

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 EDISON/HAMILTON/PARKS AREA ELEMENTARY SCHOOL

November 12, 2002

Introductory Statement

Prior to acquiring property for construction and operation of the proposed Edison/Hamilton/Parks 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 Edison/Hamilton/Parks Area Elementary School.

The proposed new elementary school in this area will provide enrollment relief primarily to the existing Hamilton and Rosa Parks elementary schools and allow students currently transported to overflow schools to attend a neighborhood school. The proposed school will be designed to serve an initial capacity of 700 students and a master plan capacity of 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).

In addition to planning for a new stand-alone elementary school, the District has been working with several organizations and agencies to create a new model for building urban schools. The Model School Project for Mid-City is a pilot study that began in January 2001. The primary objective of the project is to incorporate a new Proposition MM elementary school within an overall City Heights urban master plan development. The District has offered the proposed new Edison/Hamilton/Parks Area Elementary School in City Heights to serve as that model. Through a series of public meetings and design presentations conducted jointly by the residents of the City Heights community and the school district, a preliminary proposal has emerged for a potential project within the City Heights Redevelopment Area. The proposed project consists of an elementary school, multifamily housing development, recreation area, open space, family

services center, and vehicular parking. All functions would be coordinated within a single development that provides opportunities for joint use of portions of the site. To facilitate the project the City of San Diego, the Housing Authority of San Diego, the Redevelopment Agency of the City of San Diego, and the District have entered into a Joint Powers Authority (JPA), known as the San Diego Model School Development Agency. The San Diego Model School Development Agency will function as a separate agency with responsibility to: plan a project that meets the objectives described in the JPA; determine its feasibility, including environmental impact(s), if any; allocate costs and responsibilities among the parties to the JPA, subject to the ratification of the governing bodies of the members; and, if the project is determined to be feasible after appropriate study, finance, construct, and upon completion distribute portions of the project to the members in accordance with the terms of the JPA.

Since the beginning of the model school process, all participants have been aware that the District will open the new Edison/Hamilton/Parks Area Elementary School on time to support the start of school in September 2006. While work on the JPA is continuing, the District is also continuing with the process of site selection and acquisition on a stand-alone basis. This course of action will allow the District to safeguard its school project timeline while also allowing for the subsequent merger of the stand-alone project within the larger JPA project.

Subject to board approval, the District will continue to work under the JPA to determine if the San Diego Model School Project is feasible. If the project is determined to be feasible, then the unfinished portions of the stand-alone school project will be included within the larger City Heights development project, and efforts expended by the District in development of the stand-alone school project will be considered during the allocation of responsibilities and costs for the larger project. If the San Diego Model School Project is determined not to be feasible, then the new Edison/Hamilton/Parks Area Elementary School will still open on time. In either case, the results from the JPA process will be used to assist the District in future projects.

#### 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 Edison/Hamilton/Parks 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 Edison/Hamilton/Parks Area Elementary School. No changes were suggested by the public regarding the selection of the preferred and alternative sites.

A Notice of Preparation and CEQA Initial Study Checklist (NOP/IS) for the proposed Edison/Hamilton/Parks Area Elementary School was distributed for public review on September 25, 2000. A revised NOP was released on October 5, 2000 to show the correct boundaries for Alternatives 1 and 2. The public review period was extended to November 3, 2000.

The Draft EIR for the proposed Edison/Hamilton/Parks Area Elementary School was distributed for public review on January 4, 2002. 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 February 18, 2002. Seven public comment letters were received.

In response to the Draft EIR, the City Heights Area Planning Committee recommended that the District accept the Committee's original boundary recommendation for the preferred site (December 5, 2000), which included exclusion of the half block of homes along 42<sup>nd</sup> Street between Myrtle Avenue and Thorn Avenue, and the inclusion of additional property south of Thorn Avenue as needed to regain the original acreage. District staff is recommending exclusion of the homes along 42<sup>nd</sup> Street (proposed Alternative Site A). However, the District does not find it necessary to include the property south of Thorn Avenue at this time. If it becomes necessary to expand the site in the future and funding becomes available a potential expansion to the south could be studied along with other expansion alternatives.

