

SAN DIEGO CITY SCHOOLS
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND
SELECTION OF A SITE FOR CONSTRUCTION OF THE
PROPOSED KING/LOGAN/PERKINS AREA ELEMENTARY SCHOOL

April 8, 2003

Introductory Statement

Prior to acquiring property for construction and expansion of the proposed King/Logan/Perkins Area Elementary School, there are numerous conditions that the District must satisfy. The District must comply with the California Environmental Quality Act (CEQA), conduct various investigations, evaluate the property at a public hearing, and make certain findings pursuant to applicable California Education Codes, Government Codes, Public Resource Codes, and California Code of Regulations. The results of the investigations and subsequent findings are presented in this report for Board of Education consideration.

Background

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

The proposed project is located within the Southeastern San Diego Community (neighborhood of Memorial) of the City of San Diego (Attachment A). The proposed project involves the following major components: 1) the acquisition of property for a school site; 2) demolition and/or removal of existing structures; 3) street closure and vacation of a portion of Greely Avenue; and 4) construction and operation of the school.

The District is proposing the new King/Logan/Perkins Area Elementary School in an area currently served by three elementary schools (King, Logan, and Perkins). A fourth elementary school is proposed by the District in this general area in order to accommodate the current and projected student enrollment in the King/Logan/Perkins Attendance Area. The new school will provide relief to the existing elementary schools. The three elementary schools will continue to operate once the new school has been constructed and is in operation. The new King/Logan/Perkins Area Elementary School will be designed to serve 700, kindergarten through grade five (K-5) students, and will be master planned to accommodate up to a total of 900 students. Construction of the school will assist the District in achieving the standards contained in the District's Long-Range Facilities Master Plan (LRFMP).

Preferred Site

The Preferred Site (Attachment B) is bound on the north by Martin Avenue, on the south by Logan Avenue, on the east by 32nd Street, and on the west by 31st Street. The site does not include six parcels located at the corner of Martin Avenue and 31st Street. The site consists of approximately 8.5 acres of single-family and multi-family residential property and undeveloped District-owned land. The north-central and eastern portions of the site are vacant except for a Head Start facility that is located in the northeastern corner of the site.

Alternative Site

The Alternative Site (Attachment C) is bound on the north by Webster Avenue, on the south by Franklin Avenue, on the east by 30th Street, and on the west by 29th Street. The site consists of approximately 8.0 acres of land and is developed with single-family and multi-family residential uses and several non-residential uses, such as a Women's Civic League structure (the building appears to be closed), a union building, and a church (Church of God). The Phase I Environmental Site Assessment (ESA) prepared for the Alternative Site disclosed that two gasoline service stations were located adjacent to the site, and that petroleum releases occurred during removal of the underground storage tanks (USTs). Results of a Phase II site investigation indicated that an unauthorized release of petroleum hydrocarbons has impacted the soil and groundwater adjacent to the Alternative Site. The limited Phase II site investigation indicates that the impacted soil may be associated with the former leaking USTs (LUSTs) that were located at the former service stations. As such, a Preliminary Endangerment Assessment (PEA) would be required to assess potential impacts to the Alternative Site associated with these LUST sites. Further evaluation of the Alternative Site would be required before a California Department of Toxic Substances Control (DTSC) site determination can be made. Therefore, the Alternative Site is not a viable site at this time.

Alternative Site A

Alternative Site A (Attachment D; a reduced size alternative which is included within the Preferred Site) is bound on the north by Martin Avenue, on the south by the alley between Greely Avenue and Logan Avenue, on the east by 32nd Street, and on the west by 31st Street. The site does not include six parcels located at the corner of Martin Avenue and 31st Street. The site consists of approximately 6.5 acres of single-family and multi-family residential property and undeveloped school district land. The site is vacant except for a Head Start facility that is located in the northeastern corner of the site.

