

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 SCRIPPS RANCH MIDDLE SCHOOL

April 9, 2002

Introductory Statement

Prior to acquiring property for construction and operation of the proposed Scripps Ranch Middle 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. Eleven sites were identified based on their high school service area and the existing elementary schools they would relieve. The sites for the remaining two schools were to be designated at a future date based on forecasted enrollment growth and facilities need at that time. In 1999–2000, the community and the District reviewed the Scripps Ranch projected enrollments at elementary and middle school levels and determined that the best overall solution was to build a new “properly sized” middle school and house the fourth Scripps Ranch elementary school at the current Thurgood Marshall site. In May 2000, the Board approved the CEQA process on the original two potential sites for the middle school. In May 2001, the Board approved modifying the CEQA process to include two additional potential sites. Details are provided below.

The proposed new Scripps Ranch Middle School will provide a new campus for the existing Thurgood Marshall Middle School. The existing Thurgood Marshall Middle School campus will, in turn, provide a permanent home for the temporary Ellen Browning Scripps Elementary School. The proposed middle school will be designed to serve 1,800 students, and will facilitate District achievement of the standards contained in the Long-Range Facilities Master Plan (LRFMP). The proposed project is to be constructed on one of four sites investigated within the Scripps Miramar Ranch Community Planning Area (see Attachments A and B).

Community Outreach/Involvement

A community meeting was held at the Scripps Ranch Library on February 9, 2000, which initiated the process for the site selection and construction of a new middle school in the Scripps Ranch community. On March 9, 2000 the Scripps Ranch Schools Committee reviewed potential locations for a new middle school with the conclusion that Alternative Sites C and D (previously referred to as Preferred and Alternative Site 1, respectively)

within Phase III of the Scripps Ranch Business Park would best meet the District's needs. The Board of Education approved the preparation of an Environmental Impact Report for Alternatives C and D on March 28, 2000. Another community meeting was held on April 11, 2000 to inform the community of the Board of Education's decision.

On July 11, 2000, the Scripps Ranch Civic Association (SRCA), in association with the Scripps Ranch Planning Group, Miramar Ranch North Planning Committee, Save Our Scripps Ranch, and other community groups met at the Scripps Ranch Library to discuss the project and to consider additional sites outside of the Scripps Ranch Business Park. No additional sites were included in the CEQA process as a result of this meeting.

The District circulated a Notice of Preparation (NOP) for a 30-day public review period commencing July 18, 2000, and ending August 16, 2000, for the two sites within the Scripps Ranch Business Park (Alternatives C and D).

The District circulated the Draft EIR for the two business park sites (Alternatives C and D) for a 45-day public review period commencing September 28, 2000 and ending November 13, 2000. Seven comment letters were received during the public review period and five additional letters were received following the close of public review. The comment letters and responses were included in the Final EIR. Prior to the certification of the Final EIR, Scripps Ranch Business Park lots 3, 6, 7, 8, 10 and 11 were purchased by Intel. These lots total more than 30 acres. Because of the Intel acquisition, the City of San Diego, Intel, and other business park owners approached the District to request that additional sites be considered for the new middle school. The District, community, and City worked for three months to determine the possible alternatives.

On April 4, 2001, the District presented Alternative Site A (Cypress Canyon; aka, the Renzulli property) and Alternative Site B (AIU West; previously know as USIU West) to the Scripps Ranch community at a public meeting. The Board of Education voted to proceed with the environmental review of these two sites on May 8, 2001.

A second NOP was circulated for a 35-day comment period commencing August 3, 2001, and ending September 6, 2001. Approximately 60 comment letters were received in response to this NOP. The purpose of this NOP was to inform the public that the Alternatives Chapter (Chapter 8.0) would be revised to address Alternative Site A (Cypress Canyon) and Alternative Site B (AIU West) at a project level.

