessment, Alternative Sites 2 and 2A do not contain an active earthquake fault or fault trace.

14010 (g) - As documented in the Geological Hazard Assessment, Alternative Sites 2 and 2-A are not located within the 500-year flood area or a dam flood inundation area.

14010 (h) - As documented in the Phase I ESA, Alternative Sites 2 and 2-A, are not located within 1,500 feet of an aboveground or underground pipeline or located near an above-ground water or fuel storage tank.

14010 (i) - As documented in the Geological Hazard Assessment, Alternative Sites 2 and 2-A are not expected to be subject to liquefaction or landslides.

14010 (j) - Once a final site is selected and approved by the Board, the actual design of the new school and grounds will be completed. Alternative Sites 2 and 2-A will allow for proper building layout, parking, and playfields that can be safely supervised and will not exceed the allowed passing time to classes for the District.

14010 (k) - Alternative Sites 2 and 2-A have proper access from arterial roads. As documented in the EIR, the actual design for the school and grounds is not yet completed and therefore the location and layout of the driveways has not been determined. Design of the driveway sight distances will be performed in accordance with the Sight Distance Standards established in the Highway Design Manual, Table 201.1, published by the Department of Transportation, July 1, 1990 edition and other appropriate guidance.

14010 (l) - Neither Alternative Site 2 or Alternative Site 2-A is located on major arterial streets with heavy traffic patterns. As documented in the EIR, the actual design for the school and grounds is not yet completed and therefore specific traffic safety measures have not been determined. Design of the school and off-site improvements will include these considerations and specific safety measures will be developed cooperatively with City of San Diego officials in accordance with the School Area Safety Manual published by the California Department of Transportation and other appropriate guides.

14010 (m) - As required by Education Code Section 17213 and as documented in the Phase I ESA, neither Alternative Site 2 or Alternative Site 2-A is: 1) the site of a current or former hazardous waste disposal site or solid waste disposal site; 2) a hazardous substance release site; or 3) a site which contains one or more pipelines, situated aboveground or underground, which carries hazardous substances, acutely hazardous materials, or hazardous wastes or located within 1/4 mile of facilities which might reasonably be expected to emit hazardous waste emissions which would constitute an actual or potential endangerment of public health to persons who would attend or be employed at the school.

In accordance with Public Resources Code 21151.2 and Government Code Section 65402, the City of San Diego Planning Commission was notified by letter of the District's intent to acquire the Alternative Site 2-A and construct the new elementary school. No response has been received to date. As documented in the EIR the actual design for the school and grounds is not yet completed and therefore specific traffic safety measures have not been determined. Design of the school and off-site improvements will include these considerations and specific safety measures will be developed cooperatively with City of San Diego officials in accordance with the School Area Safety Manual published by the California Department of Transportation and other appropriate guides.

14010 (n) - Alternative Sites 2 and 2-A are centrally located in or near the neighborhood from which students would be drawn which will encourage student walking and avoid the need for extensive vehicular transportation of students.

14010 (o) - Alternative Sites 2 and 2-A would have the opportunity for development of a joint-use play area.

14010 (p) - As documented in the EIR, Alternative Sites 2 and 2-A would have adequate public services.

14010 (q) - As documented in the District Education Specifications and the CDE Site Selection Guidelines environmental factors of light, wind, noise, and aesthetics must be considered in the site selection process and this has been done for Alternative Sites 2 and 2-A. As documented in the Phase I ESA there are no sites located within one-quarter mile that are expected to constitute an actual or potential danger of public health of students or staff.

14010 (r) - Existing easements will not restrict access or building placement on Alternative Sites 2 and 2-A.

14010 (s) - The cost and complications of utility supply, site preparation, acquisition of property, long term landscaping and maintenance costs, and existing biological resources have been considered in the site selection process and are not expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESA, Alternative Sites 2 and 2-A are not located within 2,000 feet of a significant disposal of hazardous waste. In addition to the State standards identified above, the California Department of Education has published a "School Site Selection and Approval Guide" to help school districts: 1) select school sites that provide both a safe and supportive environment for the instruction program and learning process; and 2) gain state approval for the selected sites.

