

SAN DIEGO CITY SCHOOLS  
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT  
AND SELECTION OF A SITE FOR THE  
ACQUISITION AND CONSTRUCTION OF THE  
PROPOSED ADAMS/FRANKLIN AREA ELEMENTARY SCHOOL

December 10, 2002

Introductory Statement

Prior to acquiring property for construction and operation of the proposed Adams/Franklin 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 Adams/Franklin Area Elementary School.

The proposed Adams/Franklin Area Elementary School will provide enrollment relief to the existing Adams and Franklin Elementary Schools and allow students currently transported to overflow schools and assigned to schools outside the neighborhood 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 Normal Heights Community of the Mid-City Communities Planning Area (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 Adams/Franklin 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. A preferred site and one alternative site were developed for the Adams/Franklin Area Elementary School at this meeting.

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 site selected for the proposed Adams/Franklin Area Elementary School. No changes were suggested by the public regarding the selection of the preferred and alternative site.

The Draft EIR for the proposed Adams/Franklin Area Elementary School was distributed for public review on April 5, 2002. The Draft EIR included an analysis of both the Preferred Site and Alternative Site 1, as developed in the site selection task force and community meetings. 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 (approximately 1,700 letters total). The 45-day public review period ended on May 20, 2002. Seven public comment letters were received.

On May 20, 2002, the Normal Heights Community Planning Committee (the City recognized planning group) endorsed the location of the school at the Preferred Site. Also, on May 14, 2002, the Kensington/Talmadge Planning Committee (the planning committee of the adjacent community), by a unanimous vote, concurred with the choice of the Preferred Site. At the Normal Heights Community Planning Committee meeting on June 6, 2002 a potential for a smaller version on the Preferred Site was discussed.

On June 26, 2002 the District held a community meeting at the Normal Heights Community Center 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 site and the alternative site (approximately 10,800 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. Questions and concerns raised during this meeting focused on understanding the basis for the District's site recommendation, whether the site could become a Model School similar to the Joint Powers Authority (JPA) being considered for one of the mid-city schools, and the possibility of modifying the boundaries of the recommended site.

Based on the concerns expressed during the July 26<sup>th</sup> community meeting, the City of San Diego requested that a Master Planning charette be conducted jointly between the City of San Diego, SDUSD, and the community. The purpose of the charette would be to determine the optimal land use, circulation, and parcel arrangement for a study area, which includes the existing Adams Elementary School, the proposed new Adams/Franklin Elementary School, the 39<sup>th</sup> Street Park, and surrounding areas. Funding is currently available only for the new school and an expansion of the 39<sup>th</sup> Street Park. The charette was designed to determine a vision for overall land use in the study area. This vision will be used to assist the city and local planning group in making land use decisions and formulating funding requests for various agencies. The charette was also designed to determine the boundaries of the new elementary school.

A Community Workshop was held at the Normal Heights Community Center on November 16, 2002. The meeting was noticed through a postcard sent to all residents and property owners living in the study area, which includes those around the recommended location for the new Adams/Franklin Area Elementary School, the local planning group, and those who had expressed an interest in the planning process. Representatives from the City of San Diego and the City Parks and Recreation Department led the meeting. Approximately 70 people attended the workshop. Following an overview of three conceptual layouts for the study area, smaller groups were formed to review and comment on the conceptual layouts. Each small group then reported back to the whole workshop. Future planning efforts will be required to finalize the vision for the planning area. In regards to the boundaries for the new school, the workshop attendees overwhelmingly, though not unanimously, supported two recommendations. The first recommendation was that the current Preferred Site be chosen as the site for the new school (see Attachment C), providing that funding is available. The second recommendation was that, if funding was not available for the entire Preferred Site, the site represented on Conceptual Layout # 2, be chosen as the site for the new school. The school site on Conceptual Layout # 2 is referred to as Alternative Site A in this Board report (see Attachment D).

Following the Community Workshop letters were mailed to all residents and property owners in the general planning area surrounding the preferred site and the alternative site (approximately 10,800 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, two sites were evaluated at a project level in the Draft EIR for the Adams/Franklin Area Elementary School project. These sites were identified as the Preferred Site and Alternative Site 1. In response to community concerns, and as a result of the Community Workshop, the District is considering a smaller project site at the Preferred Site location (see Attachment D). A comparison of major site characteristics applicable to each of the sites is presented in the Comparative Site Characteristics Table (Attachment E).