Community Outreach/Involvement

Community meetings were held to explain the process of school site selection and solicit input on potential school sites. Community planning groups, public agencies, parents, and others were notified of the meetings.

The initial meeting on May 1, 1999 included a general session where the audience was informed of the process and the criteria for selecting school sites. Following the general session, individual breakout sessions were held for each of the schools where the public was invited to discuss possible locations for the schools and provide information about

the community that would help in the site identification process. Participants in the breakout sessions were provided with materials to assist in the discussion of alternative school sites, including maps of the area showing the existing school sites, construction schedules, site selection criteria, task force membership information, and student population/enrollment information for each existing school's attendance area. Several general geographic areas were identified in the breakout sessions for each new school. Everyone at these sessions who expressed an interest in attending subsequent task force meetings was mailed an invitation.

Separate task force meetings were conducted for each new school. The task force meetings were held after regular working hours to be more convenient for community members to attend. The task force meetings for the King/Logan/Perkins area school were held during June-July 1999.

The task force was presented information on the general areas identified at the May 1, 1999 community meeting, and the specific site areas that were identified by District staff. The task force was provided with maps of general locations identified at the community meeting, specific locations identified by staff, maps showing relative student population density in the study area, and existing land use maps of the area. The site selection criteria was distributed and reviewed. The task force members were assigned the task of identifying a preferred site for the new school in each area and the best alternative sites that should be included for consideration in the environmental impact report. A minimum of one preferred site and one alternative site was required. The Preferred Site and the Alternative Site were identified and approved during these meetings. The sites were reviewed and ratified again by the Southeastern San Diego Development Committee in 2000.

A Notice of Preparation (NOP) for siting and construction of the King/Logan/Perkins Area Elementary School at the Preferred and the Alternative Site was circulated for a 30-day public review period on November 11, 2002. Five public comment letters were received in response to the NOP. Letters announcing the availability of both NOPs were mailed to all recognized community planning groups, public agencies, and all residents and property owners within the study sites and a ¼-mile buffer around each site (to comply with the PEA noticing process). All public comments received during the NOP process were addressed in the Draft EIR.

The Draft EIR for the proposed King/Logan/Perkins Area Elementary School was distributed for public review on December 6, 2002. The Draft EIR included an analysis of both the Preferred Site and the Alternative Site. 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 ¼-mile buffer around both sites (approximately 4,522 letters total). The 45-day public review period for the Draft EIR was extended to January 24, 2003 to allow additional response time for the holidays. Five public comment letters were received.

On December 12, 2002, District staff presented the project to the Southeastern San Diego Development Committee. District staff notified the planning group of the availability of the Draft EIR, and indicated that the Preferred Site was the site recommended by staff.

On January 16, 2003, District staff held a Public Hearing to discuss the Preliminary Endangerment Assessment prepared for the Preferred Site. The meeting was noticed at the same time the Draft EIR was released for public review, described in the preceding paragraph.

On February 19, 2003, the District held a community meeting at Logan Elementary School to present the recommended site (i.e., Alternative Site A) 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 the King, Logan, and Perkins elementary schools, plus all recognized community planning groups and public agencies. The community was generally satisfied with the reduced size site within the Preferred Site. Concerns raised at the meeting mainly focused on the date for a final decision and the loss of homes.

On March 10, 2003, District staff met with the Southeastern San Diego Development Committee to present the recommended site (i.e., Alternative Site A). The Southeastern San Diego Development Committee voted to support the staff recommended site – Alternative Site A.

As discussed above under Community Outreach/Involvement, two sites were evaluated at a project level in the Draft EIR for the King/Logan/Perkins Area Elementary School project. These sites were identified as Preferred Site and the Alternative Site. In an effort to reduce the loss of affordable housing, the District is considering a smaller project site (Alternative Site A) within the Preferred Site location. Alternative Site A is discussed and analyzed as part of the Responses to Comments in the Final EIR. A comparison of major site characteristics applicable to each of the sites is presented in the comparative Site Characteristics Table (Attachment E).

