

SAN DIEGO CITY SCHOOLS
Office of the Superintendent

CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION
AND SELECTION OF A SITE FOR THE
KENNEDY/KNOX AREA TWIN ELEMENTARY SCHOOL

April 22, 2003

Introductory Statement

Prior to construction of the Kennedy/Knox Area Twin 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 a new Kennedy/Knox Area Elementary School.

The existing Kennedy Elementary School is located at 445 South 47th Street in the Lincoln Park Neighborhood, Encanto Area, of the Southeastern San Diego Community Planning Area in the City of San Diego (Attachments A and B). The site is surrounded by Franklin Avenue, apartment buildings, a gasoline service station, and Lincoln High School to the north; the Mount Erie Baptist Church and School, residential properties, 47th Street, and the I-805 Freeway to the west; T Street, the Kennedy Children's Center, residential properties, and a vacant lot to the south; and JFK Park and the Lincoln High School expansion area to the east (Attachment C).

To preserve existing housing in the area and save project costs, the proposed Kennedy/Knox Area Twin Elementary School project will be constructed on the existing District-owned Kennedy Elementary School site. This will require the demolition of the existing 1,100-student Kennedy Elementary School (grades K-6); reconstruction of a new Kennedy Elementary School (grades K-5); and construction of a new Kennedy/Knox Area Elementary School (grades K-5). No new property will be acquired for the project. The two schools will be referred to as "twin-schools" since they will be constructed on what was formerly a single school site. Each of the schools will accommodate a maximum of 600 students. It is currently projected that each of the new schools will open with approximately 500 students.

The existing school site currently contains 7 buildings, 36 bungalows, a lunch area, hardcourt play areas, and a dirt baseball field, which is a joint-use facility with the City of San Diego.

Each of the new schools will occupy approximately half of the existing 13.6-acre Kennedy Elementary School site and will be a complete stand-alone elementary school (grades K-5) with permanent multi-story classroom space, administrative buildings, a multi-purpose building, and recreation areas. In addition, there will be the potential for joint use of the multi-purpose playfields located at the new campuses with the City of San Diego.

Preliminary plans call for Kennedy Elementary School to be rebuilt on the northern portion of the existing Kennedy Elementary School site, east of 47th Street between Franklin Avenue and Ocean View Boulevard. The new Kennedy/Knox Area Elementary School will be constructed on the southern portion of the existing Kennedy Elementary School site, east of 47th Street between Ocean View Boulevard and T Street. Access to the new Kennedy Elementary School will be from 47th Street and Franklin Avenue, while access to the new Kennedy/Knox Area Elementary School will be from 47th Street and Ocean View Boulevard.

The proposed project will accommodate the current and anticipated demand for first-rate educational space within Southeastern San Diego. Upon completion of construction, the rebuilt Kennedy Elementary School and the new Kennedy/Knox Area Elementary School will serve grades K-5, while Gompers Secondary School will be converted to a middle school (grades 6-8), and Lincoln High School will serve grades 9-12.

The new Kennedy/Knox Area Twin Elementary School will provide the Lincoln Park Neighborhood with sufficient capacity, facilities, and resources to adequately serve the educational and recreational needs of the Southeastern San Diego elementary school population. The new elementary school will facilitate District achievement of the standards contained in the Long-Range Facilities Master Plan (LRFMP).

Community Outreach/Involvement

A community meeting was held at Kennedy Elementary School on January 23, 2003 to discuss the proposed construction of the Kennedy/Knox Area Twin Elementary School. Notification of this meeting was mailed to all recognized area community planning groups, public agencies, homeowners and tenants on and within the Kennedy and Knox Elementary School attendance areas, and other interested parties that had participated in District planning and site selection activities in the past. The meeting included a presentation that identified descriptively and statistically the elements involved in the proposed project. The elements described included: a discussion of Proposition MM and its objectives, an overall review of the project schedule, the California Environmental Quality Act (CEQA) process, and a review of the next steps in the overall process for project approval. Following the District's presentation, a session was held in which questions and concerns of the citizens were addressed.

A Notice of Availability (NOA) and the Draft Mitigated Negative Declaration (MND) for the Kennedy/Knox Area Twin Elementary School was circulated for a 30-day public review period on January 31, 2003. Letters announcing the availability of the draft MND were mailed to all recognized community planning groups, public agencies, and homeowners and tenants on and within the Kennedy and Knox Elementary School attendance areas. In addition, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for the Kennedy/Knox Area Twin Elementary School was filed with the San Diego County Clerk's office on January 31, 2003.

