

SAN DIEGO CITY SCHOOLS
Office of the Superintendent

CERTIFICATION OF AN ADDENDUM TO
A CERTIFIED ENVIRONMENTAL IMPACT REPORT
FOR THE ACQUISITION AND CONSTRUCTION OF THE
PROPOSED BROOKLYN/KIMBROUGH AREA ELEMENTARY SCHOOL
June 11, 2002

Introductory Statement

On September 25, 2001, the Board of Education certified the Environmental Impact Report (EIR) for the proposed new Brooklyn/Kimbrough Area Elementary School, and selected Alternative Site 1-A for acquisition and construction of the new school. In addition, the Board directed District staff to study the possibility of adding the 7 parcels in the northeastern corner of Alternative Site 1 to the Alternative 1-A project development site in order to potentially reduce impacts to the canyon environment. Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, states that an addendum to a previously certified Environmental Impact Report (EIR) may be prepared if (a) "... some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred" or (b) "... only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or adopted negative declaration have occurred." Based on the Board of Education's direction at the September 25, 2001 Board meeting, District staff has studied the possibility of adding the 7 parcels in the northeastern corner of Alternative Site 1 to the Alternative 1-A project development site and excluding the canyon area in the northwestern portion of the site, and has prepared an addendum to the previously certified EIR for the Brooklyn/Kimbrough Area Elementary School, which addresses these changes.

Background

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

The proposed new Brooklyn/Kimbrough Area Elementary School will provide enrollment relief to the existing Brooklyn and Kimbrough elementary schools. 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 Greater Golden Hill Community Plan Area.

On September 25, 2001, the Board of Education certified the Environmental Impact Report for the proposed new Brooklyn/Kimbrough Area Elementary School and selected Alternative Site 1-A for acquisition and construction of the new school. In addition, the Board directed District

staff to study the possibility of adding the 7 parcels in the northeastern corner of Alternative Site 1 to the Alternative 1-A project development site in order to potentially reduce impacts to the canyon environment. After Design Task Force meetings and internal review, District staff recommends that the 7 parcels in the northeastern corner of Alternative Site 1 be added to the project site and 1 city-owned parcel in the northwestern corner, consisting of canyon space, be excluded. The proposed new site configuration is referred to as Alternative Site 1-B (Attachment A). A comparison of major site characteristics applicable to Alternative Site 1, Alternative Site 1-A, and Alternative Site 1-B is provided as Attachment B.

Because all of the 7 parcels are located within Alternative Site 1, the environmental impacts associated with inclusion of these parcels were fully analyzed in the previously certified EIR. In accordance with CEQA Guidelines Section 15164 (a), an Addendum to the previously certified EIR (Attachment C) has been prepared for Alternative 1-B. The revised project will not create new significant environmental effects or substantially increase the severity of previously identified significant effects. The CEQA Findings (Attachment D); Statement of Overriding Considerations (Attachment E); and the Mitigation, Monitoring and Reporting Program (Attachment F) for Alternative Site 1-B are attached to this report.

Site Discussion

The Draft EIR for the proposed Brooklyn/Kimbrough Area Elementary School was distributed for public review on October 6, 2000. In Response to City of San Diego concerns regarding the cumulative loss of affordable housing, the District considered a smaller project site (Alternative Site 1-A) at the Alternative Site 1 location. Subsequently, at the Board's direction, District staff studied the possibility of adding the 7 parcels in the northeastern corner of Alternative Site 1 to the Alternative 1-A project development site in order to potentially reduce impacts to the canyon environment.

Alternative Site 1 is located within the Golden Hill Community Plan Area. Regional access to Alternative Site 1 is provided by SR-94, with primary access provided by 28th Street. The site is bound by A Street to the north, by C Street to the south, by 33rd Street to the east, and by 32nd Street to the west. Alternative Site 1 consists of approximately 9.4 gross acres (2-city blocks) (Attachment A). The site is adequately sized to meet facilities standards (hardcourt, parking, and building areas) for enrollment of 700 students. There is also adequate space to offer a field area of 2.0 acres for joint-use development with the City of San Diego. Space would be available to expand enrollment beyond 700 students. This space could originally be developed as hardcourt or field area.

Alternative Site 1-A (Attachment A) has essentially the same configuration as Alternative Site 1. Alternative Site 1-A does not include the land occupied by the residential dwelling units located in the northeastern corner of Alternative Site 1 or the residential dwelling units located in the southwestern corner of Alternative Site 1. Alternative Site 1-A consists of approximately 7.4 gross acres of land. The site is adequately sized to meet facilities standards (i.e., hardcourt, parking, and building areas) for an enrollment of 700 students. There is also adequate space to offer a field area of 2.0 acres for joint-use development with the City of San Diego. To expand enrollment beyond 700 students, classrooms could be placed on existing hardcourt or joint-use areas, which would reduce the amount of hardcourt or joint-use area available as play area.