District representatives met with the City Heights Area Planning Committee (CHAPC) on October 7, 2002 and provided a presentation on the staff recommended site. The CHAPC provided a written memorandum to the District on October 10, 2002 to document their recommendations. The CHAPC provided two unanimous recommendations. The first was to reaffirm their December 5, 2000 recommendation on adjusting the site boundaries as described above. The second was to recommend disapproval of the staff recommended site. The memorandum also states that the committee chair's impression is that the committee is not convinced that the staff recommended site provides a large enough space for a 500-700 student elementary school. The committee is also concerned that the site not be too large in order to minimize land acquisition cost, to minimize displacement, and to avoid increasing the number of students in the future. The chairman concluded that the committee appears to believe that their original recommendation is correct in both size and shape.

On October 10, 2002, the District held a final community meeting at Clark Middle School to present the recommended site to the neighborhood, and begin providing 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 alternative sites (approximately 4,880 letters total), plus area individuals and organizations previously involved in the site selection process. The letters were sent in English and Spanish, reflecting the demographic character of the neighborhood.

### Site Discussion

As discussed above under Community Outreach/Involvement, three sites were evaluated at a project level in the Draft EIR for the Edison/Hamilton/Parks Area Elementary School project. These sites were identified as the Preferred Site, Alternative Site 1, and Alternative Site 2. In response to the City of San Diego's concerns regarding the loss of affordable housing, the District considered a smaller project site (Alternative Site A) at the Preferred Site location (see Attachment C). A comparison of major site characteristics applicable to each of the proposed sites is presented in the Comparative Site Characteristics Table (Attachment D).

Preferred Site - The Preferred Site consists of approximately 8.5 acres of single- and multi-family development bound on the north by Myrtle Avenue, on the south by Thorn Street, on the east by 43<sup>rd</sup> Street, and on the west by 42<sup>nd</sup> Street. The Preferred Site excludes the southeast corner, located to the east of the alley between Van Dyke Avenue and 43<sup>rd</sup> Street. The Preferred Site is zoned RS-1-7 (single-family residential, 5,000 sq. ft. minimum lot size) with a Community Plan land use designations of single-family residential, mixed single-family and multi-family residential, which allows development of a school. Development of the Preferred Site would involve the displacement of an estimated 596 residents and demolition or removal of approximately 20 single-family and 141 multi-family dwelling units.

Preferred Site – Alternate Site A – Alternative Site A is located within the Preferred Site and has essentially the same configuration as the Preferred Site; however, Alternative Site A does not include the property along 42<sup>nd</sup> Street between the alley west of Van Dyke Avenue and 42<sup>nd</sup> Street. Alternative Site A consists of approximately 6.3 acres of single- and multi-family development. Development of Alternative Site A would involve the displacement of an estimated 466 residents and demolition or removal of approximately 13 single-family and 113 multi-family dwelling units.

Alternative Site 1 – Alternative Site 1 consists of approximately 9.4 acres of primarily single- and multi-family development with two churches and one community meeting hall located within the site boundary. Alternative Site 1 is bound on the north by Thorn Avenue, on the south by Redwood Street, on the east by Central Avenue and the on the west by 39<sup>th</sup> Street. Alternative Site 1 is zoned RS-1-7 (single-family residential, 5,000 sq. ft. minimum lot size) with a Community Plan land use designations of single-family residential, mixed single-family and multi-family residential, which allows development of a school. Development of Alternative Site 1 would involve the displacement of an estimated 278 residents and demolition or removal of approximately 37 single-family and 38 multi-family dwelling units.

