

SAN DIEGO CITY SCHOOLS
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT
AND SELECTION OF A SITE FOR THE
ACQUISITION AND CONSTRUCTION OF THE PROPOSED
52ND STREET (AKA JACKSON/MARSHALL)
AREA ELEMENTARY SCHOOL

June 10, 2003

Introduction

Prior to acquiring property for construction and expansion of the proposed 52nd Street 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 52nd Street Area Elementary School.

The proposed 52nd Street Area Elementary School, located in the City Heights Community of the Mid-City Communities Planning Area (Attachments A and B), will provide enrollment relief to the existing Jackson and Marshall elementary schools and allow students currently attending off-site annexes to attend a neighborhood school. The proposed school will be designed to serve 700 students, but will be master planned to accommodate up to 900 students, and would facilitate District achievement of the standards contained in the Long-Range Facilities Master Plan (LRFMP).

Community Outreach/Involvement

A community meeting was held at Monroe Clark Middle School on Saturday, March 13, 1999, which initiated the process for the five new schools targeted for the Mid-City area, including the 52nd Street Area Elementary School. Notification of this meeting was mailed to all recognized area community planning groups, public agencies, and other interested parties that had participated in District planning and site selection activities in the past. Flyers noticing the meeting were also sent home with students attending area schools. The March 13, 1999 meeting included a general informational session regarding the site selection process, and the criteria for

evaluating and choosing elementary school sites. Meeting participants provided potential general location alternatives for each of the five new schools, based on their knowledge of the area and reference data which included locations of existing schools and maps depicting land use and student population density/distribution.

Between April and June of 1999, a site selection task force was developed and a second community meeting was held to present the findings of the preferred and alternative sites selected for the proposed 52nd Street Area Elementary School, formerly known at that time as the proposed Jackson/Marshall Area Elementary School.

On October 26, 1999, the District released a Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the proposed Jackson/Marshall Area Elementary School. The NOP was published in the San Diego Union Tribune and the San Diego Daily Transcript, and letters announcing the availability of the NOP were mailed to all recognized community planning groups, public agencies, and all residents and property owners on the preferred and alternative sites and within 300 feet of each site.

In November of 1999, concerns by the Mid-City residents and community leaders were voiced regarding the selection of the school sites. On December 15, 1999, the District stopped the environmental review process to review the site selection process.

Between December 1999 to February 2000, District staff and Mid-City Communities representatives reviewed current and forecasted student populations in Mid-City neighborhoods to reach consensus on data to use for future planning purposes. Consequently, two more community meetings were conducted to choose new preferred and alternative sites for the renamed 52nd Street Area Elementary School.

On March 11, 2000, a community meeting was held at Euclid Elementary School to receive further community input on potential sites for the proposed 52nd Street Area Elementary School. Community planning groups, public agencies, schools, parents, and residents were notified of the meeting. In this meeting, the District reviewed the site selection criteria, neighborhood demographics, and former and proposed school sites with City Heights residents and community leaders. Based on the high elementary school population of almost 1,900 students, and the lack of school sites within the Colina del Sol neighborhood, the consensus of those attending the meeting was that the proposed school site should be located within the Colina del Sol neighborhood. Consequently, a second community meeting was held, specifically focusing on the Colina del Sol residents and property owners, to finalize the selection of sites to be included in the EIR.

The community was noticed via a flyer in several languages, including English, Spanish, Vietnamese, Cambodian, and Somali for a meeting held on April 12, 2000 at the Set Free Baptist Fellowship Church. The flyer was mailed to every resident address and property owner within the Colina del Sol neighborhood boundaries, as well as individuals and organizations previously involved in the site selection process. During the April 12th meeting, a majority of time was spent on finalizing the preferred and alternative sites to be included in future consideration. By the time this meeting was held, a general knowledge of the site selection criteria was known, but

proximity to student population and site size became the more prominent issues during the decision making process. District staff provided input regarding environmental issues and site distance from communities; however, the sites were ultimately based on whether they were accepted by the City Heights community.

