

RESOLUTION NUMBER R- 284608

ADOPTED ON SEP 13 1994

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE COUNCIL HAS REVIEWED AND CONSIDERED THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AS IT PERTAINS TO THE CESAR CHAVEZ ELEMENTARY SCHOOL AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE ENVIRONMENTAL IMPACTS OF THIS PROJECT.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Southcrest Redevelopment Project (the "Project"); and

WHEREAS, the Final Supplemental Environmental Impact Report for the Cesar Chavez Elementary School (SCH No. 93 101067) (the "Final EIR") was prepared by the San Diego Unified School District (the "District") in accordance with and pursuant to the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines and regulations adopted pursuant thereto, to assess the environmental impacts resulting from the school; and

WHEREAS, the Final EIR was approved by the District on May 10, 1994; and

WHEREAS, the following environmental document was prepared subsequent to the approval and adoption of the Southcrest Redevelopment Project: Environmental Impact Report for the

Southcrest Redevelopment Plan (EQD No. 83-0770). The Southcrest Redevelopment Plan was approved by the Council of The City of San Diego (the "Council") on April 14, 1986 by Ordinance No. O-16622 (New Series) and the information in the Environmental Impact Report for the Southcrest Redevelopment Plan was approved by the Agency on February 12, 1985 by Resolution No. 1054; and

WHEREAS, the Southeastern Economic Development Corporation, Inc., acting on behalf of the Agency, has reviewed the Final EIR for the Cesar Chavez Elementary School; and

WHEREAS, the Cesar Chavez Elementary School would be located within the Southcrest Redevelopment Project area; and

WHEREAS, the Council approved a Cooperation Agreement with the District by Resolution No. R-284521 on August 9, 1994, pursuant to which: The Agency shall sell real property to the District for the development and construction by the District of an elementary school; and

WHEREAS, the sale of real property pursuant to the Cooperation Agreement and the construction of an elementary school pursuant to the terms and conditions set forth in the Cooperation Agreement and the Southcrest Redevelopment Plan is one of the redevelopment activities assessed by the Final EIR for the Project; and

WHEREAS, the Council has reviewed and considered the environmental effects of the Cesar Chavez Elementary School Project, as shown in the Final EIR; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the Council hereby certifies that the Final EIR for the Cesar Chavez Elementary School (SCH No. 93 101067), was prepared by the District in accordance with and pursuant to the California Environmental Quality Act of 1970, as amended ("CEQA"), and State and local regulations and guidelines adopted pursuant thereto, to assess the environmental impacts resulting from the school.

2. That the Council hereby further certifies that the information contained in the Final EIR, as prepared by the District, the Lead Agency for the Project, has been reviewed and considered by the members of the City Council.

3. That the Council hereby finds and determines that:

a. The Cesar Chavez Elementary School will not result in significant environmental effects in certain respects identified in the Final EIR, as described in Section I of Attachment A (attached hereto and incorporated herein by this reference).

b. No changes or alterations have been required in, or incorporated into, the Cesar Chavez Elementary School Project, to avoid or substantially lessen certain significant environmental effects of the Project identified in the Final EIR, that are within the responsibility and jurisdiction of the Agency, as described in Section II of Attachment A (attached hereto and incorporated herein by this reference).

c. Changes or alterations which avoid or substantially lessen certain significant environmental effects of the Cesar Chavez Elementary School Project, as

identified in the Final EIR, are within the responsibility and jurisdiction of another public agency (specifically the San Diego Unified School District) and not the Agency or the Council, and such changes have been adopted by such other agency or can and should be adopted by such other agency, as described in Section III of Attachment A (attached hereto and incorporated herein by this reference).

d. With respect to significant environmental effects of the Cesar Chavez Elementary School Project which cannot be avoided or substantially lessened, specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR, as described in Section IV of Attachment A (attached hereto and incorporated herein by this reference).


e. The significant environmental effects of the Cesar Chavez Elementary School Project, which cannot be avoided or substantially lessened, are acceptable due to overriding considerations, as described in Section V of Attachment A (attached hereto and incorporated herein by this reference).

f. The sale of real property and construction of an elementary school pursuant to the Cooperation Agreement will have no significant effect on the environment except as identified and considered in the Final EIR for the Cesar Chavez Elementary School Project.

4. That the Council hereby authorizes and directs to cause the filing of a Notice of Determination with respect to the Final EIR as it pertains to the Cesar Chavez Elementary School Project.

APPROVED: JOHN W. WITT, City Attorney

By



Allisyn L. Thomas
Deputy City Attorney

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Attachment A

I. The following findings discuss the reasons why, in certain respects, implementation of the Cesar Chavez Elementary School Project will not result in significant environmental impacts.

