

Clovis Unified School District
Report Evaluating Proposed Fowler-McKinley Elementary School Site Conformity
with State Site Selection Standards

January 2, 2019

SITE DESCRIPTION

The proposed elementary school site is located on the northeast corner of Fowler Avenue and the McKinley Avenue alignment in Fresno County. The site is 22 gross acres in size and is primarily farmland with three rural residences and a barn in the northern portion of the site.

SCHOOL SITE SELECTION STANDARDS EVALUATION (EDUCATION CODE 17211)

General

California Education Code Section 17211 requires that prior to commencing acquisition of real property for a new school site or an addition to an existing school site, the Board shall evaluate the site at a public hearing using site selection standards established by the State Department of Education. The Department of Education's site selection standards are in Title 5, California Code of Regulations, Chapter 1 of Division 13, School Facilities Construction. These standards are presented below, together with an evaluation of whether the site complies with the standards.

State Site Selection Standards

Acreage and Enrollment (Section 14010 (a))

Standard: The net usable acreage and enrollment for a new school site shall be consistent with the numbers of acres and enrollment established in the 2000 Edition, "School Site Analysis and Development," published by the California Department of Education and incorporated into this section by reference, in toto, unless sufficient land is not available or circumstances exist due to any of the following:

- (1) Urban or suburban development results in insufficient available land even after considering the option of eminent domain.
- (2) Sufficient acreage is available but it would not be economically feasible to mitigate geological or environmental hazards or other site complications, which pose a threat to the health and/or safety of students and staff.
- (3) Sufficient acreage is available but not within the attendance area of the unhoused students or there is an extreme density of population within a given attendance area requiring a school to serve more students on a single site. Choosing an alternate site would result in extensive long-term bussing of students that would cause extreme financial hardship to the district to transport students to the proposed school site.
- (4) Geographic barriers, traffic congestion, or other constraints would cause extreme financial hardship for the district to transport students to the proposed school site.

(Section 14010 (b)) If a school site is less than the recommended acreage required in subsection (a) of this section, the district shall demonstrate how the students will be provided

an adequate educational program including physical education as described in the district's adopted course of study.

Site Compliance with Standard: Based upon the 2000 edition of "School Site Analysis and Development" published by the California Department of Education, the recommended acreage for an elementary school site that would accommodate an enrollment of 750 students, is approximately 14 net usable acres. The school is 22 gross acres and based on likely street dedications along Fowler Avenue, the extension of McKinley Avenue and future local streets, the site would be approximately 19 net acres. Since the proposed site, at approximately 19 net acres, would not be less than the recommended acreage, the site complies with this standard.

Power Lines (Section 14010 (c))

Standard: The property line of the site, even if it is a joint use agreement as described in subsection (o) of this section, shall be at least the following distance from the edge of respective power line easements:

- (1) 100 feet for 50-133 kV line.
- (2) 150 feet for 220-230 kV line.
- (3) 350 feet for 500-550 kV line.

Evaluation: Based on the Site Selection Study and Geological/Environmental Hazards Report for this project, the site is not within the specified distances from a high voltage power line easement. Therefore, the site complies with this standard.

Railroad Tracks (Section 14010 (d))

Standard: If the proposed site is within 1,500 feet of a railroad track easement, a safety study shall be done by a competent professional trained in assessing cargo manifests, frequency, speed, and schedule of railroad traffic, grade, curves, type and condition of track need for sound or safety barriers, need for pedestrian and vehicle safeguards at railroad crossings, presence of high pressure gas lines near the tracks that could rupture in the event of a derailment, and preparation of an evacuation plan. In addition to the analysis, possible and reasonable mitigation measures must be identified.

Evaluation: Based on the Site Selection Study and Geological/Environmental Hazards Report, the site is not within 1,500 feet of a railroad track easement. Therefore, the site complies with this standard.

Road and Freeway Safety and Noise (Section 14010 (e))

Standard: The site shall not be adjacent to a road or freeway that any site-related traffic and sound level studies have determined will have safety problems or sound levels which adversely affect the educational program.

Evaluation: Based on the CEQA Initial Study for the project, which includes traffic and noise studies, the site complies with this standard.

