

Clovis Unified School District

Report Evaluating Proposed Shields-Locan Elementary School Site Conformity with State Site Selection Standards

September 18, 2018

SITE DESCRIPTION

The proposed elementary school site is located east side of Locan Avenue, approximately 650 feet north of Shields Avenue, adjacent to the City of Fresno in Fresno County. It is 25 gross acres in size (approximately 22 net acres) and is currently vacant.

SCHOOL SITE SELECTION STANDARDS COMPLIANCE (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 a review 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 25 gross acres and based on likely street dedications along Locan Avenue, the extension of Jewel and Courtland Avenues, the site would be approximately 22 net acres. Since the proposed site, at approximately 22 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: Based on the CEQA Initial Study for the project, 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.

Site Compliance with Standard: 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.

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.

Site Compliance with Standard: 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.

Above-Ground Storage Tanks (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.

Site Compliance with Standard: The site is proximate to two propane tanks at two nearby rural residential properties, and within 1,500 feet of two irrigation pipelines and three municipal water supply pipelines. Based on the Aboveground Storage Tank Safety Study (J. House Environmental, Inc., September 13, 2018), the High Volume Water Pipeline Risk Analysis (J. House Environmental, Inc., September 13, 2018) and the Addendum to Geological/Environmental Hazards Report (AECOM, September 14, 2018), the above-mentioned fuel tanks and high volume water pipelines will not pose a significant safety hazard to the school site. Therefore, 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.

Site Compliance with Standard: According to Geological/Environmental Hazards Report prepared for this project, the potential for liquefaction at the site is considered negligible.

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.

Site Compliance with Standard: The site is mostly rectangular with an irregular northwesterly boundary formed by two rural residential lots fronting Shields Avenue. The length to width ratio 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.

Site Compliance with Standard: The site will be developed with substantial frontage on local streets that connect to arterial streets to allow for easy accessibility. The traffic study prepared for the project, which included an evaluation of the project site plan and associated road access did not find any issue with visibility from planned driveways. 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.

Site Compliance with Standard: The Site Selection Study and CEQA Initial Study prepared for this project indicate that no major arterial streets with heavy traffic patterns are adjacent to the site, nor is the crossing of major arterial streets by students anticipated to be necessary to access the school. The nearest arterial street is Shields Avenue, 650 feet south of the site, which is anticipated to be the southern boundary of the new school attendance area. Students will need to cross Locan Avenue, classified as a collector street. A HAWK pedestrian signal and a high visibility crosswalk shall be installed across Locan Avenue will be provided on the north site of Cortland Avenue. 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: 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 negatively 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.

Site Compliance with Standard: 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.

Site Compliance with Standard: 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.
- (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, there does not appear to be any evidence of wetlands or natural waterways on the project site.

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.

Site Compliance with Standard: 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. However, there is a Leaking Underground Storage Tank (LUST) Cleanup Site immediately south of the proposed school site. The potential contaminate of concern is gasoline. Based on soil gas sampling and lab analysis performed by AECOM as part of the Preliminary Environmental Assessment dated September 11, 2018, this will not pose a significant hazard to the school site. Therefore, the project site complies with this standard.