A. With respect to Land Use:

Development and operation of the Cesar Chavez Elementary School at the project site would not result in significant adverse impacts to existing land uses because the site is vacant of development. In addition, the elementary school would be compatible with the existing and planned residential uses in the surrounding area.

The elementary school would be consistent with the land use designations shown in the Southeastern San Diego Community Plan, and would also be consistent with the Community Plan's education objective to maintain an adequate level of capacity for all public schools. While the elementary school would reduce by 53 dwelling units, the total number of units previously planned as part of the 252 Corridor Project, it would not preclude redevelopment on the remainder of the SR-252 corridor property and would not result in significant planned land use impacts.

B. With respect to Recreational Resources:

With the adoption of a joint use agreement, the outdoor physical education facilities at the school could be utilized by the general public after school hours. This would increase the amount of recreational land available to the community and would result in a beneficial land use impact.

C. With respect to Human Health and Public Safety:

The following discussion explains the reasons why the Cesar Chavez Elementary School Project would not result in significant environmental impacts to human health and public safety.

1. Potential Site Contamination: The Preliminary Phase I Site Assessment for the Project found no contaminated soils on the project site. Facilities with known environmental concerns are located at distances that provide adequate separation from the school site.

2. Hazardous Materials Use and Hazardous Air Emissions: The potential risk from users of potentially hazardous materials or potentially hazardous air emissions within one-quarter mile of the proposed site is reduced to below a level of significance as a result of two factors: 1) extremely limited potential for such uses within one-quarter mile of the site, where approximately 90% of surrounding uses are residential (i.e., non-emitters and non-hazardous materials handlers); and, 2) through required compliance with existing laws regulating hazardous materials and emissions.

3. South Chollas Creek Channel: Fencing has been installed along both sides of the channel and the school site would be separated from the channel by the realigned Alpha Street and the parcel of land north of the realigned Alpha Street. Therefore, the school's proximity to the South Chollas Creek Channel would not result in a significant human health and public safety impact for the students.

II. The Final EIR did not identify changes or alterations which have been required in, or incorporated into, the Chavez Elementary School Project to lessen certain significant environmental effects that are within the responsibility and jurisdiction of the Redevelopment Agency.

III. The following findings discuss the reasons why, in certain respects, the Final EIR identified changes or alterations which would avoid or substantially lessen certain significant environmental effects of the Cesar Chavez Elementary School Project that are within the responsibility and jurisdiction of another public agency (i.e., the San Diego Unified School District), and not the Redevelopment Agency or the City Council.

A. Traffic Impacts Along Construction Access Route 2

The Final EIR identified five potential construction access routes to the site that could be used by fill material delivery trucks and other construction-related vehicles. The use of Access Route 2 would contribute to the existing adverse traffic conditions on Main Street, south of Vesta Street, and would cause a significant traffic impact.

In order to avoid construction-related traffic impacts to Main Street, the San Diego Unified School District (the "District") shall use one of the four remaining construction access routes (Access Routes 1, 3, 4, or 5), which do not use Main Street.

B. Traffic Noise Impacts Along Construction Access Route 2

The District's use of Access Route 2 would cause traffic noise levels along Main Street, south of Vesta Street, which would exceed 65 dBA CNEL. This significant impact would be avoided by the District's use of one of the four remaining construction access routes (Access Routes 1, 3, 4, or 5), which do not use Main Street.

C. Visual Resources

Fencing may be erected around the perimeter of the school's physical education facilities. Chain link or wrought iron fencing, up to 10-feet in height, may be provided, which would result in a significant visual impact.

This impact shall be mitigated during the design of the school facilities. The District's *Landscape & Site Development Guidelines* for San Diego City Schools indicate that shrubs and vines may be used to screen fencing. This fencing would be designed in a manner that maximizes public access to the physical education area when school is not in session, but

which provides adequate security for students during school hours. Views into the school shall be maintained for security purposes.

D. Hydrology/Water Quality

The following discussion explains the reasons why the Cesar Chavez Elementary School Project would not result in significant environmental impacts to hydrology and water quality.

1. Hydrology: A portion of the project site is located within the 100-year floodplain of South Chollas Creek and would be subject to flooding in a 100-year storm event. The Project would add fill material to the floodplain to elevate the site above the floodplain. This would reduce potential flooding impacts at the site to below a level of significance. However, adding fill to the floodplain could cause additional flooding upstream, thereby causing potentially significant off-site hydrology impacts.

Prior to construction of the proposed elementary school, the District shall obtain a U.S. Army Corps of Engineers 404 permit. Issuance of the 404 permit will ensure that potential upstream flooding impacts will be maintained below a level of significance.

2. Water Quality: Grading activities at the project site may result in increased sediment being deposited into the South Chollas Creek channel during construction. This would be a potentially significant water quality impact.