Alternative Site 2 – Alternative Site 2 consists of approximately 8.5 acres of single- and multi-family development bound on the north by Dwight Street, on the south by Myrtle Avenue, on the east by the alley between 47th Street and Euclid Avenue on the west by the alley between 46th Street and Menlo Avenue. A majority of the site is zoned RM-1-1 (multi-family residential, allows a maximum density of one DU per each 3,000 sq. ft. of lot area), while a small portion of the southwest corner is zoned RS-1-1 (single-family residential, minimum lot size of 40,000 sq. ft); both have a Community Plan land use designations of single-family residential, mixed single-family and multi-family residential. Both zoning designations allow development of a school. Development of Alternative Site 2 would involve the displacement of an estimated 360 residents and demolition or removal of approximately 21 single-family and 70 multi-family dwelling units.

### Analysis

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 (CDE) 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 August 10, 1999 to visit the alternative sites. Subsequently, CDE provided the District with written site reviews for each of the alternative sites. Based on initial site visits, CDE provided favorable reviews for all three sites. In the event that CDE does not approve the site chosen by the Board, state-matching funds would not be available for the 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, will be prepared for the selected site, as required by the state. This form provides 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.

The District's Long-Range Facilities Master Plan (LRFMP) includes District standards used to plan and design new facilities and the modernization of existing facilities. These standards are used as a baseline for evaluating the adequacy of each school sites' existing facilities and for the planning of new facilities. The LRFMP has established a guideline of 107 students per acre for an elementary school. A school with 900 students requires a site of approximately 8.4 acres.

Both the Preferred Site and Alternative Site 2 consist of approximately 8.5 acres; Alternative Site 1 consists of approximately 9.4 acres, and Alternative Site A consists of approximately 6.3 acres. These sites are adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 900 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.

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. A map that shows the boundaries for the three alternative sites is included as Attachment B to this report. Attachment C shows the boundaries of Alternative Site A. There are no hazardous industries in the vicinity of the sites that are being considered.

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 supports 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 sites.

5. Planning Commission Report - Title 5, Section 14011(f) requires the District to send a written notice to the City Planning Commission before acquiring title to property for a new school site and requests a written report of the investigations and recommendations for the 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 District will comply with the requirements for acquisition of property according to Public Resources Code 21151.2 and Government Code 65402, once a site is approved by the Board of Education.

The City was informed of the proposed project through the environmental review process. One letter was received from the City's Assistant Deputy Director of the Development Services Department, dated February 19, 2002. Comments from this letter are generally associated with Community Plan consistency, housing, redevelopment, and transportation and circulation.

6. Geological Hazards - Title 5, Section 14011(g) requires the District to comply with Education Code Sections 17212 and 17212.5 with particular emphasis on 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 Ninyo and Moore, none of the alternative sites are located within an earthquake fault zone. Furthermore, the sites are not located within Geologic Hazard Category 31, which is an area considered to have a high potential for liquefaction.

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 Edison/Hamilton/Parks Elementary School evaluated the following environmental issues: land use, planning, and recreation; population and housing, cultural resources, transportation and traffic; noise; hazards and hazardous materials; hydrology/water quality; geology and soils, biological resources; aesthetics; and public services and 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 Edison/Hamilton/Parks Elementary School was distributed for public review on January 4, 2002. The public review period ended on February 18, 2002. Seven comment letters were received during the public review period. Responses for all comment letters were prepared and are included in the Final EIR.