In response to community input and concerns, the District revised the potential alternative sites for the proposed elementary school and on June 16, 2000 released a new NOP describing its intent to prepare a Draft EIR for the proposed 52nd Street (aka Jackson/Marshall) Area Elementary School. The NOP was published in the newspapers and letters announcing the availability of the NOP were mailed to all recognized community planning groups, public agencies, and all residents and property owners on the preferred and alternative sites and within 300 feet of each site.

A Draft EIR for the proposed 52nd Street Area Elementary School was initially prepared and circulated for public review in October 2000. A Draft EIR Notice of Availability (NOA) was published in the newspapers and letters announcing the availability of the Draft EIR were mailed to all recognized community planning groups, public agencies, and all residents and property owners on the preferred and alternative sites and within 300 feet of each site. This initial Draft EIR was later revised to include updated dwelling unit counts and new geotechnical and hazards information.

In a letter to the District dated December 5, 2000, the City Heights Area Planning Committee recommended that Alternative Site 1 be chosen for the new 52nd Street Area Elementary School and that the Preferred Site be retained as an alternative site. This recommendation was again presented to the District by the City Heights Area Planning Committee in a letter dated July 5, 2001.

The Draft EIR for the proposed 52nd Street Area Elementary School was reissued on November 15, 2002 and distributed for public review. The reissued Draft EIR included an analysis of four alternative sites, as developed in the meetings previously discussed. A Draft EIR NOA was published in the newspapers. Letters announcing the availability of this document were mailed to all residents and property owners within the study sites and a 300-foot buffer around each site (approximately 2,200 letters total). The 45-day public review period for the reissued Draft EIR ended on January 3, 2003. In compliance with CEQA Guidelines Section 15088.5(f)(i), the reissued Draft EIR specifically stated that the District would not be responding to comments to the initial October 2000 Draft EIR, but that those comments would be part of the administrative record. In response to the reissued Draft EIR, two letters were received from California Governor's Office of Planning and Research: one acknowledging receipt of the Draft EIR; and a second acknowledging that the District had complied with the State Clearinghouse review requirements, and that there were no state agency comments on the Draft EIR. Four public comment letters were also received: one from the City of San Diego's Development Services Department, one from the San Diego County Archaeological Society, Inc., one from Mr. Mike Hinkle, and one from Jim Varnadore, City Heights Area Planning Committee.

On May 9, 2003, a letter was sent out by the District to the greater 52nd Street Area Elementary School community notifying the area residents of the site that had been selected by staff for

recommendation to the Board of Education and to invite them to an “informational” meeting concerning site selection, acquisition, and relocation on May 28th at Marshall Elementary School.

Site Discussion

As discussed above under Community Outreach/Involvement, four sites were evaluated at a project level in the Draft EIR for the 52nd Street Area Elementary School project. These sites were identified as the Preferred Site and Alternative Sites 1, 2, and 3 (Attachment B). All four sites are zoned RM-2-5 (multi-family residential, one dwelling unit for each 2,500 sq. ft.) with a Community Plan land use designation of mixed single- and multi-family residential, which allows development of a school.

The Phase I Environmental Site Assessment (ESA) reports prepared for Alternative Sites 1 and 3 discuss petroleum hydrocarbon releases from underground storage tanks on or adjacent to these two sites. Based on the information contained in the regulatory databases and files, the hydrocarbon releases were identified as potential recognized environmental conditions requiring further investigation and action. As such, Preliminary Endangerment Assessments (PEAs) would be required to assess potential impacts to these sites and further evaluation of the sites would be required before a California Department of Toxic Substances Control (DTSC) site determination can be made. Therefore, Alternative Sites 1 and 3 are not viable development sites at this time, and no further discussion of these sites will be presented in this Board Report.

In response to the City of San Diego’s concerns regarding the loss of affordable housing and the continued significant cost growth for site acquisition, the District considered a smaller project site (Alternative Site A) at the Preferred Site location (see Attachment C). Alternative Site A is included as a viable alternative for the proposed project. A comparison of the major site characteristics applicable to the Preferred Site and Alternative Sites A and 2 is presented in the comparative Site Characteristics Table (Attachment D).

