

SAN DIEGO CITY SCHOOLS
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT
AND SELECTION OF SITE
FOR THE CONSTRUCTION AND OPERATION OF THE
PROPOSED MASON/HAGE AREA ELEMENTARY SCHOOL

September 23, 2003

Introductory Statement

Prior to construction and operation of the proposed Mason/Hage 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 including the proposed Mason/Hage Area Elementary School.

The approximately 13-acre site proposed for development of the Mason/Hage Area Elementary School is District-owned property located at the southwest corner of the intersection of Parkdale Avenue and Flanders Drive, adjacent to Maddox Park, within the Mira Mesa Community of the City of San Diego (Attachment A). In 1979, the proposed Mason/Hage Area Elementary School site (also referred to as the Maddox site) was transferred from Pardee Construction to the District for construction and operation of an elementary school. The project site was graded during development of the surrounding neighborhood in the late 1970's and designated in the Mira Mesa Community Plan as a site for a new school. However, a school was never constructed on the site.

The proposed Mason/Hage Area Elementary School will provide enrollment relief to existing elementary schools in the Mira Mesa community and allow students currently transported to overflow schools 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. The proposed school will assist the District in achieving the enrollment standards set forth in the Long-Range Facilities Master Plan (LRFMP).

Community Outreach/Involvement

Community meetings held to discuss the selection of potential sites for the new Mason/Hage Area Elementary School involved the Mira Mesa Community Planning Group, community members, and District staff. The Mira Mesa Community Planning Group is a representative group comprised of residents and business-owners from throughout Mira Mesa, which act on behalf of the community. The project site has been designated for an elementary school ever since its transfer to the District in 1979. Since the proposed school site is owned by the District, zoned and intended for an elementary school, and located within an area identified as in need of an elementary school, it has always been the primary focus of the site selection committee. However, preliminary review of the site identified potential existing biological issues that stimulated consideration of off-site alternatives.

Three meetings were held with the Mira Mesa Community Planning Group to decide and evaluate off-site alternatives (Pers. Comm., J. Wolf, May 7, 2003). During these meetings, the Mira Mesa Community Planning Group identified general locations for a possible school site and the District staff evaluated the suggestions for compliance with site selection criteria. All off-site alternatives were found to be problematic and infeasible (EIR Chapter 7.0). It was concluded that a reduced-area alternative, rather than an off-site alternative, could reduce the potential for impacts to biological resources. As such, two alternatives (Alternative A and Alternative B) were selected for further study in the EIR. Both alternatives are within the boundaries of the 13-acre District-owned site (Attachment B).

On June 11, 2002, the District released a Notice of Preparation (NOP) for a Draft EIR for the proposed Mason/Hage Area Elementary School. Notice of the NOP was published in the Union-Tribune and The Daily Transcript newspapers and letters announcing release of the NOP were sent to property owners, tenants, and residents within 300 feet of the project site. Written comments received during the NOP 30-day public review period were reviewed and considered during the preparation of the Draft EIR. A Draft EIR for the proposed Mason/Hage Area Elementary School was distributed for a 45-day public review period commencing on June 17, 2003. A Notice of Availability (NOA) for the Draft EIR was published in the Union-Tribune and The Daily Transcript newspapers and letters announcing the availability of the Draft EIR were mailed to property owners, tenants, and residents within the Mira Mesa Community (approximately 29,000 letters sent). In response to the Draft EIR, twelve public comment letters were received. The District's responses to these comment letters are included in the Final EIR.

On July 9, 2003, a letter was sent out by the District to the Mira Mesa community (approximately 29,000 letters sent) inviting property owners, tenants, and community residents to attend a community meeting regarding the proposed new Mason/Hage Area Elementary School. The community meeting was held on July 30, 2003 at the Mason Elementary School where the District presented information regarding the proposed school and the overall selection and approval process.

On August 13, 2003, a second letter was sent out to the community notifying property owners, tenants, and area residents that the District intends to recommend the Board of Education certify the Final EIR and approve Alternative B for development of the proposed Mason/Hage Area Elementary School. The letter invited the community to a final informational meeting at Mason Elementary School on August 26, 2003.