The Final EIR found Alternative Site 1 to be the "Environmentally Superior Alternative" site. Alternative Site 1 contains approximately 75 DUs, with an

estimated population of 278 individuals, which is less than the Preferred Site (161 DUs and 596 individuals), Alternative Site A (126 DUs and 466 individuals), and Alternative Site 2 (91 DUs and 360 individuals). Although Alternative Site 1 would displace fewer DUs and individuals than the other alternatives, it would displace a higher number of single-family DUs (37) than the Preferred Site (20 single-family DUs), Alternative Site A (13 single-family DUs), or Alternative Site 2 (21 single-family DUs). As such, the Alternative Site A is most consistent with the Mid-City Communities Plan, which recommends that well-maintained, single-family residences be avoided when siting new area schools. Alternative Site 1 would not result in significant impacts to Biological Resources or require additional mitigation for Hazards and Hazardous Waste, as is the case for Alternative Site 2. All other environmental impacts for Alternative Site 1 would be similar when compared to the Preferred Site, Alternative Site A, and Alternative Site 2.

The Findings (Attachment E), Statement of Overriding Considerations (Attachment F), and the Mitigation, Monitoring and Reporting Program (Attachment G) for the Edison/Hamilton/Parks Area Elementary School have been prepared in support of each of the alternative sites. The Board of Education may select the Preferred Site, Alternative Site A, or Alternative Site 1 at this time.

The Final EIR for the proposed Edison/Hamilton/Parks 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# 2000101040) for the proposed Edison/Hamilton/Parks Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Edison/Hamilton/Parks Area Elementary School 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 available for review in the District's Facilities Management office, Maintenance and Operations Center, City Heights – Weingart Library, and the San Diego Public Library. The Final EIR is also available on the District's website at: [www.sandi.net/repairs/ceqa/ceqa.html](http://www.sandi.net/repairs/ceqa/ceqa.html).

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, and, if so, whether the wastes have been removed; (2) a hazardous substance release site identified by the State Department of Health Services for removal or remedial actions; or (3) a site that 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 (ESAs) conducted for each of the sites, with the exception of Alternative Site 2, none of the sites: (1) is a current or former hazardous waste or solid waste disposal site; (2) is a hazardous substance release site; or (3) contain pipelines that carry hazardous materials unless the pipeline is a natural gas line, which is used only to supply natural gas to that school or neighborhood. Records indicate that hazardous waste may have been stored on Alternative Site 2 during the time gas and oil equipment were present, therefore, this site may be considered a “hazardous waste disposal site.” Therefore, Alternative Site 2 is not considered a viable alternative at this time.

Section 17213 also requires the District consult with the Air Pollution Control District (APCD) 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 Phase I ESA, the District consulted with the APCD, requesting the identification of facilities located within one-quarter mile of the proposed sites which might reasonably be anticipated to emit hazardous air emissions or handle hazardous or acutely hazardous materials, substances, or waste. According to the APCD, no such facilities are located within one-quarter mile of the Preferred Site (which includes Alternative Site A), Alternative Site 1, or Alternative Site 2.

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 ESA and any additional investigations.

In accordance with these requirements, Phase I ESAs were prepared for the three proposed school sites by Ninyo and Moore in August 2001. For the Preferred Site and Alternative Site 1, the Phase I EASs concluded: “... further investigation of the subject property is not recommended at this time.” The Phase I ESA for Alternative Site 2 concluded “... a Preliminary Endangerment Assessment of the site is needed, including sampling, to determine if a release of hazardous materials has occurred to the site from the former gasoline tank on site, and, if so, the extent of the release.” In addition, an electrical transformer storage yard is located approximately 300 feet east of Alternative Site 2. This storage yard is listed on the USEPA’s CERCLIS database and the DTSC’s Calsites database. Pending DTSC review of the Phase I ESA, further investigation of Alternative Site 2 may be warranted. The Phase I ESAs for the Preferred Site and Alternative Site 1 were forwarded to the California Department of Education for submission to DTSC for review and approval. The DTSC issued determination letters for the Preferred Site and Alternative Site 1 on November 14, 2001 (Attachment H). A Phase I ESA for Alternative Site 2 has not been sent to DTSC for review. Further evaluation of Alternative Site 2 would be required before a DTSC site

determination can be made. Therefore, Alternative Site 2 is not a viable site at this time.