On October 25, 2001, the SRCA and the District met with the public at the Scripps Ranch Library to discuss the status of the environmental review of Alternative Sites A (Cypress Canyon) and B (AIU West). It was announced at this meeting that the District would recirculate the entire EIR prepared for Alternatives C and D within the Scripps Ranch Business Park with the inclusion of the additional environmental analysis completed for Alternative A (Cypress Canyon) and Alternative B (AIU West). 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 Draft EIR for the proposed Scripps Ranch Middle School was distributed for public review on November 16, 2001. Letters announcing the availability of the document were mailed to all residents and property owners within the study sites and a 300-foot buffer around each of the four sites. The 57-day public review period ended on January 11, 2002. Seventy-eight comment letters were received in response to the Draft EIR.

Site Discussion

As discussed above under Community Outreach/Involvement, four sites were evaluated at a project level in the Draft EIR for the Scripps Ranch Middle School project. These sites were identified as Alternative Sites A, B, C, and D: Alternative Site A is the Cypress Canyon site, also known as the Renzulli property; Alternative Site B is the AIU West site, previously known as USIU West; Alternative Site C is the Scripps Ranch Business Park site (Lots 6, 7, and 8); and Alternative Site D is the Scripps Ranch Business Park site (Lots 3 and 4). A comparison of major site characteristics applicable to each of the four sites is presented in the Comparative Site Characteristics Table (Attachment C).

Alternative Site A – Alternative Site A consists of an approximately 41.4-acre residential parcel located north of Spring Canyon Road and west of Cypress Canyon Park. The existing land use on Alternative Site A is a single-family, ranch-style house and associated buildings. The remainder of the property is predominately covered by a mixture of coastal sage-chaparral scrub vegetation. Residential neighborhoods surround the site. Alternative Site A is zoned AR-1-1, which allows for agriculture and low-density residential development.

Alternative Site B – Alternative Site B consists of approximately 36.5 acres at the western edge of the Alliant International University (AIU) campus. The site is located just off Pomerado Road, near where I-15 meets Pomerado Road. The existing land use on Alternative Site B is university/residential. The site has been developed with 12 dormitories, parking lots, tennis courts, swimming pools, and other recreational areas. The remaining areas have been planted in eucalyptus woodlands. A military housing development is located northeast of the site, south of Pomerado Road. Alternative Site B is zoned as RM-2-5, which is a multi-family residential designation. AIU operates an educational campus on the site under a Conditional Use Permit from the City of San Diego.

Alternative Site C – Alternative Site C consists of approximately 19.5 acres located on Lots 6, 7, and 8 within Phase III of the Scripps Ranch Business Park. The site is located between Scripps Ranch Boulevard on the west and south, and Scripps Lake Drive on the north. Single-family homes border the site to the east, while multi-family housing is on the south side of Scripps Ranch Boulevard. Scripps Ranch High School and industrial/office buildings are located immediately west of the site, across Scripps Ranch Boulevard, and industrial lots are immediately north of the site. The lots have been graded into level pads and sidewalks and landscaping has been installed around the perimeter in anticipation of development. The business park is zoned M-IP (Manufacturing – Industrial Park).

Alternative Site D – Alternative Site D consists of approximately 17.4 acres located on Lots 3 and 4 within Phase III of the Scripps Ranch Business Park. Similar to Alternative

Site C, this site is located between Scripps Ranch Boulevard on the west and south, and Scripps Lake Drive on the north. The Scripps Ranch Public Library and Evans Pond open space are immediately north of the site. The lots have been graded into level pads and sidewalks and landscaping has been installed around the perimeter in anticipation of development. The business park is zoned M-IP (Manufacturing – Industrial Park).

As previously stated, Alternative Sites A, B, and C/D are zoned AR-1-1, RM-2-5, and M-IP, respectively. According to the San Diego Municipal Code, Chapter 13: Zoning, a middle school is a permitted use within each of these zones. Alternatives A, C, and D would require a Conditional Use Permit (CUP) from the City of San Diego for construction on these sites; Alternative B does not require a CUP. Alternatively, in accordance with Section 53094 of the California Government Code: "...the governing board of a school district, by vote of two-thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by such school district ...". It is recommended that the Board of Education render the City zoning ordinances inapplicable as they relate to the property selected for the proposed Scripps Ranch Middle School project.