The Preferred Site consists of approximately 8.5 acres of single-family and multi-family residential property and undeveloped District-owned land. The site is vacant except for a Head Start facility that is located in the northeastern corner of the site. The proposed elementary school will be master planned to accommodate up to 900 students. The project involves a street closure on Greely Avenue between 31st Street and 32nd Street. The Preferred Site includes approximately 13 single-family dwelling units (DUs) and 22 multi-family DUs, for a total of approximately 35 DUs. An estimated 97 persons would be displaced by construction of the proposed project on the Preferred Site.

The Alternative Site consists of approximately 8.0 acres of land and is developed with single-family and multi-family residential uses and several non-residential uses, such as a Women's Civic League structure (the building appears to be closed), a union building, and a church (Church of God). The proposed elementary school will be master planned to accommodate up to 900 students. The project involves a street closure on Clay Avenue between 29th Street and 30th Street. The Alternative Site includes approximately 32 single-family DUs and 59 multi-family DUs for a total of approximately 91 DUs. Several non-residential uses including a Women's Civic League structure, a union building, and a church are also located on the site. An estimated 250 persons would be displaced by construction of the proposed project on the Alternative Site.

The Alternative Site A consists of approximately 6.5 acres of single-family and multi-family residential property and undeveloped District-owned land. The north-central and eastern portions of the site are vacant except for a Head Start facility that is located in the northeastern corner of the site. The proposed elementary school will be master planned to accommodate up to 900 students. The project involves a street closure on Greely Avenue between 31st Street and 32nd Street. Alternative Site A includes approximately 5 single-family DUs and 10 multi-family DUs, for a total of approximately 15 DUs. An estimated 42 persons would be displaced by construction of the proposed project on Alternative Site A.

Analysis

The following sections of this report summarize the various research and analyses conducted by District staff.

A. State Requirements

A state-funded school district, before acquiring title to real property for school use, must obtain written approval from the California Department of Education (CDE) using the following procedures pursuant to California Code of Regulations, Title 5, Section 14011.

1. Consultation with School Facilities Planning Division (SFPD) - Title 5, 14011 (a) and (b) requires the District to consult with a field representative from the School Facilities Planning Division (SFPD) to review and evaluate sites under final consideration and obtain a “School Facilities Planning Division Field Site Review,” form SFPD 4.0.

District staff met with the CDE field representative on August 17, 1999 to visit the Preferred Site (which includes Alternative Site A) and the Alternative Site. Subsequently, CDE provided the District with site reviews for each of the proposed sites. Based on initial site visits, CDE provided favorable reviews for both sites. In the event that CDE does not approve the site chosen by the Board, state-matching funds would not be available for the project.

2. Pupil Information and Site Size - Title 5, Section 14011(c) requires the District to prepare a statement reporting the grades to be served, pupil transportation, ultimate enrollment at the site and size of the site as justified by the District’s Facilities Master Plan.

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

The District's Long-Range Facilities Master Plan (LRFMP) includes District standards used to plan and design new facilities and the modernization of existing facilities. These standards are used as a baseline for evaluating the adequacy of each school site's 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 700 to 900 students requires a site of approximately 6.5 to 8.4 acres, respectively.

The Preferred Site consists of approximately 8.5 gross acres with a master plan capacity of 900 elementary students; the Alternative Site consists of approximately 8.0 gross acres with a master plan capacity of 900 elementary students; and Alternative Site A consists of approximately 6.5 acres with a master plan capacity of 900 elementary students. These sites are adequately sized to meet facilities standards (building area, parking area, and hardcourt) for their 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 Preferred Site and the Alternative Site is included as Attachment A to this report. Alternative Site A is located within the boundary of the Preferred Site.

Southern California Plating Company, located at 3261 National Avenue, is located within a one-quarter mile radius of the Preferred Site. There is a low likelihood that air emissions from this property have adversely affected the environmental integrity of the subject site.

