

SAN DIEGO CITY SCHOOLS
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT
AND SELECTION OF A SITE FOR THE
DEMOLITION, RECONSTRUCTION, AND EXPANSION OF
BURBANK ELEMENTARY SCHOOL

March 25, 2003

Introductory Statement

Prior to acquiring property for the proposed demolition, reconstruction, and expansion of Burbank 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. Included in Prop MM is the proposed demolition, reconstruction, and expansion of Burbank Elementary School.

The existing Burbank Elementary School is located at 2146 Julian Avenue in the Logan Heights Neighborhood of the Southeastern San Diego Community Planning Area in the City of San Diego (Attachments A and B). The proposed reconstruction and expansion area includes the existing Burbank Elementary School property and adjacent parcels bound by Irving Avenue on the north, Julian Avenue on the south, Sampson Street on the east, and Evans Street on the west (Attachment C). The existing Burbank Elementary School has been in operation since August 25, 1970. Currently, Burbank Elementary School accommodates 432 elementary students (grades K-3) and 52 Child Development Center (CDC) students on 3.4 acres. The majority of the 4th and 5th grade students in the Logan Heights Neighborhood attend either Logan Elementary School or Perkins Elementary School in Barrio Logan.

The proposed project will involve the demolition of the existing 3.4-acre school site, acquisition of approximately 0.73-acre of adjacent property, and the reconstruction, expansion, and operation of a 500-student (grades K-5) elementary school and a 92-student CDC. The expanded school site will cover approximately 4.13 acres. The new expanded Burbank Elementary School will provide classrooms in one-, two-, or three-story buildings. Other facilities may include administration, modular classrooms, library and media center, cafeteria and performance area, circulation area, restrooms, hardcourt recreational space, and employee parking.

The new reconstructed and expanded Burbank Elementary School will: replace excessive portable classrooms and aging (32-year-old) permanent structures, which were not originally designed for long-term use; provide additional site area for playground and field area; and provide sufficient space to allow Burbank to reconfigure from a K-3 primary school to a full K-5 neighborhood elementary school, in support of the District's goal to implement a K-5, 6-8, and 9-12 grade configuration throughout the District. The new elementary school will facilitate District achievement of the standards contained in the Long-Range Facilities Master Plan (LRFMP).

Community Outreach/Involvement

A Notice of Preparation (NOP) for demolition, reconstruction, and expansion of Burbank Elementary School was circulated for a 30-day public review period on February 20, 2002. One public comment letter was received from the City of San Diego in response to the NOP. Letters announcing the availability of the NOP were mailed to all recognized community planning groups, public agencies, and all residents and property owners within the study sites and a 300-foot buffer around each site. All public comments received during the NOP process were addressed in the Draft EIR.

The Draft EIR for the proposed Burbank Elementary School was distributed for public review on December 13, 2002. The 45-day public review period for the Draft EIR was extended from January 27 to January 31, 2003 to allow additional response time for the holidays. Letters announcing the availability of the document were mailed to all recognized community planning groups, public agencies, and all residents and property owners within the study sites and a 300-foot buffer around each site (approximately 200 letters total). Two letters were received in response to the Draft EIR: one letter from the State of California Governor's Office of Planning and Research, State Clearinghouse, certifying that the Draft EIR had been submitted to appropriate state agencies for review and comment, and that no state agencies submitted comments; and one letter from City of San Diego's Development Services Department commenting on long range planning, housing, traffic, water quality, and historical resources issues.

The Southeastern San Diego Development Corporation reviewed the project at their meetings on February 10, 2003. The Southeastern San Diego Development Corporation was in general agreement with the need for and scope of the project.

On March 6, 2003 the District held a community meeting at Logan Elementary School to present the recommended site to the neighborhood and discuss the next steps in the process. The meeting was noticed through a letter mailed to all residents and tenants within the current enrollment boundaries for Burbank Elementary School, plus all recognized community planning groups and public agencies. Concerns raised at the meeting focused on loss of housing, need for expanded school, and timing of new school construction.

A summary of the project's major site characteristics is presented in the Site Characteristics Table (Attachment D). The proposed project will involve the demolition of the existing 3.4-acre school site; acquisition and demolition of approximately 0.73-acre of adjacent property, including 2 single-family and 8 multi-family residences; and the reconstruction, expansion, and operation of an up to 500-student (grades K-5) elementary school and a 92-student CDC. The expanded school site will cover approximately 4.13 acres. The new facilities will include approximately 1.3 acres of additional recreational space.