Preferred Site – The Preferred Site encompasses approximately 8.0 gross acres on two city blocks and is bound on the north by Orange Avenue, on the south by Polk Avenue, on the east by 52nd Street, and on the west by Altadena Street. Development of the Preferred Site would involve the closure of 51st Street between Orange Avenue and Polk Avenue, closure of the alleyways between Altadena Street and 52nd Street, displacement of an estimated 827 residents, and the demolition of approximately 244 (6 single-family and 238 multi-family) dwelling units.

Alternative Site A – Alternative Site A encompasses approximately 4.8 gross acres within two city blocks bound on the north by property south of Orange Avenue, on the south by Polk Avenue, on the east by 52nd Street, and on the west by Altadena Street. Development of Alternative Site A would involve the partial closure of 51st Street between Orange Avenue and Polk Avenue, partial closure of the alleyways between Altadena Street and 52nd Street, displacement of an estimated 526 residents, and the demolition of approximately 155 (4 single-family and 151 multi-family) dwelling units.

Alternative Site 2 – Alternative Site 2 encompasses approximately 7.9 gross acres on two city blocks bound on the north by Rex Avenue, on the south and southeast by Landis Street and Ogden Street, respectively, on the east by Shiloh Road, and on the west by 52nd Street. Development of Alternative Site 2 would involve the closure of Wightman Street between 52nd Street and Shiloh Road, closure of the alleyways between Landis Street and Rex Avenue, displacement of an estimated 515 residents, and the demolition of approximately 133 (25 single-family and 108 multi-family) dwelling units.

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 May 31, 2000 to visit the four alternative sites. Subsequently, CDE provided the District with site reviews for each of the proposed 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 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 700 or 900 students requires a site of approximately 6.5 or 8.4 acres, respectively.

The Preferred Site consists of approximately 8.0 gross acres, Alternative Site A consists of approximately 4.8 gross acres, and Alternative Site 2 consists of approximately 7.9 gross acres. Each site is master planned for a capacity of 900 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 proposed school sites is included as Attachment B to this report. There are no hazardous industries in the vicinity of the four sites that will adversely affect the environmental integrity of either 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. A two-acre joint-use playfield can be accommodated within the Preferred Site and Alternative Site 2. A two-acre joint-use playfield cannot be accommodated within Alternative Site A. However, the Colina del Sol Park is located adjacent to the Preferred Site and Alternative Site A.

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 playfield on the field area of the proposed school sites, 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, Assistant Deputy Director of the City's Development Services Department, provided a comment letter in response to the June 16, 2000 Notice of Preparation. In addition, Mr. Monserrate commented on the Draft EIR in a letter dated January 8, 2003. Comments from these letters were associated with housing, transportation development, long-range planning, water quality, historical resources, and geology.

6. 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 Zones (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.

Based on geotechnical reports prepared by Southern California Soil & Testing, Inc. (SCST) for the Preferred (which includes Alternative Site A) and Alternative Site 2, none of the sites is located within an earthquake fault zone. Also, none of the sites are located within an area designated as geologically hazardous in the safety element of the local general plan.

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.

On October 26, 1999, the District released a Notice of Preparation (NOP) for a Draft EIR for the proposed Jackson/Marshall Area Elementary School. In response to community input and concerns, the District revised the potential alternative sites for the proposed elementary school and on June 16, 2000 released a new NOP describing its intent to prepare a Draft EIR for the proposed 52nd Street (aka Jackson/Marshall) Area Elementary School.

A Draft EIR for the proposed 52nd Street Area Elementary School was initially prepared and circulated for public review in October 2000. This initial Draft EIR

was later revised to include updated dwelling unit counts and new geotechnical and hazards information.