There are two sites identified in the vicinity of the Alternative Site as possibly having had a significant on-site disposal of hazardous waste. The Atlas Chemical Manufacturing Company and Gifford's Barrels are within 2,000 feet of the Alternative Site. Based on this information, the site may be a "border zone property," as defined by Section 25221 of the California Health and Safety Code.

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 design, implementation, and maintenance of a turf playfield on the field area of the proposed school site, 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 November 15, 2000 Notice of Preparation. The letter addressed that the review of the NOP had been coordinated by the Environmental Analysis Section of the Planning and Development Review Department. The comments included: long-range planning issues; housing impacts; parks and recreation recommendations; transportation/circulation/parking issues; and historical resources issues. In addition, Mr. Monserrate commented on the Draft EIR in a letter dated January 24, 2003. Comments concerning the Draft EIR were generally associated with support for the Preferred Alternative in terms of housing and long-range planning. Other comments generally addressed hydrology/water quality, historical resources, and transportation/circulation/parking 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 within: (1) the boundaries of any Earthquake Fault Zones, referred to as Special Studies Zone prior to January 1, 1994; or (2) an area designated as geologically hazardous in the safety element of the local general plan.

Based on geotechnical reports prepared by Ninyo & Moore for the Preferred Site (which includes Alternative Site A), neither of the sites is located within an earthquake fault zone. Furthermore, the sites are not located within Geologic Hazard Category 31, which is an area considered to have a high potential for liquefaction.

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

The EIR for the proposed King/Logan/Perkins Area Elementary School evaluated the following environmental issues: land use and planning, traffic/circulation, air quality, noise, aesthetics, geology/soils, hazards and hazardous materials, hydrology/water quality, population/housing, cultural resources, and public services and utilities. 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 King/Logan/Perkins Area Elementary School was distributed for public review on December 6, 2002. The extended public review period ended on January 24, 2003. Five comment letters were received during the public review period. Responses for all comment letters were prepared and are included in the Final EIR.

The EIR found the Preferred Site to be the “Environmentally Superior Alternative.” Development on the Preferred Site would not result in as large of a loss of housing units and displacement of individuals as would the Alternative Site. Other impacts between the two sites would be similar. All environmental impacts, with the exception of population and housing, can be reduced to below a level of significance.

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

The Final EIR for the proposed King/Logan/Perkins Area Elementary School has been prepared in compliance with CEQA (Public Resources Code Section 21000, et seq) and the procedures for implementation of CEQA set forth in the Guidelines for Implementation of CEQA (California Code of Regulations, Section 15000, et seq). The District is the lead agency for the purpose of preparing the Final EIR (SCH# 2000111088) for the proposed King/Logan/Perkins Area Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the King/Logan/Perkins Area 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 in the District’s Facilities Management office, Maintenance and Operations Center, City of San Diego Library (Central Library), and the Logan Heights Branch 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) conducted for the Preferred (which includes Alternative Site A), neither of the proposed sites: (1) is a current or former hazardous waste or solid waste disposal site; (2) is a hazardous substance release site; or (3) contains 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. A former refuse dump was located at the corner of Martin Avenue and 31st Street prior to development of residential homes. This area is not included as part of the Preferred Site or Alternative Site A. Based on the field observations presented in the PEA report, no buried refuse was observed that indicated that the former refuse dump extended onto the Preferred Site or Alternative Site A.

Section 17213 also requires the District to 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, as required. According to APCD, no facilities with the potential to emit air contaminants are located within approximately one-quarter mile of the Preferred Site or Alternative Site A. However, Southern California Plating Company, located at 3261 National Avenue, is located within a one-quarter mile radius of the sites, and was identified on the APCD list of Air Toxics “Hot Spots.” The prevailing wind pattern in the vicinity of the site reportedly is generally toward the east. Because the Southern California Plating Company is located southeast of the site, there is a low likelihood that air emissions from this property have adversely affected the environmental integrity of the subject site.