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 July 19, 2001. Subsequently, CDE provided the District with a site review for the proposed site on September 6, 2001. Based on initial site visits, CDE provided a favorable review for the site. 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 500 to 600 students requires a site of approximately 4.7 to 5.6 acres.

The expanded Burbank Elementary School site consists of approximately 4.13 acres with a master plan capacity of 500 elementary students and 92 CDC students. The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt recreational space) for the master plan enrollment.

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 school site is included as Attachment B to this report. There are no hazardous industries in the vicinity of the site that will adversely affect the environmental integrity of the 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 supports the potential to enter into a joint-use agreement for use of the on-site facilities, based on budget priorities and funding availability.

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. In accordance with Public Resources Code Section 21151.2, if a report is received from the City 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. In Accordance with Government Code Section 65402, if a report is not received from the planning agency within 40 days after the matter has been submitted to it,

then it shall be conclusively deemed a finding that the proposed acquisition is in conformity with said adopted general plan or part thereof. If the City Planning Commission disapproves the location, purpose or extent of the acquisition, the disapproval may be overruled by the District. The District will comply with the requirements for acquisition of property according to Public Resources Code Section 21151.2 and Government Code Section 65402.

The City was informed of the proposed project through the environmental review process. Mr. Lawrence Monserrate, City Environmental Review Manager, provided a comment letter in response to the February 20, 2002 Notice of Preparation. The letter suggested additional groups that may be interested in receiving notification of the proposed project. In addition, Mr. Monserrate commented on the Draft EIR in a letter dated January 31, 2003. Comments concerning the Draft EIR were generally associated with long range planning, housing, traffic, water quality, and historical resources issues.

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: (1) within the boundaries of any Earthquake Fault Zone (referred to as Special Studies Zone prior to January 1, 1994); (2) within an area designated as geologically hazardous in the safety element of the local general plan; or (3) on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building.

The Preliminary Geologic Hazards Evaluation prepared by URS Corporation identified that the proposed school site is located within the City of San Diego's Downtown Special Fault Zone. The site lies between the active faults in the eastern downtown area of San Diego (Downtown Graben) to the north and fault splays associated with the Silver Strand fault to the southwest. Although these faults project into the general vicinity of the site, they are located some distance from the site. There is no evidence to suggest that active faults are present on the project site.

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

The EIR for the Proposed Demolition, Reconstruction, and Expansion of Burbank Elementary School (SCH 2002021142) evaluated the following environmental issues: air quality; cultural resources; geology and soils; hazards and hazardous materials; noise; population and housing; recreation; and transportation and traffic. The EIR also addressed cumulative impacts; other required considerations,

including growth inducing impacts and effects found not to be significant during the initial study process; and alternatives that would reduce or avoid significant impacts of the proposed project.

The Draft EIR for the proposed Burbank Elementary School was distributed for public review on December 13, 2002. The extended public review period ended on January 31, 2003. Two comment letters were received during the public review period. Responses for comment letters were prepared and are included in the Final EIR.

The EIR found the proposed project to be the “Environmentally Superior Alternative” as it is the only alternative that meets all of the District’s objectives for the expansion of the existing Burbank Elementary School. While the Non-Acquisition Alternative would not impact housing and population, will not result in significant, unmitigated impacts, and will not require a Statement of Overriding Consideration, the site will not have sufficient campus size to accommodate a K-5 educational program with it’s increased need for recreational space as identified in the District’s LFRMP needs assessment.

The Findings (Attachment E), Statement of Overriding Considerations (Attachment F), and the Mitigation, Monitoring and Reporting Program (Attachment G) for the reconstructed and expanded Burbank Elementary School have been prepared in support of the proposed site.

The Final EIR for the Proposed Demolition, Reconstruction, and Expansion of Burbank 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 for the Proposed Demolition, Reconstruction, and Expansion of Burbank Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Burbank Elementary School project 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 at: the District’s Facilities Management office, Maintenance and Operations Center; the Logan Heights Branch Library; and the San Diego Central Library. The Final EIR, without appendices, 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 Assessment (ESA) prepared for the proposed site by URS Corporation (June 2001), the proposed Burbank Elementary School site: (1) is not a current or former hazardous waste or solid waste disposal site; (2) is not a hazardous substance release site; and (3) does not contain pipelines 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 San Diego Air Pollution Control District (APCD), as required. According to the APCD, there are no facilities within one-quarter mile of the existing Burbank Elementary School site, or the proposed expansion area, with the potential to emit air contaminants or handle hazardous materials, substances, or wastes.