Preferred Site - The Preferred Site consists of approximately 7.5 gross acres of single- and multi-family development bound on the north by Edna Place and East Mountain View Drive, on the south by the alley between Madison Avenue and Ward Road, on the east by the alley between 38<sup>th</sup> and 39<sup>th</sup> Streets and 39<sup>th</sup> Street Park, and on the west by the alley behind existing residential units, immediately east of East Mountain View Drive/Madison Avenue (Attachment C). The Preferred Site is zoned RS-1-7 (single-family residential, 5,000 sq. ft. minimum lot size) and RM-2-5 (multi-family residential, one dwelling unit for each 2,500 sq. ft.) with a Community Plan land use designation of mixed single- and multi-family residential, which allows development of a school. Development of the Preferred Site would involve the displacement of an estimated 398 residents and demolition of approximately 23 single-family and 156 multi-family dwelling units.

Alternative Site A – Alternative Site A consists of approximately 5.9 gross acres of single- and multi-family development bound on the north by Edna Place and East Mountain View Drive, on the south by the alley between Madison Avenue and Ward Road, on the east by the alley between 38<sup>th</sup> and 39<sup>th</sup> Streets and 39<sup>th</sup> Street Park, and on the west by the alley behind existing residential units, immediately east of East Mountain View Drive/Madison Avenue. Alternative A excludes some of the single- and multi-family development included within the northern portion on the Preferred Site (Attachment D). Alternative Site A is zoned RS-1-7 (single-family residential, 5,000 sq. ft. minimum lot size) and RM-2-5 (multi-family residential, one dwelling unit for each 2,500 sq. ft.) with a Community Plan land use designation of mixed single- and multi-family residential, which allows development of a school. Development of Alternative Site A would involve the displacement of an estimated 345 residents and demolition of approximately 8 single-family and 149 multi-family dwelling units.

Alternative Site 1 – Alternative Site 1 consists of approximately 8.8 gross acres of single- and multi-family development bound on the north by Monroe Avenue, on the south by Meade Avenue, on the east by 37<sup>th</sup> Street, and the on the west by 36<sup>th</sup> Street. Alternative Site 1 is zoned RS-1-7 (single-family residential, 5,000 sq. ft. minimum lot size) and RM-2-5 (multi-family residential, one dwelling unit for each 2,500 sq. ft.) with a Community Plan land use designation of mixed single- and multi-family residential, which allows development of a school. Development of Alternative Site 1 would involve the displacement of an estimated 394 residents and demolition of approximately 48 single-family and 124 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 two proposed sites (Preferred Site and Alternative Site 1). Subsequently, CDE provided the District with written site reviews for each of the proposed sites. Based on initial site visits, CDE provided favorable reviews for both 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.

The Preferred Site consists of approximately 7.5 gross-acres Alternative Site A consist of approximately 5.9 gross acres, and Alternative Site 1 consists of approximately 8.8 gross-acres. These sites are adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 700 students. Space would be available to expand enrollment beyond 700 students or to provide additional space for new educational programs.

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 two sites is included as Attachment B to this report. There are no hazardous industries in the vicinity of the two sites that will adversely affect the environmental integrity of either 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 San Diego Park and Recreation Department has been involved with the site selection process throughout its duration. City staff support 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. This planning will be coordinated to complement the city park being developed adjacent to the Preferred Site.

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 request 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 in response to the public Notice of Preparation from Christine Kehoe, the City's Third District Councilmember, dated October 11, 2000. The letter provided a list of individuals Ms. Kehoe requested the District keep updated on the site selection and progress of the new school. Mr. Lawrence Monserrate, City Environmental Review Manager, provided two comment letters on the public Notice of Preparation in letters dated September 29, 2000 and October 24, 2000. In addition, Mr. Monserrate also commented on the Draft EIR in a letter dated May 20, 2002. Comments from these letters were generally associated with noticing, Community Plan consistency, housing, transportation/circulation/parking, neighborhood compatibility, and historical resources.

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 proposed sites is 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 Adams/Franklin 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; 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 Adams/Franklin Elementary School was distributed for public review on April 5, 2002. The public review period ended on May 20, 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 the Preferred Site to be the “Environmentally Superior Alternative” site. The Preferred Site contains approximately 179 DUs (23 single-family; 156 multi-family); Alternative Site 1 contains approximately 172 DUs (48 single-family; 124 multi-family). Although the Preferred Site will displace more total DUs than Alternative Site 1, it will displace fewer single-family DUs. This 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 A, which is a smaller site within the Preferred Site, contains approximately 157 DUs (8 single-family; 149 multi-family). Development on Alternative Site A would further reduce the loss of single-family residences. All other environmental impacts for the Preferred Site and Alternative Site A would be similar when compared to Alternative Site 1.