Site Discussion

As discussed above under Community Outreach/Involvement, two alternatives were evaluated at a project level in the Draft EIR for the Mason/Hage Area Elementary School project. These alternatives were identified as Alternative A and Alternative B. Both alternatives are within the boundaries of the proposed Mason/Hage Area Elementary School site.

Alternative A. Alternative A would include development of the entire approximately 13-acre, District-owned, property located at the southwest corner of the intersection of Parkdale Avenue and Flanders Drive. The proposed school site is bound by residences on the north, east, and southeast; by Rattlesnake Canyon on the south and southwest; and by Maddox Park on the west. The existing land uses within the vicinity are comprised mostly of single-family and multi-family residential uses. The site is relatively flat, occupied by scattered vegetation, and has remained undeveloped since it was graded in 1979. However, since 1979, the site has been subject to continued disturbance including digging and mounding of soil for bicycle jumps, off-road vehicle traffic, and pedestrian traffic. As a result of these site disturbances and natural changes, as well as, the creation of a water retention berm along the area between the project site and Maddox Park, pools have developed throughout the site. Some of these pools have been classified as Disturbed San Diego Mesa Hardpan Vernal Pool habitat, which is considered “waters of the State” and as such regulated by the Regional Water Quality Control Board (RWQCB) under the California Water Code. Some of the pools also contain San Diego fairy shrimp, a federally listed endangered species, which is regulated by the U.S. Fish and Wildlife Service (USFWS). Because Alternative A would impact the entire site and appropriate measures can not be found to mitigate these impacts to below a level of significance, this alternative is not considered viable at this time.

Alternative B. Alternative B would include development on approximately nine acres of the approximately 13-acre site. The remaining acreage (approximately four acres) would be set aside as a vernal pool preserve area for vernal pool creation/restoration research, preservation of the San Diego fairy shrimp, and enhancement of the vernal pool habitat. As part of the overall project, a vernal pool curriculum will be developed for use throughout the school district. Through a cooperative effort with the governing agencies, all impacts to the vernal pool habitat and the San Diego fairy shrimp will be mitigated to below a level of significance. A summary of site characteristics for Alternative B is presented in Attachment C.

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 to visit the proposed school site. Subsequently, CDE provided the District with a review of the proposed site, which gave the site it’s highest ranking and recommended that the District proceed with further evaluation of site. In the event that CDE does not give final approval of the proposed site, 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, was prepared for the proposed school site, as required by the state. This form provided 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 proposed Mason/Hage Area Elementary School Alternative B includes approximately 13 acres, approximately nine of which will be developed with elementary school facilities. The proposed project is adequately sized to meet facilities standards (building area, parking area, and hard court) for a master-planned enrollment of 900 students.

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 is included as Attachment A to this report. There are no hazardous industries in the vicinity of the proposed school 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. A two-acre joint-use playfield can be accommodated within Alternative B.

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 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 requests 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 District owns the proposed school site and therefore, is not required to send such a request to the City Planning Commission.
6. Geological Hazards - Title 5, Section 14011(g) requires the District to comply with Education Code Sections 17212 and 17212.5 with particular emphasis upon 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 report prepared by Kleinfelder, Inc. (2001), the proposed school site is not located within an earthquake fault zone. Furthermore, the site is not located within a UBC Near-Source Zone or in an area considered geologically hazardous by the City's General Plan.

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

On June 11, 2002, the District released a Notice of Preparation for a Draft EIR for the proposed Mason/Hage Area Elementary School. Subsequently, a Draft EIR (SCH# 2002061063) was issued for a 45-day public review period on July 17, 2003. The Draft EIR evaluated the following environmental issues: biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; public services and utilities; recreation; and transportation/traffic. The Draft 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. In response to the Draft EIR, twelve public comment letters were received. Responses to these comment letters were prepared and are included in the Final EIR.