The guide includes a set of site selection criteria which are broken down into 12 categories: safety, location, environment, soils, topography, size and shape, accessibility, public services, utilities, cost, availability of the property, and public acceptance. The California Department of Education has indicated that these guidelines are not all inclusive and that the District can revise them or add other considerations, as appropriate, for local circumstances. District staff evaluated each factor for Alternative Sites 2 and 2-A and copies of the "Site Selection Criteria" worksheets are provided in this report as Attachment K.

Resolution:

The state standards for school site selection are set forth in Section 14010 of Title 5 of the California Code of Regulations. District compliance with these standards has been discussed above (reference Item 11, Site Standards). Attached is a resolution (Attachment L) which finds that the Winona Avenue Area Elementary School Alternative Site 2-A meets the standards for school site selection pursuant to Education Code Section 17251(b) and Section 14010 of Title 5 of the California Code of Regulations. ***If the Board of Education selects Alternative Site 1 then a revised resolution (Attachment R) is attached which finds that the Winona Alternative Site 1 meets the standards for school site selection pursuant to Education Code 17251 (b) and Section 14010 of Title 5 of the California Code of Regulations one possible exception. The site does not currently meet Education Code 14010 (f), which requires that a site not contain an active earthquake fault or fault trace. An exception will need to be requested from CDE. The Phase 1 ESA prepared will be forwarded to DTSC for their concurrence in accordance with 17213 prior to requesting for CDE contingent site approval.*** If the Board of Education selects another site for acquisition, a Resolution specific to that site will need to be prepared and approved by the Board.

12. Request for Exemption from standard in Section 14010 - Title 5, Section 14011(n) authorizes the District to submit a request to the California Department of Education for an exemption to the school site selection standards required by Title 5, 14010, including a description of the mitigation that overrides the standard.

The Winona Avenue Area Elementary School Alternative Site 2-A meets the California Department of Education’s standards for safety and educational adequacy and therefore does not require any exemptions.

13. Certification of School Site Availability - Pursuant to Title 5, Section 14011(o), there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.

**B. Architectural Evaluation**

District architects evaluated Alternative Site 2-A. Based on its location and configuration, this site will meet the minimum site requirements for a 700-student elementary school.

**C. Cost Comparison**

A comparison of the estimated costs associated with acquisition of land and construction of the Winona Avenue Area Elementary School on ***the Preferred Site and*** Alternative Sites ***1, 2*** and 2-A is summarized below. The costs are indicated in “millions.”

<b>DESCRIPTION</b>	<b><i>PREFERRED SITE</i></b> <i>(8.26 gross acres – 211 dwelling units)</i>	<b><i>ALTERNATIVE SITE 1</i></b> <i>(8.26 gross acres – 213 dwelling units)</i>	<b>ALTERNATIVE SITE 2</b> <b>(8.26 gross acres – 197dwelling units)</b>	<b>ALTERNATIVE SITE 2-A</b> <b>(7.30 gross acres – 194 dwelling units)</b>
Site Acquisition	\$25.1	\$23.6	\$22.8	\$22.1
Construction	\$14.3	\$14.3	\$14.3	\$13.8
	\$5.0	\$4.9	\$4.8	\$4.7

Non-Construction				
<b>TOTAL ESTIMATE COSTS</b>	<b>\$44.4</b>	<b>\$42.8</b>	<b>\$41.9</b>	<b>\$40.6</b>

The acquisition cost estimates are based on recent sales of comparable properties in the area where possible. Subject property appraisals will begin after the Board of Education selects a site.

Construction and non-construction costs were based on standard unit costs for a 700-student elementary school.