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

In accordance with these requirements, a Phase I ESA was prepared by Ninyo & Moore in August 2001 for the Preferred Site (which includes Alternative Site A). Based on the findings of the Phase I ESA, a Preliminary Endangerment Assessment (PEA) Report was prepared for the site by URS Corporation

(February 7, 2003) and submitted to DTSC for review and approval. Based on their review of the final PEA Report, DTSC concluded in their PEA approval letter of February 26, 2003 (Attachment I) that, based on findings of the PEA investigation, additional investigation is needed to determine if an actual or potential release of hazardous materials, which would pose a threat to human health or the environment under unrestricted land use, is indicated at the site. The DTSC concurred with the conclusions and recommendations of the PEA, and approved the PEA Report. The District will complete the required investigations following approval of a site by the Board of Education.

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.

Neither of the proposed sites is: within two miles of a public airport or public use airport; within the vicinity of a private airstrip; or within two miles of the centerline of an airport runway or proposed runway.

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 sites is provided below. The public will have an opportunity at the public hearing to comment on the following standards.

14010 (a) – The 2000 Edition of the “School Site Analysis and Development” published by the California Department of Education recommends 10 to 11.6 net usable acres as noted on the School Facilities Planning Division Field Site Review. The actual net acreages for each of the sites are: Preferred Site, approximately 7.9 acres; and Alternative Site A, approximately 6.0 acres.

14010 (b) – The 2000 Edition of the “School Site Analysis and Development” Manual published by the California Department of Education provides site size recommendations based on the assumption that “single-story buildings and campus style layouts likely will continue to be the predominant design style for California schools in most communities.” The site size requirements provided are based on this assumption. Due to the high cost and rarity of available land in urban areas, smaller sites are necessary. Strategies for efficient site utilization should be considered, such as two-story structures where possible, and staggered lunches and recesses to maximize use and reduce congestion on the playground areas. The optimal enrollment of 700-900 students would net a site size of approximately 6.5-8.4 acres. The net acreage for each of the proposed sites will allow the District to provide for all of the educational requirements for the master planned enrollments.

14010 (c) – Both of the proposed sites are at least the following distances from the edge of respective power line easements: 100 feet for 50 –133 kV line; 150 feet for 220-230 kV line; and 350 feet for 500-550 kV line.

14010 (d) – Both of the proposed sites are at least 1,500 feet from a railroad track easement.

14010 (e) – As documented in the EIR, the results of a traffic study and noise study concluded that with appropriate mitigation measures, the adjacent roads will not cause safety problems or sound levels that will adversely affect the educational program at the proposed sites.

14010 (f) – As documented in the Geotechnical Evaluation Reports, neither of the proposed sites contains an active earthquake fault or fault trace.

14010 (g) – As documented in the Geotechnical Evaluation Reports, neither of the proposed sites is located within a dam flood inundation area or within a 100-year flood area.

14010 (h) – Except as noted, the proposed sites are 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 16-inch-diameter, 400-psi, underground natural gas line located within 1,500 feet of the Preferred Site and Alternative Site A. This pipeline runs along Boston Avenue, 32nd Street, and Newton Avenue (approximately 600 feet to the south of the Preferred Site and 750 feet south of the Alternative Site A). A Gas Pipeline Risk Analysis (PRA) was prepared to discuss the potential risks associated with the natural gas pipeline. Based on the findings and recommendations presented in the PRA, the estimated pipeline risks would not preclude the proposed site as suitable for a school.

14010 (i) - As documented in the Geotechnical Evaluation reports, neither of the proposed sites is expected to be subject to liquefaction or landslides.

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

14010 (k) – Both of the proposed sites have proper access from arterial roads. As documented in the EIR, the actual design for the school and grounds is not yet completed and, therefore, the location and layout of the driveways has not been determined. Design of the driveway sight distances will be performed in accordance with the Sight Distance Standards established in the Highway Design

Manual, Table 201.1, published by the Department of Transportation, July 1, 1990 edition and other appropriate guidance.