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 July 29, 2001 to visit Alternative Site A (referenced on the CDE review form as Scripps Ranch Middle - Alt. 2, Renzulli); on July 27, 2001 to visit Alternative Site B (referenced on the CDE review form as Scripps Ranch Middle - Alt. 3, USIU); on March 16, 2000 to visit Alternative Site C (referenced on the CDE review form as Scripps Rch M.S. Lot 6, 7, & 8); and on May 31, 2000 to visit Alternative Site D (referenced on the CDE review form as Scripps Ranch M.S. #2). Subsequently, CDE provided the District with written site reviews for each of the alternative sites. Based on these initial site visits CDE provided favorable reviews for alternative sites C and D, and less than favorable reviews for alternative sites A and B. In the event that CDE does not approve the site chosen by the Board, state-matching funds would not be available for this project.

2. Pupil Information and Site Size - Title 5, Section 14011(c) requires the District to prepare a statement reporting the grades to be served, pupil transportation,

ultimate enrollment at the site and size of the site as justified by the District's Facilities Master Plan.

A "School Facilities Planning Division School Site Report," form SFPD 4.02, will be prepared for the selected site, as required by the state. This form provides miscellaneous information relative to the sites, concerning the range and organization of grades to be served, the transportation of pupils, and the ultimate maximum pupil enrollment to be housed on each site.

The District's Educational Specifications for Middle Schools state "The District has established a guideline of one acre per 100 students. A school with 1,200 students requires a site of 12 acres; a school with 1,500 students requires 15 acres. In some areas of the city where availability of land is severely limited and land costs are high, a ratio in excess of 100 students per acre may be necessary."

The current Long Range Facilities Master Plan establishes a lower student per acre ratio of 76 students per acre. This results in a 23.6 net acre site size for 1,800 students, which includes 7.8 acres of Field Area.

Alternative Site A consists of approximately 41.4 gross acres (14.0 net acres). The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.3 acres. The District would need to purchase this privately owned parcel from the owner.

Alternative Site B consists of approximately 36.5 gross acres (22.0 net acres). The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.6 acres. The District would need to purchase this privately owned parcel from the owner.

Alternative Site C consists of approximately 19.5 gross acres (16.3 net acres). The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.6 acres. The District would need to purchase this privately owned parcel from the owner.

Alternative Site D consists of approximately 17.4 gross acres (15.3 net acres). The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.6 acres. The District would need to purchase this privately owned parcel from the owners.

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 Alternative Sites A through D is included as Attachment B to this report. There are no hazardous industries in the vicinity of the four 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 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.

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. Two letters were received from the City's Environmental Review Manager of the Development Services Department, dated January 10, 2002 and November 13, 2000. Comments from these letters were generally associated with Community Plan consistency, zoning consistency, loss of industrial park lands and associated economic benefits to the City, noise, hydrology/water quality, and transportation and circulation.

One letter was received from the City's Long Range Planning Division and Economic Development. This letter was dated November 7, 2000. The primary issues of concern were the loss of industrial property along the I-15 corridor and the potential impacts to the marketability of other parcels within the business park.

6. Geological Hazards - Title 5, Section 14011(g) requires the District to comply with Education Code Sections 17212 and 17212.5 with particular emphasis upon an engineering investigation made of the site to preclude locating the school on terrain that may be potentially hazardous. A geological study and a soils analysis

must be conducted to provide an assessment of the nature of the site and the possibility for earthquake or other geological damage if the prospective school site is located within: (1) the boundaries of any Earthquake Fault Zones, referred to as Special Studies Zone prior to January 1, 1994; or (2) an area designated as geologically hazardous in the safety element of the local general plan.

Based on geotechnical reports prepared by Southern California Soils & Testing, Inc. and URS Corporation, Alternative Sites A through D are not located within an earthquake fault zone. Furthermore, the sites are located within Geologic Hazard Category 52, which includes “level areas, gently sloping to steep terrain, favorable geologic structure, low risk,” and are not considered geologically hazardous by the City’s General Plan.

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

The EIR for the Proposed Scripps Ranch Middle School evaluated the following environmental issues: land use and planning; cultural resources, transportation and traffic; noise; hazards and hazardous materials; aesthetics; air quality; and biological resources. 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 Scripps Ranch Middle School was distributed for public review on November 16, 2001. The extended public review period ended on January 11, 2002. Seventy-eight comment letters were received during the public review period or during subsequent weeks. The last comment letter to be included in the Final EIR was received February 12, 2002. Responses for all comment letters were prepared and are included in the Final EIR.