The Draft EIR for the proposed 52nd Street Area Elementary School was reissued on November 15, 2002 and distributed for public review. The reissued Draft EIR for the proposed 52nd Street Area Elementary School evaluated the following environmental issues: land use, planning, and recreation; population and housing; cultural resources; traffic and transportation; noise; hazards and hazardous materials; hydrology/water quality; geology and soils; aesthetics; 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 45-day public review period for the reissued Draft EIR ended on January 3, 2003. In response to the reissued Draft EIR, six comment letters were received: two from California Governor's Office of Planning and Research, one from the City of San Diego's Development Services Department, one from the San Diego County Archaeological Society, Inc., one from Mr. Mike Hinkle, and one from Jim Varnadore, City Heights Area Planning Committee. Responses for all comment letters received on the reissued Draft EIR were prepared and are included in the Final EIR.

The EIR found Alternative Site 2 to be the "Environmentally Superior Alternative." Development on Alternative Site 2 will result in the displacement of the fewest number of dwelling units (i.e., 133 total DUs compared to 244 DUs for the Preferred Site, 178 DUs for Alternative 1, and 212 DUs for Alternative 3) and residents (i.e., 515 residents compared to 827 residents for the Preferred Site, 603 residents for Alternative Site 1, and 719 residents for Alternative Site 2). Although Alternative 2 will displace the fewest number of total dwelling units, it will displace more single-family dwelling units than the other alternative sites (i.e., 25 single-family DUs compared to 6 single-family DUs for the Preferred Site, 6 single-family DUs for Alternative Site 1, and 8 single-family DUs for Alternative Site 3). The *Mid-City Communities Plan* emphasizes the desire to retain single-family dwelling units as the prevailing housing pattern in the neighborhood; however, the plan also emphasizes the desire to preserve existing affordable housing and to protect low to moderate income housing, and to provide adequate school facilities for all residents of Mid-City. Alternative 2 will have the least impact on the total number of housing units, but will impact the greatest number of single-family units. Population and housing impacts would remain significant and unmitigated under each alternative.

The Preferred Site and Alternative Site 2 are environmentally superior to Alternative Sites 1 and 3, because both Alternative Sites 1 and 3 contain a potentially active fault trace, which bisects a portion of the site.

The Preferred Site and Alternative Site 2 are environmentally superior to Alternative Sites 1 and 3, because of the potential presence of petroleum hydrocarbons in the soil at Alternative Site 1, which will require remediation prior to development.

Alternative Sites 1, 2, and 3 are environmentally superior to the Preferred Site, because the Preferred Site includes significant historic sidewalk construction date stamp, which will have to be removed and incorporated into the new school development.

All other environmental impacts will be similar for the Preferred Site and Alternative Sites 1, 2, and 3

The Findings (Attachment E), Statement of Overriding Considerations (Attachment F), and the Mitigation, Monitoring and Reporting Program (Attachment G) for the 52nd Street Area Elementary School have been prepared in support of each of the sites. This allows the Board of Education to select any of the four sites.

The Final EIR for the proposed 52nd Street 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# 1999101128) for the proposed 52nd Street Area Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the 52nd Street 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 Heights Weingart 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 Assessments (ESAs) conducted for the Preferred Site (which includes Alternative Site A) and Alternative Site 2, none of the sites is a current or former hazardous waste or solid waste disposal site or 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.

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 Phase I ESA, the District consultant reviewed federal, State, and local regulatory databases, and consulted with the San Diego Air Pollution Control District, as required. Consultation with these agencies identified nine companies within one-quarter mile of the four alternative sites that may have the potential to emit air contaminants that might be anticipated to emit hazardous air emissions or handle hazardous waste. The facilities were interpreted to either be gasoline stations or auto repair facilities. Based on the type of business conducted at these companies, it was determined that there is a low likelihood that these businesses present an environmental concern.

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.