14010 (l) – Both of the proposed sites under consideration are located on or near a major arterial street with heavy traffic patterns. As documented in the EIR, the actual design for the school and grounds is not yet completed and, therefore, specific traffic safety measures have not been determined. Design of the school and off-site improvements will include these considerations and specific safety measures will be developed cooperatively with the City of San Diego in accordance with the School Area Safety Manual published by the California Department of Transportation and other appropriate guides.

14010 (m) - As required by Education Code Section 17213 and as documented in the Phase I ESAs, except as noted, neither of the proposed sites is: (1) 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. Neither of the proposed sites is 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) – Both of the proposed sites are located in or near the neighborhood from which students would be drawn which will encourage student walking and avoid the need for extensive vehicular transportation of students.

14010 (o) – Both of the proposed sites would have the opportunity for development of a joint-use play area.

14010 (p) - As documented in the EIR, both of the proposed sites would have adequate public services.

14010 (q) - As documented in the District Education Specifications and the CDE Site Selection Guidelines, environmental factors of light, wind, noise, and aesthetics must be considered in the site selection process. This has been done for each of the proposed sites.

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

14010 (s) - The cost and complications of utility supply, site preparation, acquisition of property, and long-term landscaping and maintenance costs have been considered in the site selection process. Neither of the proposed sites is expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESAs, neither of the proposed sites is located within 2,000 feet of a significant disposal of hazardous waste.

Resolution:

The state standards for school site selection are set forth in Section 14010 of Title 5 of the California Code of Regulations. District compliance with these standards has been discussed above (reference Item 11, Site Standards). Attached is a resolution (Attachment J) which finds that the proposed King/Logan/Perkins Area Elementary School sites meet the standards for school site selection pursuant to Education Code Section 17251(b) and Section 14010 of Title 5 of the California Code of Regulations.

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

Both of the proposed sites considered for the King/Logan/Perkins Area Elementary School meet the California Department of Education’s standards for safety and educational adequacy and, therefore, neither of the proposed sites requires 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 a portion of the Preferred Site and Alternative Site A, which would make up the majority of the property needed for construction of the new King/Logan/Perkins Area Elementary School on the Preferred Site or Alternative Site A.

B. Architectural Evaluation

District architects have evaluated both of the proposed sites. Based on their location and configuration, both sites meet the minimum site requirements for a 700 to 900 student elementary school. Evaluation consequences of the various site scenarios are outlined below:

Preferred Site consists of approximately 8.5 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for a master planned enrollment of up to 900 students.

Alternative Site A consists of approximately 6.5 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and hardcourt) for a master planned enrollment of up to 900 students.

C. Cost Comparison

A comparison of the estimated costs associated with acquisition of land and construction of the King/Logan/Perkins Area Elementary School on the proposed sites is summarized below. The costs are indicated in “millions.”

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

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

<i>DESCRIPTION</i>	<i>PREFERRED SITE (~8.5 acres – 35 Dwelling Units)</i>	<i>ALTERNATIVE SITE A (~6.5 acres – 15 Dwelling Units)</i>
Site Acquisition	\$10.53	\$5.41
Construction	\$15.17	\$14.70
Non-Construction	\$3.98	\$3.45
TOTAL ESTIMATED COSTS	\$29.68	\$23.56