#### Preferred Site (which includes Alternative Site A)

Based on their review of the Phase I ESA, the DTSC concluded that lead-based paint and asbestos-containing building materials (ACBM) are the only recognized environmental conditions that warrant further investigation and possible mitigation. The DTSC recommended that all identified ACBM be removed by certified personnel pursuant to applicable federal, state, and local requirements. For lead-based paint, DTSC requires soil samples be collected and analyzed to confirm that historical activities and/or demolition activities have not impacted the site. DTSC requires that the soil sample results, along with proper asbestos abatement certification of ACBM, be submitted to DTSC in the form of a PEA report. The District will comply with these requirements following acquisition of the site and demolition of the existing structures.

#### Alternative Site 1

Based on their review of the Phase I ESA, the DTSC concluded that lead-based paint and asbestos-containing building materials (ACBM) are the only recognized environmental conditions that warrant further investigation and possible mitigation. The DTSC recommended that all identified ACBM be removed by certified personnel pursuant to applicable federal, state, and local requirements. For lead-based paint, DTSC requires soil samples be collected and analyzed to confirm that historical activities and/or demolition activities have not impacted the site. DTSC requires that the soil sample results, along with proper asbestos abatement certification of ACBM, be submitted to DTSC in the form of a PEA report. The District will comply with these requirements following acquisition of the site and demolition of the existing structures.

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. No airport runways are located within two miles of any of the alternative sites.
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. An evaluation of the alternative sites 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 net usable

acres as noted on the School Facilities Planning Division Field Site Review. The estimated net acreages for each of the alternatives are as follows:

- Preferred Site – 7.8 acres
- Alternative Site A – 5.7 acres
- Alternative Site 1 – 9.1 acres
- Alternative Site 2 – 7.3 acres

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 based on this assumption. Due to the high cost and rarity of available land in urban areas, smaller sites are necessary. 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. The net acreage for each of the alternative sites will allow the District to provide for all of the educational requirements.

14010 (c) – All alternative sites are 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) - All alternative sites 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 the alternative sites.

14010 (f) - As documented in the Geological Hazard Reports, none of the alternative sites contain an active earthquake fault or fault trace.

14010 (g) - As documented in the Geological Hazard Reports, none of the alternative sites are located within a dam flood inundation area or within a 500-year flood area.

14010 (h) – Except as noted, none of the alternative sites are located within 1,500 feet of an aboveground or underground pipeline or located near an aboveground water or fuel storage tank that can pose a safety hazard.

The Preferred Site and Alternative Site 1 are located within 1,500 feet of a 20-inch-diameter, 400-psi, natural gas pipeline. This pipeline runs along Myrtle Street, north of the sites. A Pipeline Risk Assessment (PRA) was prepared by URS Corporation for the pipeline. The PRA concluded that the probability of pipeline failure is an unlikely event with a low risk designation, and the risk of fatalities is “negligible.” On this basis, the pipeline risks would not preclude the proposed site as suitable for a school.

The Preferred Site is located within 1,500 feet of a 42.5-inch-diameter water pipeline. The pipeline runs along Myrtle Street, adjacent to the northern boundary of the site. Based on the proximity of the water pipeline to the site, the pipeline could present a potential safety concern to occupants of the site should a rupture of the pipeline occur. In accordance with the California Department of Education’s “School Site Selection and Approval Guide” regarding proximity to high-pressure water pipelines, the District will: (1) avoid or minimize student use of ground surfaces above or in close proximity to the buried pipeline; (2) locate facilities safely or provide safeguards to preclude flooding in the event of a pipeline failure; and (3) update the school’s emergency response plan to include appropriate actions to be taken in the event of pipeline failure or flooding. No further action is required or warranted at this time.

14010 (i) - As documented in the Geological Hazard Assessment, none of the alternative sites are 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. Each of the alternative sites 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) – All of the alternative sites 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) – All of the alternative sites are located on or near a major arterial street 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 in accordance with the School

Area Safety Manual published by the California Department of Transportation and other appropriate guides.