The Final EIR analyzed two project alternatives at an equal level (Alternative A and Alternative B). Alternative A includes development of the entire 13-acre project site with school facilities. Implementation of Alternative B includes development of approximately nine acres with elementary school facilities and approximately four acres with a vernal pool research preserve. The analysis of each alternative concluded that impacts associated with these alternatives are generally equal, with the exception of impacts to biological resources. Because Alternative B contains less impacted acreage and innovative mitigation to reduce impacts to the San Diego fairy shrimp, a federally listed endangered species, it is considered the “Environmentally Superior Alternative.”

The Findings (Attachment D) and Mitigation, Monitoring and Reporting Program (Attachment E) for the proposed Mason/Hage Area Elementary School have been prepared in support of Alternative B.

The Final EIR for the proposed Mason/Hage 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# 2002061063) for the proposed Mason/Hage Area Elementary School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Mason/Hage Area Elementary School 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, Mira Mesa Branch Library and the San Diego Public Library. The Final EIR, without Technical Appendices, is also available on the District’s website: 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 school site by Kleinfelder, Inc. (2001), it: 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 Phase I ESA, the District reviewed federal, state, and local regulatory databases, and consulted with the San Diego Air Pollution Control District, as required. Consultation with these agencies identified no facilities within one-quarter mile from the proposed school site that might reasonably be anticipated to emit hazardous air emissions or handle hazardous substances, materials, or waste that could result in an actual or potential endangerment of public health at the proposed school.

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 an ESA and any additional investigations.

A Phase I ESA was prepared for the proposed school site by Kleinfelder, Inc. on August 28, 2001. The Phase I ESA concluded that: “There is a very low likelihood that a recognized environmental condition exists at the Site as a result of the current or historic land use.” No further environmental assessment of the subject property was recommended. The Phase I ESA was forwarded to the California Department of Education for submission to DTSC for review and approval. The DTSC issued a determination letter for the proposed school site on October 31, 2001. The letter concluded that, based on DTSC’s review of the information presented in the Phase I ESA and inspection of the site, no action is necessary with respect to the investigation and remediation of the site.

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 school site.
11. Site Standards – Pursuant to Title 5, Section 14011(1) 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 school 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 Mason/Hage Area Elementary School Alternative B is approximately nine 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 therefore 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 students would net a site size of approximately 8.4 acres. The net acreage for the proposed school site will allow the District to provide for all of the educational requirements for the master planned enrollment.

14010 (c) – The proposed school site is 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) – The proposed school site is at least 1,500 feet from a railroad track easement.

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

14010 (f) - As documented in the Geological Hazard Report, the proposed school site does not contain an active earthquake fault or fault trace.

14010 (g) - As documented in the Geological Hazard Report, 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 above-ground water or fuel storage tank that can pose a safety hazard. According to San Diego Gas & Electric Company, the project site is located approximately 1,280 feet south of a natural gas distribution pipeline that running in an east-west direction along Mira Mesa Boulevard. The pipeline varies in size from 4- to 8-inch, and in pressure from 60- to 400-pounds per square inch. A Gas Pipeline Risk Analysis (PRA) was prepared by URS Corporation in November 2002 to assess whether or not the gas pipeline presents an unacceptable safety hazard to the proposed school site. The PRA concluded that the estimated risk value for the school property is below the Individual Risk Criterion that is proposed as a benchmark by the California Department of Education, and that the pipeline risks would not preclude the proposed site as suitable for a school.

14010 (i) - As documented in the Geological Hazard Report, the proposed school site is not expected to be subject to liquefaction or landslides.

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

14010 (k) – The proposed school site has proper access from arterial roads. As documented in the EIR, the actual design for the school and grounds is not yet completed and, therefore, the location and layout of the driveways has not been determined. Design of the driveway sight distances will be performed in accordance with the Sight Distance Standards established in the Highway Design Manual, Table 201.1, published by the Department of Transportation, July 1, 1990 edition and other appropriate guidance.

14010 (l) – The proposed school site is located on or near a major arterial street with heavy traffic patterns. As documented in the EIR, the actual design for the school and grounds is not yet completed and, therefore, specific traffic safety measures have not been determined. Design of the school and off-site improvements will include these considerations and specific safety measures will be developed cooperatively with 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 a current or former hazardous waste or solid waste disposal site, nor does it contain one or more pipelines, situated aboveground or underground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes. The proposed school site is not located within one-quarter mile of facilities that might reasonably be expected to emit hazardous waste emissions, which would constitute an actual or potential endangerment of public health to persons who would attend or be employed at the school.