Alternative Site 1-B (Attachment A) has essentially the same configuration as Alternative Site 1. Alternative Site 1-B includes the land occupied by the 11 residential dwelling units (3 single-family and 8 multi-family) located in the northeastern corner of Alternative Site 1, but does not include the land occupied by residential dwelling units located in the southwestern corner of Alternative Site 1 or the approximately 2 acres of canyon area in the northwestern portion of the site. Alternative Site 1-B consists of approximately 6.55 gross acres of land. The site is adequately sized to meet facilities standards (i.e., hardcourt and building areas) for an enrollment of 700 students. There is adequate space to offer a field area of 1.55 acres for joint-use development with the City of San Diego; however, the number of on-site parking spaces would be reduced from 70 spaces to 52 spaces. To expand enrollment beyond 700 students, classrooms could be placed on existing hardcourt or joint-use areas, which would reduce the amount of hardcourt or joint-use area available as play area.

Existing land uses within Alternative Sites 1, 1-A, and 1-B consist of residential uses and undeveloped land. Specifically, Alternative Site 1 consists of 21 single-family and 14 multi-family dwelling units for a total of 35 dwelling units; Alternative Site 1-A consists of 10 single-family and 9 multi-family dwelling units for a total of 19 dwelling units; and Alternative Site 1-B consists of 13 single-family and 17 multi-family dwelling units for a total of 30 dwelling units.

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 Brooklyn/Kimbrough Area Elementary School evaluated the following environmental issues: land use; traffic/circulation; air quality; noise; visual aesthetics; geology/soils; human health; hydrology/water quality; population/housing; cultural resources; public services and utilities; paleontological resources; 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 Brooklyn/Kimbrough Area Elementary School was distributed for public review on October 6, 2000. The 45-day public review period ended on November 20, 2000. Approximately five letters, consisting of 65 comments, were received within the public review period from both public entities and area residents. Responses to the comments received during the public review period were incorporated into the Final EIR.

Although the environmental impacts associated with the Preferred Site, Alternative Site 2, and Alternative Site 1 were found to be similar, the Final EIR found Alternative Site 1 to be the “environmentally superior” site because: 1) it would avoid the potential significant and unmitigated impact associated with the inferred Texas Street fault which has been mapped as crossing the Preferred and Alternative Site; 2) it would avoid the potentially significant and unmitigated impact associated with the 10-inch-diameter

petroleum pipeline that runs adjacent to the Preferred Site and Alternative Site 2; 3) it only has 35 dwelling units which would be removed compared to the Preferred Site which has 74 dwelling units and Alternative Site 2 which has 59 dwelling units; and 4) it would reduce the number of potentially historic structures affected. Alternative Site 1 will result in a significant impact to biological resources, while the Preferred Site and Alternative Site 2 do not contain sensitive biological resources.

Based on comments received in response to the Draft EIR, the District reviewed Alternative Site 1 to determine if impacts to affordable housing units could be reduced. Subsequently, Alternative 1-A was developed in order to reduce affordable housing impacts, i.e., the housing units in the northeastern and southwestern corner of the site were omitted from the development area. On September 25, 2001, the Board of Education certified the EIR for the proposed new Brooklyn/Kimbrough Area Elementary School, and selected Alternative Site 1-A for acquisition and construction of the new school. In addition, the Board directed District staff to study the possibility of adding the 7 parcels in the northeastern corner of Alternative Site 1 to the Alternative 1-A project development site in order to potentially reduce impacts to the canyon environment. Based on District staff's review of the site, Alternative Site 1-B is proposed.

The District has prepared an addendum to the previously certified EIR for the Brooklyn/Kimbrough Area Elementary School (Attachment C), which addresses the inclusion of the 7 parcels in the northeastern corner of Alternative Site 1 and exclusion of canyon area in the northwestern portion of the site. An addendum to the previously certified EIR is the appropriate CEQA document for this action, because the previously certified EIR for the project analyzed all environmental impacts for Alternative Site 1, which includes all property within Alternative Site 1-B. Alternative Site 1-B does not require major revisions to the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Resolution

The state standards for school site selection are set forth in Section 14010 of Title 5 of the California Code of Regulations. Attached is a resolution (Attachment G) which finds that the Brooklyn/Kimbrough Area Elementary School Alternative Site 1-B property meets the standards for school site selection pursuant to Education Code Section 17251(b) and Section 14010 of Title 5 of the California Code of Regulations.

Architectural Evaluation

District architects evaluated Alternative Site 1-B and have determined that inclusion of the 7 parcels in the northeastern corner and the exclusion of approximately 2.0 acres of canyon environment in the northwestern portion of Alternative Site 1 will:

1. Significantly reduce impacts to the canyon environment.
2. Reduce the amount of joint-use field area from approximately 2.0 acres to approximately 1.55 acres.
3. Reduce the amount of on-site parking from 70 spaces to 52 spaces.

4. Require an easement with the City of San Diego for encroachment into a portion of the canyon area just north of B Street.

Cost Comparison

A comparison of the estimated costs associated with acquisition of land and construction of the Brooklyn/Kimbrough Area Elementary School on Alternative Sites 1, 1-A, and 1-B have been summarized below. The costs are indicated in “millions.”