Earthquake Faults (Section 14010 (f))

Standard: Pursuant to Education Code sections 17212 and 17212.5, the site shall not contain an active earthquake fault or fault trace.

Evaluation: Based on the Geological/Environmental Hazards Report prepared for this project, the site does not contain an active earthquake fault or fault trace and is not located within an earthquake fault zone. Therefore, the site complies with this standard

Flooding (Section 14010 (g))

Standard: Pursuant to Education Code sections 17212 and 17212.5, the site is not within an area of flood or dam flood inundation unless the cost of mitigating the flood or inundation impact is reasonable.

Evaluation: According to the Geological/Environmental Hazards Report prepared for this project, the site is not within a 100-year floodplain or a dam flood inundation area. Therefore, the site complies with this standard.

Storage Tanks and Pipelines (Section 14010 (h))

Standard: The site shall not be located near an above-ground water or fuel storage tank or within 1,500 feet of the easement of an above-ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission.

Evaluation: The Geological/Environmental Hazards Report indicates that propane tanks are likely present at nearby rural residences, with the nearest tank at a house approximately 400 feet from the site. The CEQA Initial Study indicates that based on recent study of similar residential propane tanks located 85 and 130 feet from another Clovis Unified school site, no significant safety hazard is anticipated from a tank 400 feet away from the subject site. Fresno Irrigation District's Temperance No. 37 pipeline runs south from Mill Ditch along the west side of Fowler Avenue. The Geological/Environmental Hazards Report concludes that based on the vicinity topography, leakage from this pipeline is not likely to cause significant flooding at the site. Based on the above, the site complies with this standard.

Liquefaction and Landslides (Section 14010 (i))

Standard: The site is not subject to moderate to high liquefaction or landslides.

Evaluation: According to Geological/Environmental Hazards Report prepared for this site, the potential for liquefaction at the site is considered negligible. Since the site is flat, no landslide risk exists. Therefore, the site complies with this standard.

Site Shape (Section 14010 (j))

Standard: The shape of the site shall have a proportionate length to width ratio to accommodate the building layout, parking and playfields that can be safely supervised and does not exceed the allowed passing time to classes for the district.

Evaluation: The site is rectangular with a length to width ratio that will accommodate building layouts, parking, and playfields that can be safely supervised and that do not exceed the allowed passing time to classes for the District. Therefore, the site complies with this standard.

Road Access (Section 14010 (k))

Standard: The site shall be easily accessible from arterial roads and shall allow minimum peripheral visibility from the planned driveways 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 incorporated into this section by reference, in toto.

Evaluation: The site will be developed with substantial frontage on local streets that will connect to an arterial street to allow for easy accessibility. Future site design will take into account the minimum peripheral visibility standards from the planned driveway in accordance with the Sight Distance Standards established in the “Highway Design Manual”. Therefore, the site complies with this standard.

Student Road Crossing Safety (Section 14010 (l))

Standard: The site shall not be on major arterial streets with a heavy traffic pattern as determined by site-related traffic studies, including those that require student crossings unless mitigation of traffic hazards, and a plan for the safe arrival and departure of students appropriate to the grade level has been provided by the city, county or other public agency in accordance with the “School Area Pedestrian Safety” manual published by the California Department of Transportation, 1987 edition, incorporated into this section by reference, in toto.

Evaluation: The Site Selection Study and CEQA Initial Study prepared for this project indicate that Fowler Avenue is designated as an arterial street. However, based on planned land use and zoning, no students will live west of Fowler and no student crossings are anticipated. Therefore, the site complies with this standard.

Zoning Compatibility (Section 14010 (m))

Standard: Existing or proposed zoning of the surrounding properties shall be compatible with schools in that it would not pose a potential health or safety risk to students or staff in accordance with Education Code section 17213 and Government Code section 65402 and available studies of traffic surrounding the site.

Evaluation: The Site Selection Study and CEQA Initial Study reviewed surrounding zoning and general plan designations in relation to the site and determined that such designations would not pose a potential health or safety risk to students or staff. Therefore, the site complies with this standard.