14010 (m) - As documented in the Phase I ESAs, with the exception of Alternative Site 2, none of the sites are: (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 that contains one or more pipelines, situated aboveground or underground, which carries hazardous substances, acutely hazardous materials, or hazardous wastes. With the exception of Alternative Site 2, none of the proposed sites are located within one-quarter mile of facilities that 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.

Based on the 1940 and 1950 Sanborn maps, “gas & oil” and a gasoline tank were identified on Alternative Site 2. Therefore, the possibility exists that the gasoline tank may have released its contents into the surrounding environment. Pending DTSC review of the Phase I ESA, further investigation may be warranted to determine whether the gasoline tank may have impacted the environmental integrity of the site.

An “Electrical Transformer Storage Yard” is located approximately 300 feet east of Alternative Site 2. Because the site is located within 2,000 feet of this property, the site may be considered a “border zone property,” as defined by Section 25221 of the California Health and Safety Code. Pending DTSC review of the Phase I ESA, further investigation may be warranted to determine whether the “Electrical Transformer Storage Yard” may have impacted the environmental integrity of the site.

In accordance with Public Resources Code 21151.2 and Government Code Section 65402, the City of San Diego Planning Commission will be notified by letter of the District’s intent to acquire one of the alternative sites and construct the new elementary school, once a site has been selected by the Board of Education. 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) – All of the alternative sites are 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) – All of the alternative sites would have the opportunity for development of a joint-use play area.

14010 (p) - As documented in the EIR, all of the alternative sites 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. This has been done for all of the alternative sites.

14010 (r) – Existing easements will not restrict access or building placement on any of the proposed alternative sites.

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. None of these are expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESAs, with the exception of Alternative Site 2, none of the alternative sites are located within 2,000 feet of a significant disposal of hazardous waste. The Phase I ESAs that were prepared for the Preferred Alternative and Alternative Site 1 were reviewed by DTSC. Based on their review of the Phase I reports, DTSC determined that these alternative sites are not considered a Hazardous Waste Property or Border Zone Property. Further evaluation of Alternative Site 2 would be required before a DTSC site determination can be made.

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 H) which finds that the Preferred Site (which includes Alternative Site A) and Alternative Site 1 meet 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.

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.

Both the Preferred Site (which includes Alternative Site A) and Alternative Site 1 meet the California Department of Education's standards for safety and educational adequacy and, therefore, do 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 have evaluated each of the proposed alternative sites. Based on their location and configuration, these sites will meet the minimum site requirements for a 700- to 900-student elementary school. Evaluation consequences of the various site scenarios are outlined below:

Preferred Site consists of approximately 8.5 gross acres (7.8 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 to 900 students.

Preferred Site – Alternate Site A consists of approximately 6.2 gross acres (5.7 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 to 900 students.

Alternative Site 1 consists of approximately 9.4 gross acres (9.1 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 to 900 students.

Alternative Site 2 consists of approximately 8.5 gross acres (7.3 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 to 900 students.

#### C. Cost Comparison

A comparison of the estimated costs associated with acquisition of land and construction of the Edison/Hamilton/Parks Area Elementary School on each of the alternative sites is summarized below. The costs are indicated in "millions."

The acquisition cost estimates are based on recent sales of comparable properties in the area with adjustments made for escalation and uncertainties.

Construction and non-construction costs were based on standard unit costs for a 700- to 900-student elementary school.