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, a Phase I ESA was prepared for the Burbank Elementary School site, and the proposed expansion area, by URS Corporation in June 2001. The Phase I ESA was submitted to the California Department of Toxic Substances Control (DTSC) on August 22, 2001. The DTSC reviewed the Phase I ESA and provided comments on August 28, 2001. The District submitted responses to the DTSC's comments on September 6, 2001. A Phase I ESA Determination letter was received from DTSC on September 14, 2001 (Attachment H). A second letter regarding New Phase I Regulations for Proposed School Sites was received from DTSC on November 21, 2002 (Attachment H).

The September 14, 2001 DTSC letter concluded that lead-based paint and Asbestos Containing Building Materials (ACBM) are the only recognized environmental conditions that warrant investigation and appropriate mitigation. The DTSC concluded that if the District elects to pursue acquisition or construction on the site, then the District should evaluate all the potentially impacted structures and appropriately mitigate the lead-based paint and ACBM.

DTSC requires that the soil sample results, along with proper asbestos abatement certification of ACBM, be submitted to DTSC in the form of a Focused Preliminary Endangerment Assessment (PEA) report, or Phase I Addendum (per DTSC letter dated November 21, 2002), as appropriate. 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 the proposed project site.
11. Site Standards - Pursuant to Title 5, Section 14011(l) the District is required to follow the standards for school site selection in Title 5, Section 14010. Pursuant to Title 5, Section 14011(m), the District must conduct a public hearing by the governing board of the school district as required in Education Code Section 17211 to evaluate the property using the standards described in Title 5, Section 14010. An evaluation of the proposed site 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 10 to 11.6 net usable acres as noted on the School Facilities Planning Division Field Site Review. The actual net acreage for the proposed site is approximately 3.9 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 and three-story structures where possible, and staggered lunches and recesses to maximize use and reduce congestion on the playground areas. The optimal enrollment of 500 elementary school students and 92 CDC students would net a site size of approximately 3.9 acres. The net acreage for the proposed site will allow the District to provide for all of the educational requirements for the master planned enrollments.

14010 (c) – As documented in the Phase I ESA, the proposed school site is at least the following distances from the edge of respective power line easements: 150 feet for 220-230 kV lines and 350 feet for 500-550 kV lines. According to Phase I ESA, the site is within 100 feet of 50-133 kV power lines along Evans Street and Sampson Street. In accordance with Title 5, Section 14010 (c), a 150-foot setback from power lines along Evans Street and a 100-foot setback from

power lines along Sampson Street will be implemented as part of project mitigation. The 100-foot setback along Sampson Street may be reduced to 50 feet with the performance of an EMF study. The District will perform an EMF study to reduce the 100-foot setback as part of project design.

14010 (d) – As documented in the Phase I ESA, the project site is 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 site.

14010 (f) - As documented in the Preliminary Geologic Hazards Evaluation, the proposed school site does not contain an active earthquake fault or fault trace.

14010 (g) - As documented in the Preliminary Geologic Hazards Evaluation, the proposed school site is not located within a dam flood inundation area or within a 100-year-flood area.

14010 (h) – Except as noted, the proposed school site is not 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.

As documented in the Phase I ESA, there is a 10-inch-diameter petroleum pipeline on Crosby Street, within 1,500 feet of the northern boundary of the existing school site. A Preliminary Pipeline Risk Analysis (PRA) was prepared by URS Corporation (June 2002) to determine whether a safety hazard would exist if a rupture of the pipeline occurs. Based on the findings and recommendations presented in the PRA, the estimated pipeline risks would not preclude the proposed sites as suitable for a school.

14010 (i) - As documented in the Preliminary Geologic Hazards Evaluation, the proposed school site is 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. The proposed school site 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) – The proposed school site has 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) – The proposed school site is 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 ESA, the proposed school site is not: (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. The proposed school site is not 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 Section 21151.2 and Government Code Section 65402, once a site has been selected by the District's Board of Education, the City of San Diego Planning Commission will be notified by letter of the District's intent to acquire property and construct the new elementary school. 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) – The proposed school site is 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) – The proposed school site would have the opportunity for development of a joint-use play area.