D. Conclusion

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

1. Development of the proposed elementary school on Alternative Site A will meet the project objective of providing a 700 to 900 student public elementary school that will serve students in the existing King/Logan/Perkins Area Elementary School attendance boundaries.
2. The community identified Alternative Site A as being a viable elementary school location during the community planning and site selection process.
3. The Southeastern San Diego Development Committee recommended that the new King/Logan/Perkins Area Elementary School be built on Alternative Site A since it would be constructed partly on District-owned land, would not take as many homes and displace as many people as would the Preferred Site or the Alternative Site, and would save the District money.
4. The Proposition MM Independent Citizens Oversight Committee (ICOC) recommended the development of King/Logan/Perkins Area Elementary School on Alternative Site A as part of the required actions to manage cost growth on the new school program.
5. Development of the proposed elementary school on the Alternative Site A, with a joint-use facilities agreement with the City of San Diego, will help to implement the City of San Diego Progress Guide and General Plan.
6. Development of the Alternative Site A would provide all of the required school facilities and would displace only 15 residential units as compared to the development of the Preferred Site which would displace 35 residential units or the Alternative Site which would displace 91 residential units.

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 King/Logan/Perkins Area Elementary School.

Facilities Implications

The King/Logan/Perkins Elementary School project is part of the Proposition MM program and will serve up to 900 students. The project will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the Long-Range Facilities Master Plan (LRFMP).

Budget Implications

Site acquisition and construction of the proposed King/Logan/Perkins Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of the Preferred Site or Alternative Site A is estimated to be \$29.68 and \$23.56 million, respectively. The estimated cost for this project on Alternative Site A approximates the amount originally forecast for the King/Logan/Perkins Area Elementary School project in the Proposition MM program due to the reduced site size and high proportion of existing district owned land within the site.

Public Support and Engagement Implications

Community Outreach/Involvement was discussed above under the Background section. In addition, Proposition MM was approved by San Diego voters in November 1998 to improve classroom health, safety, and instruction in every neighborhood school by various means, including the construction of 11 designated elementary schools and two new schools to be identified later. The new King/Logan/Perkins Area Elementary School will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the Long-Range Facilities Master Plan (LRFMP). The community expects the District to complete Proposition MM projects in a timely manner. Construction of the new King/Logan/Perkins Area Elementary School will support the District's commitment to meet community expectations. In addition, the Independent Citizens Oversight Committee was engaged to participate in the development of recommended actions for managing cost growth on the new schools program. The ICOC recommendations include the development of King/Logan/Perkins Area Elementary School on Alternative Site A.

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 King/Logan/Perkins Area Elementary School sites using standards described in Section 14010 of Title 5 of the California Code of Regulations.
2. Adopt a Resolution of Findings Regarding Site Selection Standards for the proposed King/Logan/Perkins Area Elementary School sites, which finds that the properties meet the standards for school site selection pursuant to Section 14010 of Title 5 of the California Code of Regulations (Attachment J).
3. Certify that there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.

4. Certify that: (1) the Final EIR (SCH# 2000111088) has been prepared in compliance with CEQA; (2) the Final EIR was presented to the Board of Education which reviewed and considered the information contained in the Final EIR prior to approving the project; and (3) the Final EIR reflects the District's independent judgment and analysis.
5. Adopt the Findings set forth in Attachment F for each significant environmental effect identified in the Final EIR for the King/Logan/Perkins Area Elementary School sites.
6. Adopt the Statement of Overriding Considerations set forth in Attachment G for the cumulatively significant population and housing impact found to be unavoidable in the Final EIR for the King/Logan/Perkins Area Elementary School.
7. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment H for the King/Logan/Perkins Area Elementary School in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
8. Certify that the proposed King/Logan/Perkins Area Elementary School project will have a de minimis effect on fish and wildlife (Attachment K).
9. Authorize staff to file the Notice of Determination for the King/Logan/Perkins Area Elementary School Final EIR (SCH# 2000111088) with the Recorder/County Clerk of San Diego County, California (Attachment L) – Alternative Site A.
10. Authorize that the project be carried out as defined in the Final EIR for the proposed King/Logan/Perkins Area Elementary School – Alternative Site A.
11. Authorize staff to commence with the appraisal process, relocation plan, and/or other related procedures required to acquire the necessary property for the proposed King/Logan/Perkins Area Elementary School – Alternative Site A.

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