14010 (n) – The proposed school site is located in or near the neighborhood from which students would be drawn which will encourage student walking and avoid the need for extensive vehicular transportation of students.

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

14010 (p) - As documented in the EIR, the proposed school site would have adequate public services.

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

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

14010 (s) - The cost and complications of utility supply, site preparation, long-term landscaping, maintenance costs, and biological mitigation obligation have been considered. None of these are expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESA, the proposed school site is not located within 2,000 feet of a significant disposal of hazardous waste.

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 proposed school site meets the California Department of Education’s standards for safety and educational adequacy. Therefore, an exemption is not necessary.

13. Certification of School Site Availability - 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.

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 Mason/Hage Area 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.

B. Architectural Evaluation

District architects have evaluated the proposed school site. Based on location and configuration, the site meets the minimum site requirements for a 700- to 900-student elementary school.

C. Cost Comparison

The estimated costs associated with the Mason/Hage Area Elementary School project are summarized below. The costs are indicated in “millions.” A portion of these funds will be used for the required environmental mitigation, including the creation and maintenance of a vernal pool research preserve.

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

<i>DESCRIPTION</i>	<i>MASON/HAGE AREA ELEMENTARY SCHOOL SITE ALTERNATIVE B (~9 acres – 0 Dwelling Units)</i>
Site Related	\$4.3
Construction	\$15.8
Non-Construction	\$3.8
TOTAL ESTIMATED COST	\$23.9

D. Conclusion

District staff recommends the approval of the proposed Mason/Hage Area Elementary School site for the following reasons:

1. Development of a new elementary school on the proposed school site will meet the project objective of providing additional capacity for elementary school students within the existing Mira Mesa elementary school attendance boundaries.
2. Development of a new elementary school on the proposed school site will provide a 700- to 900-student neighborhood elementary school option for students currently transported to overflow schools outside of the neighborhood.
3. Development of a new elementary school on the proposed school site will assist the District in achieving the enrollment standards set forth in the LRFMP.
4. The proposed school site is owned by the District and has been intended for the construction and operation of an elementary school since 1979.
5. The Mira Mesa Community Plan designates the proposed school site for an elementary school.
6. The Mira Mesa Community Planning Group supports development of the site with an elementary school.
7. Implementation of Alternative B includes development of an innovative vernal pool research preserve that includes conservation activities that will benefit the federally listed San Diego fairy shrimp, an endangered species.

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 will allow for timely construction of the proposed new Mason/Hage Elementary School.

Facilities Implications

The Mason/Hage 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 Long-Range Facilities Master Plan (LRFMP).

Budget Implications

Construction of the proposed Mason/Hage Area Elementary School will be funded from Proposition MM general obligation bond sale proceeds. The cost for development of the site is estimated at \$23.9 million, which includes an allowance for the cost associated with mitigation obligations for impacts to biological resources.

Public Support and Engagement Implications

Proposition MM was approved by San Diego voters in November 1998, to improve classroom health, safety, and instruction in every neighborhood school by various means, including the construction of 11 new elementary schools and two new schools to be identified later. The Mason/Hage 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 Mason/Hage Area Elementary School will support the District's commitment to meet community expectations.

Policy Implications

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

Recommendations

The superintendent recommends that the Board of Education:

1. Conduct a Public Hearing to evaluate the proposed Mason/Hage Area 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 Mason/Hage Area 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 EIR (SCH# 2002061063) 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 D for each significant environmental effect identified in the Final EIR for the Mason/Hage Area Elementary School sites.
6. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment E for the Mason/Hage Area Elementary School in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.
7. Authorize staff to file the Notice of Determination for the Mason/Hage Area Elementary School Final EIR (SCH 2002061063) with the Recorder/County Clerk of San Diego County, California (Attachment H).
8. Authorize that the project be carried out as defined in the Final EIR for the proposed Mason/Hage Area Elementary School – Alternative B.

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