Preferred Site (which includes Alternative Site A)

A Phase I ESA, dated November 26, 2000, was prepared by Southern California Soil & Testing (SCST) for the Preferred Site. The California Department of Toxic Substances Control (DTSC) reviewed the Phase I ESA performed on the Preferred Site and provided comments on February 14, 2001 (Attachment H). The DTSC letter concluded that the site may contain lead-based paint, asbestos-containing building materials (ACBM), and PCB oils associated with pole-mounted transformers. These recognized environmental conditions warrant investigation and possible appropriate mitigation. Based on the DTSC's review of the Phase I ESA, supplemental information received, and a site visit conducted on January 10, 2001, completion of a Preliminary Endangerment Assessment (PEA) was recommended for this property. A PEA, which presents data collected during the PEA investigation activities and conclusions based on the site risk screening evaluation, was prepared for the Preferred Site by URS Corporation and submitted to DTSC November 6, 2002. A PEA public review period was noticed and a public hearing was held on December 11, 2002. The public review period ended on January 3, 2003. No comments were received regarding the PEA. Based on the findings of the PEA investigation, an actual or potential release of hazardous materials, which would pose a threat to human health or the

environment under unrestricted land use, was indicated at the site (i.e., chlordane). The PEA concluded that further investigation and mitigation may be required. The PEA also recommended further investigation of lead-based paint impacts and/or asbestos-containing building materials, post-demolition of the structures. It was recommended that a Supplemental Site Investigation (SSI) Work Plan be submitted to DTSC for review and approval. DTSC concurred with the findings of the PEA by letter on February 6, 2003 (Attachment H). The District will comply with these requirements following acquisition of the site and demolition of the existing structures.

Alternative Site 2

A Phase I ESA, dated November 23, 2000, was prepared by SCST for Alternative Site 2. The California DTSC reviewed the Phase I ESA performed on Alternative Site 2 and provided comments on February 14, 2001. The DTSC letter concluded that the site may contain lead-based paint, asbestos-containing building materials (ACBM), and PCB oils associated with pole-mounted transformers. These recognized environmental conditions warrant investigation and possible appropriate mitigation. Based on the DTSC's review of the Phase I ESA, supplemental information received, and a site visit conducted on January 10, 2001, completion of a Preliminary Endangerment Assessment (PEA) was recommended for this property. A PEA, which presents data collected during the PEA investigation activities and conclusions based on the site risk screening evaluation, was prepared for the Preferred Site by URS Corporation and submitted to DTSC November 6, 2002. A PEA public review period was noticed and a public hearing was held on December 11, 2002. The public review period ended on January 3, 2003. No comments were received regarding the PEA. Based on the findings of the PEA investigation, an actual or potential release of hazardous materials, which would pose a threat to human health or the environment under unrestricted land use, was indicated at the site (i.e., chlordane). The PEA concluded that further investigation and mitigation may be required. The PEA also recommended further investigation of lead-based paint impacts and/or asbestos-containing building materials, post-demolition of the structures. It was recommended that a Supplemental Site Investigation Work Plan be submitted to DTSC for review and approval. DTSC concurred with the findings of the PEA by letter on February 6, 2003 (Attachment H). 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 any of the proposed sites.

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 7.2 acres; Alternative Site A – approximately 4.6 acres; and Alternative Site 2 – approximately 7.4 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 900 students would net a site size of approximately 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) – All 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) – All 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 Geological Hazard Reports, the Preferred Site and Alternative Site 2 are not located within the boundaries of any earthquake fault or fault trace.

14010 (g) - As documented in the Geological Hazard Reports, none of the proposed sites are located within a dam flood inundation area or within a 100-year flood area.

14010 (h) – None of the proposed sites are 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.

14010 (i) - As documented in the Geological Hazard Assessment, none of the proposed sites are 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. All 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) – All 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) – All 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 conducted for the proposed sites, none of the sites are a current or former hazardous waste or solid waste disposal site or contains one or more pipelines, situated above- or below-ground, which carries hazardous substances, acutely hazardous materials, or hazardous wastes. None of the proposed sites are located within one-quarter mile of facilities that might reasonably be expected to emit hazardous waste emissions, which would constitute an actual or potential endangerment of public health to persons who would attend or be employed at the school.

In accordance with Public Resources Code 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) – All 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) – All of the proposed sites would have the opportunity for development of a joint-use play area.