The 30-day public review period for the Draft MND ended on March 4, 2003. Three letters were received in response to the Draft MND: one letter from the State of California Governor's Office of Planning and Research, State Clearinghouse, certifying that the Draft MND had been submitted to appropriate state agencies for review and comment, and that no state agencies submitted comments; one letter from City of San Diego's Development Services Department commenting on potential hazardous materials, historical resources, and traffic issues; and one letter from the City of San Diego's Park Planning Division commenting on joint-use facilities..

The Southeastern San Diego Development Committee and the Lincoln/Gompers Redevelopment Committee have endorsed both the concept of providing additional elementary school capacity in the area without displacing residential development, and the specific Kennedy/Knox new "twin school" project.

On March 20, 2003, the District held a community meeting at Kennedy 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 Kennedy/Knox Area Twin Elementary School, plus all recognized community planning groups and public agencies. The only questions raised during the meeting were related to whether the new school buildings would be one or two stories and whether the existing school would be open during 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 Kennedy Elementary School, construction of a new Kennedy Elementary School, and construction of a new Kennedy/Knox Area Elementary School. Both schools will be constructed on the existing 13.6-acre, District-owned, school property. No additional property will be acquired for the project.

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. 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 a capacity of 1,200 students would require a site of approximately 11.2 acres.

The Kennedy/Knox Area Twin Elementary School site consists of approximately 13.6 acres with a combined master plan capacity of 1,200 elementary 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.

The Kennedy/Knox Area Twin Elementary School project does not require the acquisition of City property. Therefore, Title 5, Section 14011(f) does not apply to this project, and the District is not required to send a written notice to the City Planning Commission regarding conformity with the City's adopted general plan.

The City was informed of the proposed project through the environmental review process. Ms. Cathy Cibit, Acting Assistant Deputy Director of the City's Development Services Department, provided a comment letter in response to the Draft MND on March 6, 2003. Comments concerning the Draft MND were generally associated with potential hazardous materials, historical resources, and traffic 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 (December 2001) determined that the proposed school site is not located within a State designated Earthquake Fault Zone. The closest potentially active trace faults are those associated with the La Nacion fault located approximately 0.7 miles east of the site. These faults are not considered a significant hazard to the site.

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

The MND for the proposed Kennedy/Knox Area Twin Elementary School (SCH 2003011151) evaluated the following environmental issues: aesthetics; agricultural resources; air quality; biological resources; cultural resources; geologic problems; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and circulation; and utilities and service systems. The MND also addressed mandatory findings of significance.

The Draft MND for the proposed Kennedy/Knox Area Twin Elementary School was distributed for public review on January 31, 2003. The 30-day public review period ended on March 4, 2003. Three comment letters were received during the public review period. Responses for comment letters were prepared and are included in the Final MND.

The Mitigation, Monitoring and Reporting Program (Attachment E) for the Kennedy/Knox Area Twin Elementary School has been prepared in support of the proposed site.

The Final MND for the Kennedy/Knox Area Twin 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 MND for the Kennedy/Knox Area Twin Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final MND and Technical Appendices for the Kennedy/Knox Area Twin 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 MND 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 MND, 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 (August 2001), the proposed Kennedy/Knox Area Twin 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 MND, the District reviewed 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 five facilities within one-quarter mile of the Kennedy/Knox Area Twin Elementary School site with the potential to emit air contaminants. However, according to the Phase I ESA prepared for the project, there is a low likelihood of environmental concerns due to the presence of such facilities. Therefore, impacts would be less than significant.

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 Kennedy/Knox Area Twin Elementary School site by URS Corporation in August 2001. The Phase I ESA was submitted to the California Department of Toxic Substances Control (DTSC) on September 10, 2001. A Phase I ESA Determination letter was received from DTSC on October 9, 2001 (Attachment F).

The October 9, 2001 DTSC letter concluded that potential lead-based paint and/or Asbestos Containing Building Materials (ACBM) are the only recognized environmental conditions that warrant investigation and possible mitigation. The DTSC concluded that if the District elects to pursue 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 net acreage for the proposed site is approximately 12.8 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 for the 1,200-student twin elementary school would net a site size of approximately 12.8 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: 100 feet for 50-133 kV lines, 150 feet for 220-230 kV lines, and 350 feet for 500-550 kV lines.

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 MND, 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 20-inch-diameter gas pipeline on 47th Street, within 1,500 feet of the school site. A Preliminary Pipeline Risk Assessment (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 pipeline risks would not preclude the proposed sites as suitable for a school. Therefore, potential pipeline impacts would be less than significant.

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 MND, 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 MND, 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. Although the proposed school site is located within one-quarter mile of facilities that might reasonably be expected to emit hazardous waste emissions, the Phase I ESA determined, based on the nature of the businesses, that there is low likelihood that these facilities present an environmental concern.