The Findings (Attachment F), Statement of Overriding Considerations (Attachment G), and the Mitigation, Monitoring and Reporting Program (Attachment H) for the Adams/Franklin Area Elementary School have been prepared in support of each of the sites. This allows the Board of Education to select any of the three sites.

The Final EIR for the proposed Adams/Franklin 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# 2000101016) for the proposed Adams/Franklin Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Adams/Franklin 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, Kensington/Normal Heights Library, City Heights Weingart Library, and the San Diego Central 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 the Preferred Site (which includes Alternative Site A) and Alternative Site 1, none of the sites: (1) are a current or former hazardous waste or solid waste disposal site; (2) 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.

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 three such facilities are located within 0.10 and 0.28 mile of Alternative Site 1. However, based on the prevailing wind direction and the non-industrial nature of the businesses, there is a low-likelihood that air emissions from these sites will adversely affect the environmental integrity of the subject site.

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 Preferred Site and Alternative Site 1 by Ninyo and Moore. The Phase I ESA for the Preferred Site was prepared on February 8, 2002 and for Alternative Site 1 on October 15, 2001. The Phase I ESAs concluded: "... further investigation of the subject property is not recommended at this time." 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 April 4, 2002 and February 19, 2002, respectively (Attachment I).

#### 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 concluded that if the District elects to pursue acquisition or construction on the site, then the District shall enter into an Environmental Oversight Agreement with DTSC to oversee the preparation of a Preliminary Environmental Assessment (PEA) to determine whether a release or threatened release of lead and/or ACBM, which may pose a threat to public health or the environment, exists on the site. If previously unidentified contamination is discovered, additional assessment, investigation, and/or cleanup may be required. 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 concluded that if the District elects to pursue acquisition or construction on the site, then the District shall enter into an Environmental Oversight Agreement with DTSC to oversee the preparation of a PEA to determine whether a release or threatened release of lead and/or ACBM, which may pose a threat to public health or the environment, exists on the site. If previously unidentified contamination is discovered, additional assessment, investigation, and/or cleanup may be required. 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 proposed 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 proposed 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 actual net acreages for each of the sites are: Preferred Site – 6.9 acres; Alternative Site A – 5.5 acres; and Alternative Site 1 – 8.3 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 proposed sites will allow the District to provide for all of the educational requirements.

14010 (c) – All proposed 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; and 350 feet for 500-550 kV line.

14010 (d) – All proposed 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 proposed sites.

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

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

14010 (h) – Except as noted, none of the proposed sites is 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.

All of the proposed sites are located within 1,500 feet of a 20-inch-diameter, 400 psi, natural gas pipeline. 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 sites as suitable for a school.

All of the proposed sites are located within 1,500 feet of a water pipeline, which runs along Meade Avenue, located south of the sites. The water pipeline is located at a lower elevation than the Preferred Site. For this reason and based on the distance of the water pipeline from the site (1,200 feet), the EIR concluded there is a low likelihood that the water pipeline will represent a potential safety concern to occupants of the site should a rupture occur. Based on the Water Pipeline Assessment prepared in accordance with the California Code of Regulations, Title 5, Section 14010, the pipeline does not present a potential safety concern to Alternative Site 1 occupants.

A second water pipeline runs along Cherokee Street and Orange Avenue, more than 700 feet south of Alternative Site 1. Based on the distance of the Cherokee

Street/Orange Avenue water pipeline from Alternative Site 1, there is a low likelihood that this water pipeline will present a potential safety concern to occupants of the site should a rupture occur.

Furthermore, 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 proposed sites is 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. All of the proposed 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 proposed 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 proposed sites under consideration 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 the 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 required by Education Code Section 17213 and as documented in the Phase I ESAs, except as noted, none of the proposed 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. 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.

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 proposed 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 proposed 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 proposed sites would have the opportunity for development of a joint-use play area.

14010 (p) - As documented in the EIR, all of the proposed 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 each of the proposed sites.

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

14010 (s) - The cost and complications of utility supply, site preparation, acquisition of property, and long-term landscaping and maintenance costs have been considered in the site selection process. None of the proposed sites is expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESAs, none of the proposed sites are located within 2,000 feet of a significant disposal of hazardous waste.