14010 (p) - As documented in the EIR, the proposed school site 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 the proposed school site.

14010 (r) – Existing easements will not restrict access or building placement on the proposed school site.

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. The proposed school site is not expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESA, the proposed school site is not 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 I) which finds that the proposed Burbank Elementary School site 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.

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

The school site considered for the Burbank Elementary School meets the California Department of Education’s standards for safety and educational adequacy and, therefore, the proposed site does not require any exemptions.

13. Certification of School Site Availability - Title 5, Section 14011(o), requires the District to 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 or certify that the school district intends to sell an available alternative school district-owned site and use the proceeds from the sale for the purchase of the new school site.

The District owns the existing Burbank Elementary School property, which would make up the majority of the property needed for construction and expansion of the new Burbank Elementary School.

B. Architectural Evaluation

District architects have evaluated the proposed school site. Based on the location and configuration of the proposed site, the site meets the minimum site requirements for a 500-student elementary school. The proposed site consists of approximately 4.13 gross acres. The site is adequately sized to meet facilities standards (building, parking, and hardcourt areas) for an enrollment of 500 students.

C. Cost Comparison

The estimated costs associated with acquisition of land and construction of the new Burbank Elementary School 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 500-student elementary school.

<i>DESCRIPTION</i>	<i>BURBANK SITE (4.13 acres – 10 Dwelling Units)</i>
Site Acquisition	\$3.61
Construction	\$15.54
Non-Construction	\$3.68
TOTAL ESTIMATED COSTS	\$22.83

D. Conclusion

District staff recommends the approval of reconstruction and expansion of Burbank Elementary School for the following reasons:

1. The proposed project will replace excessive portable classrooms and aging (32-year-old) permanent structures, which were not originally designed for long-term use.

2. The proposed project will provide additional site area for playground and field area; and provide sufficient space to allow Burbank to reconfigure from a K-3 primary school to a full K-5 neighborhood elementary school, in support of the District's goal to implement a K-5, 6-8, and 9-12 grade configuration throughout the District.
3. Development of the proposed elementary school will meet the project objective of providing a 500-student public elementary school that will serve students in the existing Burbank Elementary School attendance boundaries.
4. Development of the proposed elementary school, 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.

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 Burbank Elementary School.

Facilities Implications

The Burbank Elementary School project is part of the Proposition MM program and will serve up to 500 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 Burbank Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of the proposed school sites is estimated to be \$22.83 million. The relatively high cost is driven by the increased cost of the land and site preparation, and costs for electric utilities reconfiguration.

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 reconstruction and expansion of Burbank Elementary School. The new Burbank Elementary School will serve to 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 and expansion of Burbank 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 Burbank Elementary School site 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 Burbank Elementary School site, which finds that the property meets the standards for school site selection pursuant to Section 14010 of Title 5 of the California Code of Regulations (Attachment I).
3. Certify that there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.
4. Certify that: (1) the Final EIR (SCH 2002021142) has been prepared in compliance with CEQA; (2) the Final EIR was presented to the Board of Education which reviewed and considered the information contained in the Final EIR prior to approving the project; and (3) the Final EIR reflects the District's independent judgment and analysis.
5. Adopt the Findings set forth in Attachment E for each significant environmental effect identified in the Final EIR for the Burbank Elementary School site.
6. Adopt the Statement of Overriding Considerations set forth in Attachment F for the cumulatively significant population and housing impact found to be unavoidable in the Final EIR for the Burbank Elementary School.
7. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment G for the Burbank Elementary School in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
8. Certify that the proposed Burbank Elementary School project will have a de minimis effect on fish and wildlife (Attachment J).
9. Authorize staff to file the Notice of Determination for the Burbank Elementary School Final EIR (SCH 2002021142) with the Recorder/County Clerk of San Diego County, California (Attachment K).
10. Authorize that the project be carried out as defined in the Final EIR for the proposed Burbank Elementary School.

11. Authorize staff to commence with the appraisal process, relocation plan, and/or other related procedures required to acquire the necessary property for proposed Burbank Elementary School.

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