<i>DESCRIPTION</i>	<i>PREFERRED SITE (8.5 gross acres – 161 DUs)</i>	<i>PREFERRED SITE – ALT A (6.3 gross acres – 126 DUs)</i>	<i>ALTERNATIVE SITE 1 (9.4 gross acres – 75 DUs)</i>	<i>ALTERNATIVE SITE 2 (8.5 gross acres – 91 DUs)</i>
Site Acquisition	\$ 31.0	\$ 23.7	\$ 26.2	\$ 23.7
Construction	\$ 14.4	\$ 13.7	\$ 14.6	\$ 14.5
Non-Construction	\$ 6.3	\$ 5.4	\$ 5.9	\$ 5.6
TOTAL ESTIMATED COST	\$ 51.7	\$ 42.8	\$ 46.7	\$ 43.8

D. Conclusion

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

1. Development of the proposed elementary school on Alternative Site A will meet the project objective of providing a 700- to 900-student public elementary school that will serve students in the existing Edison, Hamilton, and Parks elementary school attendance boundaries.
2. The community identified the Preferred Site (which includes Alternative Site A) as being a viable elementary school location during the task force site selection process.
3. Development of the proposed elementary school on Alternative Site 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.
4. Development of the proposed elementary school on Alternative Site A will displace substantially fewer single-family housing units than the Preferred Site, Alternative Site 1, or Alternative Site 2.
5. If it becomes necessary to expand the site in the future and funding becomes available a potential expansion to the south could be studied along with other expansion alternatives as desired by the City Heights Area Planning Committee.

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 Edison/Hamilton/Parks Area Elementary School.

### Facilities Implications

The Edison/Hamilton/Parks Area Elementary School project is part of the Proposition MM program and will serve up to 900 students. The project will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the Long-Range Facilities Master Plan.

### Budget Implications

Site acquisition and construction of the proposed Edison/Hamilton/Parks Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The estimated cost for acquisition and development of the recommended Alternative Site A is estimated to be \$42.8 million, which is significantly above the original program estimate. The relatively high cost of this project is driven by the cost of the land and site preparation. District staff will work with the Model School Development Agency to develop options for cost reduction under the Model School Project.

### 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 11 new elementary schools and two new schools to be identified later. The Edison/Hamilton/Parks Elementary School will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the Long-Range Facilities Master Plan. The community expects the District to complete Proposition MM projects in a timely manner. Construction of Edison/Hamilton/Parks 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 property for the proposed Edison/Hamilton/Parks Elementary School sites using standards described in Section 14010 of Title 5 of the California Code of Regulations.

2. Adopt a Resolution of Findings Regarding Site Selection Standards for the proposed Edison/Hamilton/Parks Area Elementary School sites, which finds that the Preferred Site, Alternative Site A, and Alternative Site 1 meet the standards for school site selection pursuant to Section 14010 of Title 5 of the California Code of Regulations (Attachment I).
3. 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.
4. 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.
5. Adopt the Findings set forth in Attachment E for each significant environmental effect identified in the Final EIR for the Edison/Hamilton/Parks Area Elementary School sites.
6. Adopt the Statement of Overriding Considerations set forth in Attachment F for the cumulatively significant population and housing impact found to be unavoidable in the Final EIR for the Edison/Hamilton/Parks Area Elementary School.
7. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment G for the Edison/Hamilton/Parks Area Elementary School in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
8. Certify that the Edison/Hamilton/Parks Area Elementary School project will have a de minimus effect on fish and wildlife pursuant to Section 711.4 of the California Department of Fish and Game Code (Attachment J). (the De Minimus Impact Finding is not applicable for Alternative Site 2, which includes biological resources)
9. Authorize staff to file the Notice of Determination for the Final EIR with the Recorder/County Clerk of San Diego County, California (Attachment K).
10. Authorize that the project be carried-out as defined in the Final EIR for the proposed Edison/Hamilton/Parks Area Elementary School – Alternative Site A.
11. Authorize staff to commence with the appraisal process, relocation plan, and other related procedures required to acquire the necessary property for proposed Edison/Hamilton/Parks Area Elementary School – Alternative Site A.

Report prepared by Louis M. Smith, Chief Operating Officer, Facilities Management; Jim Bray, Civil/Environmental Engineering Coordinator, Facilities Management.