#### 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 J) which finds that all of the proposed Adams/Franklin Elementary School sites 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.

All of the sites considered for the Adams/Franklin Area Elementary School meet the California Department of Education's standards for safety and educational adequacy and, therefore, none of the proposed sites 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 all of the proposed sites. Based on their location and configuration, all sites 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 7.5 gross acres (6.9 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. The location adjacent to the new park would offer an enhanced opportunity for joint use with the City and would provide for a connected community complex for use by the public.

Alternative Site A consists of approximately 5.9 gross acres (5.5 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. The location adjacent to the new park would offer an enhanced opportunity for joint use with the City and would provide for a connected community complex for use by the public.

Alternative Site 1 consists of approximately 8.8 gross acres (8.3 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 Adams/Franklin Area Elementary School on any of the proposed 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 (7.5 acres – 179 DUs)</i>	<i>ALTERNATIVE SITE A (5.9 acres – 157 DUs)</i>	<i>ALTERNATIVE SITE 1 (8.8 acres – 172 DUs)</i>
Site Acquisition	\$ 33.3	\$ 27.2	\$ 41.8
Construction	\$ 14.4	\$ 13.9	\$ 14.6
Non-Construction	\$ 5.3	\$ 4.6	\$ 5.9
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ 53.0</b>	<b>\$ 45.7</b>	<b>\$ 62.3</b>

#### 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 Adams and Franklin elementary school attendance boundaries.
2. The community identified the Alternative Site A location, which is located within the Preferred Site, 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.
4. Alternative Site A is located adjacent to the new 39<sup>th</sup> Street Park.
5. The Kensington/Talmadge Planning Committee (the planning committee of the adjacent community), by a unanimous vote, concurred with the choice of the Preferred Site, since it removes a smaller number of single family housing than Alternative Site 1.
6. The Normal Heights Community Planning Committee (the City recognized planning group) endorsed the location of the school at the Preferred Site.
7. Development of Alternative Site A, which is located within the Preferred Site, would provide all required school facilities and would displace fewer single-family residential units than the Preferred Site or Alternative Site 1. This is consistent with the Mid-City Communities Plan recommendation that well-maintained single-family residences be avoided when siting new area schools.

8. The Master Planning Community Workshop attendees overwhelmingly, though not unanimously, supported Alternative Site A if funding was not available for the entire Preferred Site.

### 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 Adams/Franklin Area Elementary School.

### Facilities Implications

The Adams/Franklin 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 (LRFMP).

### Budget Implications

Site acquisition and construction of the proposed Adams/Franklin Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of the Preferred Site, Alternative Site A, and Alternative Site 1 is estimated to be \$53.0, \$45.7, and \$62.3 million, respectively. The relatively high cost of this project is driven by the cost of the land and site preparation. The estimated costs for all of these sites greatly exceed the amounts originally forecast for the typical elementary schools in the Proposition MM program. This trend has begun to jeopardize the District's ability to deliver the final undesignated elementary school in the program. As staff continues to monitor total program cost forecasts under the Total Indicated Cost (TIC) model, management will develop appropriate recommendations in this regard under the superintendent's direction.

### Public Support and Engagement Implications

Community Outreach/Involvement was discussed above under the Background section. In addition, 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 designated elementary schools and two new schools to be identified later. The Adams/Franklin 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 (LRFMP). The community expects the District to complete Proposition MM projects in a timely manner. Construction of Adams/Franklin 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 Adams/Franklin 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 Adams/Franklin Area Elementary School sites, which finds that the properties meet the standards for school site selection pursuant to Section 14010 of Title 5 of the California Code of Regulations (Attachment J).
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 (SCH# 2000101016) 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 F for each significant environmental effect identified in the Final EIR for the Adams/Franklin Area Elementary School sites.
6. Adopt the Statement of Overriding Considerations set forth in Attachment G for the cumulatively significant population and housing impact found to be unavoidable in the Final EIR for the Adams/Franklin Area Elementary School.
7. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment H for the Adams/Franklin 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 Adams/Franklin Area Elementary School project will have a de minimis effect on fish and wildlife pursuant to Section 711.4 of the California Department of Fish and Game Code (Attachment K).
9. Authorize staff to file the Notice of Determination for the Final EIR with the Recorder/County Clerk of San Diego County, California (Attachment L).
10. Authorize that the project be carried out as defined in the Final EIR for the proposed Adams/Franklin 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 Adams/Franklin 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.