14010 (p) - As documented in the EIR, all 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. None of the proposed sites is expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESAs, none of the proposed sites are 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 52nd Street 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.

All of the sites considered for the 52nd Street Area Elementary School meet the California Department of Education's standards for safety and educational adequacy and, therefore, none 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 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.

Pursuant to Title 5, Section 14011(o), there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.

B. Architectural Evaluation

District architects have evaluated all of the proposed sites. Based on their location and configuration, all 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 8.0 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and hard-court) for an enrollment of 700 to 900 students.

Alternative Site A – consists of approximately 4.8 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and hard-court) for an enrollment of 700 to 900 students with a compact multi-story building design and the potential use of a parking structure. A joint-use turf field (typically 2 acres) will not be able to be provided on site.

Alternative Site 2 consists of approximately 7.9 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and hard-court) for an enrollment of 700 to 900 students.

C. Cost Comparison

A comparison of the estimated costs associated with acquisition of land and construction of the 52nd Street 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 (8.0 acres – 244 DUs)</i>	<i>ALTERNATIVE SITE A (4.8 acres – 155 DUs)</i>	<i>ALTERNATIVE SITE 2 (7.9 acres – 133 DUs)</i>
Site Acquisition	\$38.4	\$24.4	\$28.5
Construction	\$15.3	\$14.2	\$15.2
Non-Construction	\$6.3	\$4.9	\$5.5
TOTAL ESTIMATED COSTS	\$60.0	\$43.5	\$49.2

D. Conclusion

District staff recommends the approval of Alternative Site A (a reduced version of the Preferred Site) for the following reasons:

1. The community identified the Preferred Site location as being a viable elementary school location during the community planning and site selection process.
2. 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 Jackson and Marshall Elementary School attendance boundaries.
3. Development of the proposed elementary school on Alternative Site A will allow a majority of the students attending the school (approximately 500 of the 700 students) to travel to and from the school site without crossing University Avenue.

4. Alternative Site A will reduce the impact to housing on the Preferred Site while maintaining sufficient space for all educational requirements.
5. Alternative Site A will avoid challenging topography in the northeast corner of the Preferred Site while maintaining space for all educational requirements.
6. Development of the proposed elementary school on Alternative Site A will allow the school to have a face on 52nd Street and maintain a stronger connection with Colina del Sol Park and joint-use opportunities.

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 52nd Street Area Elementary School.

Facilities Implications

The 52nd Street Area 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 LRFMP.

Budget Implications

Site acquisition and construction of the proposed 52nd Street Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for acquisition and development of the site is estimated to range between \$43.5 million (Alternative Site A) and \$60.0 million (Preferred Site). The relatively high cost of this project is driven by the cost of the land and site preparation. The estimated cost for any of the three alternative sites would greatly exceed the amount originally forecast for the 52nd Street Area project in the Proposition MM program. Alternative Site A is being recommended to help mitigate the unfavorable cost variance as well as minimize the loss of neighborhood housing.

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 52nd Street Area Elementary School will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the LRFMP. The community expects the District to complete Proposition MM projects in a timely manner. Construction of new 52nd Street 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 staff recommendation of Alternative Site A is consistent with the ICOC recommendation as approved by the Board of Education on February 4, 2003.

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 52nd Street 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 52nd Street 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 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# 1999101128) 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 52nd Street Area Elementary School sites.
6. Adopt the Statement of Overriding Considerations set forth in Attachment F for the significant population and housing impact found to be unavoidable in the Final EIR for the 52nd Street Area Elementary School.
7. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment G for the 52nd Street 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 52nd Street Area Elementary School project will have a de minimis effect on fish and wildlife pursuant to Section 711.4 of the California Department of Fish and Game Code (Attachment J).

9. Authorize staff to file the Notice of Determination for the 52nd Street Area Elementary School Final EIR (SCH# 1999101128) 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 52nd Street 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 proposed 52nd Street Area Elementary School – Alternative Site A.

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