D. Conclusion

District staff recommends the approval of Alternative Site 2-A for the following reasons:

1. The recognized community planning group, City Heights Area Planning Committee (CHAPC), identified Alternative Site 2 as being a viable elementary school location.
2. Development of the proposed elementary school on Alternative Site 2-A will avoid the potentially significant impacts from the potentially active La Nación Fault trace bisecting the Preferred Site and continuing through the northeastern corner of Alternative Site 1.
3. Development of the proposed elementary school on Alternative Site 2-A will displace fewer housing units and residents as compared to the Preferred Site, Alternative Site 1, or Alternative Site 2, and one less church as compared to Alternative Site 2.
- 2.4. Development of the proposed elementary school on Alternative Site 2-A with a joint-use facilities agreement with the City of San Diego will help to implement the City of San Diego Progress Guide and General Plan which planned for the southeast portion of the site to be developed as a neighborhood park.

Instructional Implications

Proposition MM was designed to improve classroom health, safety and instruction in every neighborhood school by various methods including the building of new schools. Certification of the site for acquisition will allow for timely construction of the proposed new Winona Avenue Area Elementary School.

Facilities Implications

The Winona Avenue Area Elementary School project is part of the Proposition MM program and will serve 700-900 students. The project would serve to provide enrollment relieve to the existing Euclid Elementary School and would also assist the District in achieving the standards contained in the Long-Range Facilities Master Plan (LRFMP).

Budget Implications

Site acquisition and construction of the proposed Winona Avenue Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of Alternative Site 2-A is estimated to be \$40.6 million. The relatively high cost of this project is driven by the large number of residences and other structures on the site that must be purchased and owners/occupants that must be relocated.

## Public Support and Engagement Implications

Proposition MM was approved by San Diego voters in November 1998, to improve classroom health, safety, and instruction in every neighborhood school by various means, including the construction of 13 new elementary schools. The community expects the District to complete Proposition MM projects in a timely manner. Construction of the Winona Avenue Area Elementary School will support the District's commitment to meet community expectations.

## Policy Implications

This report is consistent with board policies E-2050, E-2100, E-2250, E-2300, E-2350, E-2400, E-2500 and E-4000. No revision of administrative procedure is required.

## Recommendations

The superintendent recommends that the Board of Education:

1. Conduct a Public Hearing to evaluate the proposed Winona Avenue Area Elementary School Alternative Site 2-A using site selection standards established by the State Department of Education.
2. Adopt a resolution, which finds that the property for the Winona Avenue Area Elementary School Alternative Site 2-A meets the standards for school site selection pursuant to Education Code Section 17251(b) and Section 14010 of Title 5 of the California Code of Regulations. (Attachment L).
3. Certify that: 1) the Final EIR has been prepared in compliance with CEQA; 2) the Final EIR was presented to the Board of Education which reviewed and considered the information contained in the Final EIR prior to approving the project; and 3) the Final EIR reflects the District's independent judgment and analysis.
4. Adopt the Candidate Findings set forth in Attachment G for each significant environmental effect identified in the Final EIR for the Winona Avenue Area Elementary School Alternative Site 2-A.
5. Adopt the Statement of Overriding Considerations set forth in Attachment H for each significant environmental effect found to be unavoidable in the Final EIR for the Winona Avenue Area Elementary School Alternative Site 2-A.
6. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment I for the Winona Avenue Area Elementary School Alternative Site 2-A in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
7. Authorize that the project be carried-out as defined in the Final EIR for the Winona Avenue Area Elementary School (SCH 1999081146).
8. Certify that the Winona Avenue Area Elementary School project will have a de minimis effect on fish and wildlife pursuant to Section 711.4 of the of the Fish and Game Code (Attachment M).

9. Authorize staff to file the Notice of Determination with the Recorder/County Clerk of San Diego County, California (Attachment N).
10. Certify that there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.
11. Authorize staff to commence with the appraisal process, relocation plan, and other related procedures required to acquire properties for the Winona Avenue Area Elementary School Alternative Site 2-A.

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