DESCRIPTION	ALTERNATIVE SITE 1 (9.4 acres – 35 dwelling units)		ALTERNATIVE SITE 1-A (7.4 acres – 19 dwelling units)		ALTERNATIVE SITE 1-B (6.55 acres – 30 dwelling units)
	Original Estimate	Current Estimate	Original Estimate	Current Estimate	Current Estimate
Site Acquisition	12.1	16.6	9.2	10.6	13.4
Construction	13.1	13.2	12.3	12.3	12.1
Non-Construction	3.7	4.4	3.3	3.6	3.9
TOTAL ESTIMATED COST	28.9	34.2	24.8	26.5	29.4

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

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

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 Brooklyn/Kimbrough Area Elementary School.

Facilities Implications

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

Budget Implications

Site acquisition and construction of the proposed Brooklyn/Kimbrough Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of Alternative Site 1-B is estimated to be \$29.4 million, which is \$4.8 million less than the estimated cost for Alternative Site 1 and \$2.9 million more than the estimated cost for Alternative Site 1-A. The cost for Alternative Site 1-B is within the original Proposition MM program budget for this elementary school.

Public Support and Engagement Implications

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

Alternative Site 1 was reviewed with the Greater Golden Hill Community Development Corporation and the Greater Golden Hill Community Planning Committee at their regular meetings on July 19, 2001 and August 8, 2001, respectively. Neither group took an official position on the recommended site. However, several individual members of each group stated that they could support the site, and would testify to that effect at the September 25, 2001 board meeting. Group members also commended the District for meeting community requests to minimize the footprint of the school site and the displacement of neighborhood residents.

Two Design Task Force meetings were held on March 20 and April 29, 2002 to obtain input on the proposed site layouts for Alternative Site 1-A. The input received during the first Design Task Force meeting included an interest in saving as much of the existing canyon environment as possible, reducing the joint-use playfield area, inclusion of the parcel in the northeastern corner of Alternative Site 1-A, and expansion across "C" Street. Others were interested in excluding the parcels in the northeastern corner of the site, moving forward with the school, and providing as much joint-use playfield area as possible. During the second Design Task Force meeting, a site layout for Alternative Site 1-B was presented to the community for consideration along with the site layouts for Alternative Site 1-A. The input received during the second Design Task Force meeting was similar to that received during the first meeting.

At their regularly scheduled meeting on April 10, 2002, the Greater Golden Hill Planning Committee passed a motion that supports "minimizing the footprint of the Brooklyn/Kimbrough Elementary School design to best preserve, and limit the adverse effects upon, the surrounding canyon." At their regularly scheduled meeting on May 8, 2002, the community was given additional opportunity to comment on the proposed design layouts for Alternative Sites 1-A and 1-B. The interests previously expressed at the two Design Task Force meetings were again presented. The Greater Golden Hill Planning Committee did not take any further position on the issue.

At the regularly scheduled meeting of the Golden Hill Recreation Council meeting on May 13, 2002, the community was given another opportunity to comment on the proposed design layouts for Alternative Sites 1-A and 1-B. The interests previously expressed at the two Design Task Force meetings were again presented. The Golden Hill Recreation Council stated that they would consider making a formal recommendation on the project; however, to date, no official recommendation has been received.

The City's Park and Recreation Department has not taken an official position on the revised site (Alternative Site 1-B), but in general supports sites that provide a minimum two-acre, joint-use field. The San Diego Housing Commission supports any effort by the District to reduce the loss of affordable housing.

Policy Implications

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

Recommendations

The superintendent recommends that the Board of Education:

1. Conduct a Public Hearing to evaluate the proposed Brooklyn/Kimbrough Area Elementary School Alternative Site 1-B using site selection standards established by the State Department of Education.
2. Adopt a resolution, which finds that the property for the Brooklyn/Kimbrough Area Elementary School Alternative Site 1-B meets the standards for school site selection pursuant to Education Code Section 17251(b) and Section 14010 of Title 5 of the California Code of Regulations. (Attachment G).
3. Certify that: (1) the Addendum to the Previously Certified EIR for the Brooklyn-Kimbrough Area Elementary School (Attachment C) has been prepared in compliance with CEQA; (2) the Addendum to the Previously Certified EIR was presented to the Board of Education which reviewed and considered the information contained in the Addendum prior to approving the project; and (3) the Addendum to the Previously Certified EIR reflects the District's independent judgment and analysis.
4. Adopt the Candidate Findings set forth in Attachment D for each significant environmental effect identified in the Final EIR for the Brooklyn/Kimbrough Area Elementary School Alternative Site 1-B.
5. Adopt the Statement of Overriding Considerations set forth in Attachment E for each significant environmental effect found to be unavoidable in the Final EIR for the Brooklyn/Kimbrough Area Elementary School Alternative Site 1-B.

6. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment F for the Brooklyn/Kimbrough Area Elementary School Alternative Site 1-B in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
7. Authorize that the project be carried-out as defined in the Addendum to the Previously Certified EIR for the Brooklyn/Kimbrough Area Elementary School (SCH 1999101113).
8. Authorize staff to commence with the appraisal process, relocation plan, and other related procedures required to acquire the additional 7 parcels (11 dwelling units) for the Brooklyn/Kimbrough Area Elementary School.

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