The Final EIR found Alternative Site C to be the “Environmentally Superior Alternative” site because it would avoid: significant unmitigable aesthetics impacts, significant mitigable impacts to biological and cultural resources, and significant mitigable impacts from hazards and hazardous materials on Alternative Site A; significant mitigable impacts to biological resources and significant mitigable impacts from hazards and hazardous materials on Alternative Site B; and significant mitigable impacts to cultural resources on Alternative Site D.

The Findings (Attachment D) and the Mitigation, Monitoring and Reporting Program (Attachment E) for the Scripps Ranch Middle School have been prepared in support of each of the four alternative sites. This allows the Board of Education to select any one of the four sites.

The Final EIR for the proposed Scripps Ranch Middle 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 # 1994071020) for the proposed Scripps Ranch Middle School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Scripps Ranch Middle School (SCH #1994071020) 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; the Scripps Ranch Public Library; and the City of San Diego Central Library. The Final EIR is also available on the District's website at: 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 four sites, 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.

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

During the preparation of the EIR, the District reviewed approximately 16 federal, state, and local regulatory databases, and consulted with the Air Pollution Control District, requesting the identification of facilities within one-quarter mile of the sites, which might reasonably be anticipated to emit hazardous air emissions or handle hazardous or acutely hazardous materials, substances, or waste.

Consultation with these agencies identified that such facilities existed in the past and also currently exist. However, the EIR concluded that these sites do not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the proposed school.

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

In accordance with these requirements, Phase I ESAs were prepared for Alternative Sites A and B by URS Corporation and for Alternative Sites C and D by Southern California Soils and Testing, Inc. (SCS&T). The Phase I ESAs for Alternative Sites A and B were completed in September 2001; the Phase I ESAs for Alternative Sites C and D in November 2000. The Phase I ESAs for Alternatives A and B concluded: "... further investigation of the subject property is not recommended at this time." The Phase I ESAs for Alternatives C and D concluded: "No additional environmental assessment activities, including a Preliminary Endangerment Assessment, are warranted at this time." The Phase I ESAs were forwarded to the California Department of Education for submission to DTSC for review and approval. The DTSC issued determination letters for Alternative Sites A and B in October 2001 and for Alternative Sites C and D in October 2000. (Attachment F). A Phase I Environmental Site Assessment (ESA) Update report for the Alternative D site was prepared by URS Corporation in March 2002. Information from the previous Phase I ESA report (SCST, November 2000) was used in the preparation of the ESAU report. Although a determination of no further action was previously received from DTSC, the Phase I ESA Update report was prepared due to inconsistencies identified in the original Phase I ESA report. The Phase I ESA Update report concluded "This assessment has revealed no evidence of recognized environmental conditions in connection with the proposed school site." "... further investigation of the proposed Scripps Ranch Middle School Alternative D Site is not recommended at this time."

Alternative Site A

Based on their review of the Phase I ESA, the DTSC concluded that potential lead-based paint and asbestos containing building material (ACBM) appear to be the only recognized environmental conditions present that warrant investigation and possible mitigation. The DTSC recommended that: all identified ACBM and lead-based paint be removed by certified personnel, the site soil be sampled for lead after site structures have been demolished, and the soil sample results and certification of proper abatement of ACBM be submitted to the DTSC in a PEA report. The District will comply with these requirements following acquisition of the site and demolition of the existing structures.

Alternative Site B

Based on their review of the Phase I ESA, the DTSC concluded that potential lead-based paint, asbestos containing building material (ACBM), and possible explosives contamination appear to be the only recognized environmental conditions present that warrant investigation and possible mitigation. The DTSC recommended that: all identified ACBM and lead-based paint be removed by certified personnel, the site soil be sampled for lead after site structures have been demolished, the site soil be sampled for possible explosives contamination, and the soil sample results and certification of proper abatement of ACBM be submitted to the DTSC in a PEA report. The District will comply with these requirements following acquisition of the site and demolition of the existing structures.