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 MND, 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 MND, 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 located within 2,000 feet of several properties, which are considered “border zone property” as defined by Section 25221 of the California Health and Safety Code. Based on the information provided in the Phase I ESA, there is a low likelihood that these sites present an environmental concern and it is unlikely that these properties have adversely affected the environmental integrity of the proposed school site. As previously discussed, the October 9, 2001 DTSC letter determined that potential lead-based paint and/or ACBMs are the only recognized environmental conditions that warrant further investigation and possible mitigation.

Resolution:

The state standards for school site selection are set forth in Section 14010 of Title 5 of the California Code of Regulations. District compliance with these standards has been discussed above (reference Item 11, Site Standards). Attached is a resolution (Attachment G) which finds that the proposed Kennedy/Knox Area Twin 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 Kennedy/Knox Area Twin 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 Kennedy Elementary School property, which would make up all of the property needed for construction of the new Kennedy/Knox Area Twin Elementary School. No new property will be needed or acquired for this project.

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 1,200-student twin elementary school. The proposed site consists of approximately 13.6 gross acres. The site is adequately sized to meet facilities standards (building, parking, and hardcourt areas) for an enrollment of 1,200 students.

C. Cost Comparison

The estimated costs associated with the Kennedy/Knox Area Twin Elementary School project are summarized below. The costs are indicated in "millions."

Construction and non-construction costs were based on standard unit costs for two, 500-student elementary schools.

<i>DESCRIPTION</i>	<i>KENNEDY/KNOX AREA TWIN ELEMENTARY SCHOOL SITE (~13.6 acres – 0 Dwelling Units)</i>
Site Related	\$1.25
Construction	\$26.13
Non-Construction	\$5.36
TOTAL ESTIMATED COSTS	\$32.74

The estimated cost of the project is based on permanent construction. The District intends to investigate Modular construction to further reduce the costs.

D. Conclusion

District staff recommends the approval of the Kennedy/Knox Area Twin Elementary School project for the following reasons:

1. Development of the proposed elementary school will meet the project objective of providing a public elementary school that will serve students in the existing Kennedy/Knox Area Twin Elementary School attendance boundaries.
2. Development of the proposed Kennedy/Knox Area Twin 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.
3. Development of the proposed Kennedy/Knox Area Twin Elementary School project will provide all required school facilities, does not require the acquisition of any additional property, and will not displace any existing residential units.
4. Development of the proposed Kennedy/Knox Area Twin Elementary School project will replace the aged buildings and portable structures at Kennedy Elementary School and expand available classroom and recreational space.
5. The community approved the proposed Kennedy/Knox Area Twin Elementary School location during the community planning and site selection process.
6. The Proposition MM Independent Citizens Oversight Committee (ICOC) supports the Kennedy/Knox Area Twin Elementary School project.

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 Kennedy/Knox Area Twin Elementary School.

Facilities Implications

The Kennedy/Knox Area Twin Elementary School project is part of the Proposition MM program and will serve up to 1,200 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

Construction of the proposed Kennedy/Knox Area Twin Elementary School project will be funded from Proposition MM general obligation bond sale proceeds. The cost for development of the proposed project is estimated to be \$32.74. The estimated project cost would slightly exceed the amount originally forecast for the Kennedy/Knox Area Elementary School project in the Proposition MM program, but would be considerably less than the cost of completing the project on newly acquired property.

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 Kennedy/Knox Area Twin 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 and expansion of Kennedy/Knox Area Twin Elementary School will support the District's commitment to meet community expectations. The ICOC supports the Kennedy/Knox Area Twin Elementary School project.

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 Kennedy/Knox Area Twin 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 Kennedy/Knox Area Twin 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 G).
3. Certify that there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.
4. Certify that: (1) the Final MND (SCH 2003011151) has been prepared in compliance with CEQA; (2) the Final MND was presented to the Board of Education which reviewed and considered the information contained in the Final MND prior to approving the project; and (3) the Final MND reflects the District's independent judgment and analysis.
5. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment E for the Kennedy/Knox Area Twin Elementary School in order to ensure that the mitigation measures and project revisions identified in the Final MND are implemented.
6. Certify that the proposed Kennedy/Knox Area Twin Elementary School project will have a de minimis effect on fish and wildlife (Attachment H).
7. Authorize staff to file the Notice of Determination for the Kennedy/Knox Area Twin Elementary School Final MND (SCH 2003011151) with the Recorder/County Clerk of San Diego County, California (Attachment I).
8. Authorize that the project be carried out as defined in the Final MND for the proposed Kennedy/Knox Area Twin Elementary School.

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