Attendance Area Walking Distance (Section 14010 (n))

Standard: The site shall be located within the proposed attendance area to encourage student walking and avoid extensive bussing unless bussing is used to promote ethnic diversity.

Evaluation: The site is appropriately located within its ultimate attendance area based on the Site Selection Study. Therefore, the site complies with this standard.

Joint Use of Public Facilities (Section 14010 (o))

Standard: The site shall be selected to promote joint use of parks, libraries, museums, and other public services, the acreage of which may be included as part of the recommended acreage as stated in subsection (a) of this section.

Evaluation: The site complies with this standard because it will be available for after-school community recreation use.

Convenient Public Services (Section 14010 (p))

Standard: The site shall be conveniently located for public services including but not limited to, fire protection, police protection, public transit, and trash disposal, whenever feasible.

Evaluation: The CEQA Initial Study for the project indicates that fire protection, police protection, public transit, and trash disposal services would be available to the project. Therefore, the site complies with this standard.

Environmental Factors (Section 14010 (q))

Standard: The district shall consider environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process.

Evaluation: Based on the Site Selection Study and CEQA Initial Study prepared for this project, there do not appear to be any environmental factors that would substantially affect the use of the site for a school. Therefore, the site complies with this standard.

Easements (Section 14010 (r))

Standard: Easements on or adjacent to the site shall not restrict access or building placement.

Evaluation: The District Administration has not identified any easements that would restrict access points or building locations. Therefore, the site complies with this standard.

Costs and Complications (Section 14010 (s))

Standard: The cost and complications of the following shall be considered in the site selection process and should not result in undue delays or unreasonable costs consistent with State Allocation Board standards:

- (1) Distance of utilities to the site, availability, and affordability of bringing utilities to the site.
- (2) Site preparation including grading, drainage, demolition, hazardous cleanup, including cleanup of indigenous material such as serpentine rock, and off-site development of streets, curbs, gutters and lights.
- (3) Eminent domain, relocation costs, severance damage, title clearance, and legal fees.
- (4) Long-term high landscaping or maintenance costs.
- (5) Existence of any wildlife habitat that is on a protected or endangered species list maintained by any state or federal agency, existence of any wetlands, natural waterways, or areas that may support migratory species, or evidence of any environmentally sensitive vegetation.

Evaluation: The site complies with this standard for the following reasons:

- (1) Based on the Site Selection Study and the CEQA Initial Study prepared for this project, there are no anticipated issues related to the availability and affordability of bringing utilities to the site.
- (2) Based upon the Site Selection Study and the CEQA Initial Study prepared for this project, no undue delays or unreasonable costs are anticipated for site preparation including grading, drainage, demolition, hazardous cleanup, including cleanup of indigenous material such as serpentine rock, and off-site development of streets, curbs,

gutters and lights. Testing of project site has indicated that there are some areas of soil contamination in the northern portion of the site near the structures. However, any contaminated soil will be removed under DTSC oversight prior to construction in accordance with existing Education Code regulations. The District Administration believes the timing and cost for such removal is reasonable.

- (3) The District Administration does not anticipate any undue delays or unreasonable costs associated with eminent domain, relocation costs, severance damage, title clearance, and legal fees.
- (4) Based on the Site Selection Study and the CEQA Initial Study prepared for this project, no on-site soils or other conditions are evident which would cause long-term high landscaping or maintenance costs.
- (5) Based on the CEQA Initial Study prepared for the project, which included a biological assessment, there are no wetlands or natural waterways on the project site, and potential impacts to special status species can be mitigated by measures adopted by the District.

Hazardous Waste Disposal (Section 14010 (t))

Standard: If the proposed site is on or within 2,000 feet of a significant disposal of hazardous waste, the school district shall contact the Department of Toxic Substance Control for a determination of whether the property should be considered Hazardous Waste Property or Border Zone Property.

Evaluation: Based on the California State Water Resources Control Board (SWRCB) GeoTracker website and California DTSC Envirostor website, there are no solid waste facilities/landfill facilities (SWF/LF) and/or hazardous waste transportation, storage, or disposal facilities located within 2,000-foot radius of the site. Therefore, the project site complies with this standard.