Alternative Site C

Based on their review of the Phase I ESA, the DTSC concluded that there is no potential for significant hazardous materials impacts at this site.

Alternative Site D

Based on their review of the original Phase I ESA, the DTSC concluded that there is no potential for significant hazardous materials impacts at this site. The subsequent Phase I ESA Update report also revealed no evidence of recognized environmental conditions in connection with the Alternative D site.

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

10. Airports - Pursuant to Title 5, Section 14011(k), the District is required to evaluate proposed new school sites relative to airport runways, existing and planned, within two miles of the proposed site as required by Education Code 17215. No airport runways are located within two miles of any of the four 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 Alternative Sites A through D 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 24.7 net usable acres as noted on the School Facilities Planning Division Field Site Review, for an enrollment of 1,800 students. The actual net acreages for each of the alternatives are as follows:

- Alternative A - 14.0 acres
- Alternative B - 22.0 acres
- Alternative C - 16.3 acres
- Alternative D - 15.3 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 therefore based on this assumption. The District's Educational Specifications for Middle Schools state "The District has established a guideline of one acre per 100 students. A school with 1,200 students requires a site of 12 acres; a school with 1,500 students requires 15 acres. In some areas of the city where availability of

land is severely limited and land costs are high, a ratio in excess of 100 students per acre may be necessary.”

The current Long Range Facilities Master Plan establishes a lower student per acre ratio of 76 students per acre. This results in a 23.6 net acre site size for 1,800 students, which includes 7.8 acres of Field Area. The net acreages for Alternative Sites A through D are 14.0, 22.0, 16.3, and 15.3, respectively. These acreages will allow the District to provide for all of the educational requirements, although Field Areas have been reduced from 7.8 acres to 3.3 acres for Alternative Site A and 3.6 acres for Alternative Sites B through D.

14010 (c) – Except as noted, Alternative Sites A through D 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.

Alternative Site B has a 69 kV line that runs along the eastern boundary of the project. The District will incorporate a 100-foot setback into any site plans, if this site is selected.

14010 (d) - Alternative Sites A through D 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 Alternative Sites A through D.

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

14010 (g) - As documented in the Geological Hazard Reports, Alternative Sites A and D are not located within a dam flood inundation area, and Alternative Sites A, B, C, and D are not located within the 500-year flood area. Based upon the review of Alternative Site B, the potential for flooding is considered moderate for that portion of the site that is located within the 100-year floodplain. Other than roadway improvements, no development is proposed within the 100-year floodplain.

14010 (h) – Except as noted, Alternative Sites A through D are not located within 1,500 feet of an aboveground or underground pipeline or located near an above-ground water or fuel storage tank that can pose a safety hazard.

Although Alternative Site A is located approximately 600 feet from the City of San Diego Water Department’s 3.2 million gallon Scripps Ranch Reservoir and Scripps McMillin Pump Station, the intervening topography and existing overflow piping preclude the threat of flooding on the subject property.

Alternative Site B is located along a San Diego County Water Authority (SDCWA) easement for the Second San Diego Aqueduct. The easement contains three belowground water pipelines: Pipeline 3 – a 69-inch-diameter, 95 pounds per square inch (psi), concrete pipeline; Pipeline 4B1 – a 96-inch-diameter, 85-psi, welded steel pipeline; and Pipeline 4 - an 84-inch-diameter, 106-psi, concrete pipeline. Due to the topography of the site, any breaks or leaks in the pipelines will flow down the easement to Carroll Canyon. The District will consider the SDCWA's 130-foot-wide easement and proximity of the pipelines, and will incorporate appropriate setbacks into any site plans, if this site is selected.

Alternative Site B is located within 1,500 feet of a 3-inch-diameter, 60-psi, natural gas pipeline located at the intersection of Pomerado Road and Willow Creek Road/Avenue of Nations, and a 4-inch-diameter, 400-psi, natural gas pipeline that runs adjacent to the site, along Pomerado Road. The 60-psi pipeline is exempt from further consideration under Section 17213 of the California Education Code. A gas pipeline risk assessment was prepared by URS Corporation in December 2001 for the 400-psi gas pipeline. The risk assessment concluded that the probability of any type of pipeline failure that could suddenly release a substantial quantity of natural gas at this location is an unlikely event, with a low risk designation, and that the pipeline risks would not preclude the proposed site as suitable for a school.

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

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

14010 (k) - Alternative Sites A through D 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) – Each of the four alternative sites under consideration is located on or near a major arterial street with heavy traffic patterns.

Alternative Site A is located off of Cypress Canyon Road, which connects to Cypress Canyon Park Drive, which in turn connects with Pomerado Road and Spring Canyon Road.

Alternative Site B is located off of Avenue of Nations, which connects to Pomerado Road.

Alternative Sites C and D are located within the Scripps Ranch Business Park, which takes access off of Scripps Ranch Boulevard.

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 required by Education Code Section 17213 and as documented in the Phase I ESAs, none of the four 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 four 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 four alternative sites and construct the new middle 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) - Alternative Sites A through D 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. Alternative A would allow for the greatest number of students to walk to school, while Alternative B would be least appropriate for pedestrians due to the location of the campus and the proximity to Pomerado Road.

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

14010 (p) - As documented in the EIR, each of the four 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 Alternative Sites A through D. As documented in the Phase I ESAs there are no sites located within one-quarter mile that are expected to constitute an actual or potential danger of public health of students or staff.

14010 (r) – Except as noted, existing easements will not restrict access or building placement on Alternative Sites A through D.

Alternative Site B is located along a San Diego County Water Authority (SDCWA) easement for the Second San Diego Aqueduct. The easement contains three belowground water pipelines: Pipeline 3 – a 69-inch-diameter, 95-psi, concrete pipeline; Pipeline 4B1 – a 96-inch-diameter, 85-psi, welded steel pipeline; and Pipeline 4 - an 84-inch-diameter, 106-psi, concrete pipeline. Due to the topography of the site, any breaks or leaks in the pipelines will flow down the easement to Carroll Canyon. The District will consider the SDCWA’s 130-foot-wide easement and proximity of the pipelines, and will incorporate appropriate setbacks into any site plans, if this site is selected.

Alternative Site B has a 69 kV line that runs along the eastern boundary of the project. The District will incorporate a 100-foot setback into any site plans, if this site is selected.

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

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

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 G) which finds that each of the four Scripps Ranch Middle

School Alternative 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.

Each of the four alternatives sites considered for the Scripps Ranch Middle School meets the California Department of Education's standards for safety and educational adequacy and, therefore, none of the alternatives 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 Alternative Sites A through D. Based on their location and configuration, these sites will meet the minimum site requirements for a 1,800-student middle school. Evaluation consequences of the various site scenarios are outlined below:

Alternative Site A consists of approximately 41.4 gross acres (14.0 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.3 acres. The Building Area would consist of 3-story classrooms and 3-story support facilities.

The existing site presents challenges with the steeply sloping site conditions, along with the proposed right-of-way dedication and street improvements linking the existing Cypress Canyon Road at the south easterly corner and north westerly corner, reducing and separating the effective site area. Extensive grading will be required to create level pads supported by extensive retaining walls.

Allows for 129 students per acre.

Alternative Site B consists of approximately 36.5 gross acres (22.0 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.6 acres. The Building Area would consist of 2-story classrooms and 1-story support facilities.

The existing site will require grading and retaining walls to accommodate the building and field areas within the natural slope. The Field Area may be

increased with additional site grading, retaining walls , and the use of 3-story construction.

Allows for 82 students per acre.

Alternative Site C consists of approximately 19.5 gross acres (16.3 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.6 acres. The Building Area would consist of 3-story classrooms and 2-story support facilities.

The existing site will require minimal grading as it features two distinct, relatively level pads having a difference in elevation of 59 feet. This change in elevation is accomplished at an approximate 3:1 slope. This slope should be utilized for the majority of the building area, so that a maximum of the level site area can be used for field areas, hardcourt, and parking areas.

Allows for 111 students per acre.

Alternative Site D consists of approximately 17.4 gross acres (15.3 net acres). The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for an enrollment of 1,800 students. The Field Area standards have been reduced from 7.8 acres to 3.6 acres. The Building Area would consist of 3-story classrooms and 2-story support facilities.

The existing site will require minimal grading as it features two distinct, relatively level pads having a difference in elevation of 24 feet. This change in elevation is accomplished at an approximate 3:1 slope. This slope should be utilized for the majority of the building area, so that a maximum of the level site area can be used for field areas, hardcourt, and parking areas.

Allows for 118 students per acre.

C. Cost Comparison

A comparison of the estimated costs associated with acquisition of land and construction of the Scripps Ranch Middle School on each of the four 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 an 1,800-student middle school.

DESCRIPTION	ALTERNATIVE SITE A (41.4 gross acres – 1 dwelling unit)	ALTERNATIVE SITE B (36.5 gross acres – 12 dormitories)	ALTERNATIVE SITE C (19.5 gross acres – Vacant)	ALTERNATIVE SITE D (17.4 gross acres – Vacant)
Site Acquisition	\$17.7	\$10.8	\$17.7	\$15.8
Construction	\$44.3	\$40.2	\$42.1	\$41.0
Non-Construction	\$7.7	\$7.0	\$7.3	\$7.2
TOTAL ESTIMATE COSTS	\$69.7	\$58.0	\$67.1	\$64.0

D. Conclusion

District staff recommends the approval of Alternative Site D with the following considerations:

1. Development of the proposed middle school on the Alternative D site will meet the project objective of providing an 1,800-student public middle school that will serve the Miramar Ranch North and Scripps Miramar Ranch Community Planning Areas.
2. The recognized community planning groups, Scripps Ranch Community Planning Group, the Miramar Ranch North Planning Committee, the Scripps Ranch Civic Association, and the Scripps Ranch Schools Committee, have not been able to agree upon a recommended site.
3. Development of the proposed middle school on the Alternative D site will provide a neighborhood middle school option for students currently transported to Wagenheim Middle School, which is outside the Scripps Ranch community.
4. Development of the proposed middle school on the Alternative D site will assist the District in achieving the enrollment standards contained in the Long-Range Facilities Master Plan (LRFMP).

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 Scripps Ranch Middle School.

Facilities Implications

The Scripps Ranch Middle School project is part of the Proposition MM program and will serve up to 1,800 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 Scripps Ranch Middle School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of the four alternative sites is estimated to range between \$58.0 and \$69.7 million. The relatively high cost of this project is driven by the cost of the land and site preparation. The District will continue to pursue the possibility of accessing external funding for the project through the Scripps Ranch Community. Previously an amount of approximately \$5 million had been identified as a potential funding source from the community for the middle 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 Scripps Ranch Middle 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 Scripps Ranch Middle 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 Scripps Ranch Middle School sites (Alternatives A through D) 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 Scripps Ranch Middle 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 G).
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 Mitigation, Monitoring, and Reporting Program set forth in Attachment E for the Scripps Ranch Middle School in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
6. Certify that the Board of Education, by vote of two-thirds of its members, renders the City zoning ordinance for the proposed Scripps Ranch Middle School sites inapplicable to the proposed use of the property by the District. (Not required for Alternative B)
7. Adopt the Findings set forth in Attachment D for each significant environmental effect identified in the Final EIR for the Scripps Ranch Middle School sites. If the Board of Education selects Alternative B, C or D, no findings are required with respect to any of the other alternatives discussed in the Final EIR. If the Board of Education selects Alternative A, then additional findings would be required regarding the feasibility of the other alternatives discussed in the Final EIR, and the Board of Education would be required to adopt a statement of overriding considerations at a future Board meeting.
8. Authorize that the project be carried-out as defined in the Final EIR for the proposed Scripps Ranch Middle School (SCH 1994071020). If the Board of Education selects Alternative A, then this authorization will be considered at a future Board meeting.
9. Authorize staff to file the Notice of Determination with the Recorder/County Clerk of San Diego County, California (Attachment H). If the Board of Education selects Alternative A, then this authorization will be considered at a future Board meeting.
10. Authorize staff to commence with the appraisal process, relocation plan, and other related procedures required to acquire the necessary property for proposed Scripps Ranch Middle School Alternative Site D. If the Board of Education selects Alternative A, then this authorization will be considered at a future Board meeting.

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