The District shall obtain coverage for the construction of the proposed elementary school under the general construction activity storm water permit adopted by the State Water Resources Control Board (SWRCB) on August 20, 1992. Coverage under the general construction activities storm water permit shall ensure that potential water quality impacts will not be significant. In addition, final design and grading plans for the proposed school shall incorporate measures that limit and control runoff and erosion of the soils. These measures could include, but would not be limited to the following:

- Prohibiting grading during the rainy season.
- Limiting the extent of the area to be graded at any one time.
- Applying perimeter control measures, such as water bars or sediment traps, to protect any undisturbed areas downslope.
- Completing erosion and runoff control measures before beginning major grading.
- Keeping runoff velocities low and retaining runoff from the site through structural measures such as waterbars, and by minimizing impervious surfaces.
- Stabilizing disturbed areas immediately after final grade has been attained. This could be accomplished by revegetating cleared areas and applying seed, straw, or hydromulch.

- Preventing debris, soil, silt, sawdust, rubbish, cement, concrete or washing thereof, oil or petroleum products from entering into or be placed where it may be washed by rainfall or runoff into the creek channel.

E. Cultural Resources

Although there are no recorded prehistoric sites on the project site, because the site is located within an alluvial zone, there is a slight potential for prehistoric archaeological resources to exist. Impacts to archaeological resources, if any, would be potentially significant.

The District shall retain a qualified archaeologist to monitor initial ground disturbance activities to avoid potentially significant impacts to prehistoric resources. The archeologist shall monitor all initial ground disturbing activities, inspect any resources that may be encountered, and determine the extent of any archaeological resources present. In the event that archaeological resources are discovered, the archaeologist shall temporarily direct, divert or halt grading activities in the area of the discovery to allow recordation or recovery of potentially significant cultural resources.

F. Paleontological Resources

The southeast portion of the project site is primarily underlain by the Bay Point Formation and unnamed, nearshore marine sandstone. Due to the known fossiliferous nature of segments of this formation, impacts to paleontological resources, if any, would be potentially significant.

The District shall retain a qualified paleontologist to carry out the following mitigation program in areas underlain by the Bay Point Formation and unnamed, nearshore marine sandstone, to mitigate potentially significant impacts to paleontological resources:

- Grading plans and schedules shall be provided to a qualified paleontologist in advance of actual construction activities.
- A qualified paleontologist shall be present at any pre-grading meetings to discuss grading plans with the grading and excavation contractors.
- During grading, a qualified paleontologist shall be on-site to monitor the original cutting of previously undisturbed sediments of potential fossil bearing formations.
- In the event that well-preserved fossils are discovered, the paleontologist shall notify the District. The paleontologist shall be given the authority to temporarily direct, divert or halt grading operations to allow recovery of fossil remains in a timely manner. It may be necessary to set up a screen-washing operation on the site.
- Fossil remains collected during the salvage program shall be cleaned, sorted and catalogued and then, with the District's permission, deposited in a scientific institution with paleontological collections.

G. With respect to Noise from Site Preparation Activities

The Final EIR found that site preparation activities (i.e., unloading, distributing, and compacting import materials) could expose residences south of the project site and west of 39th Street to noise levels that exceed the City's Construction Noise Ordinance (75 dBA Leq). This would be a significant noise impact. The District shall require construction contractors to comply with all local noise ordinances. The City's Construction Noise Ordinance specifies the hours during which construction can occur and the types of equipment that can be used. This condition shall be written into the construction specifications for the project. Adherence to this condition will minimize construction/site preparation noise to the maximum extent possible. Nonetheless, construction noise impacts associated with the site preparation activities would be significant and cannot be mitigated to below a level of significance.

IV. The following discussion explains the reasons why specific economic, social or other considerations (i.e., technical considerations) make infeasible the mitigation measures or project alternatives, identified in the Final EIR, with respect to each significant effect of the Cesar Chavez Elementary School, which cannot be avoided or substantially lessened.

A. With respect to School Project Yard Noise

The Final EIR found that school yard noise could be up to 7 dBA Leq higher than the 50 dBA Leq allowed by the City's Noise Ordinance for residential uses. Therefore, residences adjacent to the outdoor school yard at the proposed elementary school could experience significant noise impacts resulting from the maximum estimated noise generated by students using the outdoor areas. The Final EIR found that significant outdoor school yard noise impacts on adjacent residences, could be reduced to below a level of significance (i.e., below 50 dBA Leq) by constructing some substantial form of barrier between the outdoor school yard and the adjacent residences. However, solid walls around the perimeter of school yards have been found undesirable by the District and local communities for both aesthetic and school yard security reasons. In addition, solid walls could prevent prevailing winds from blowing across the site. The prevailing winds would be needed to provide ventilation and cooling of the class rooms, if the proposed elementary school is not air conditioned. Thus, solid barriers around the school yard are an infeasible mitigation measure.

The Final EIR indicated that the District would consider the placement of school buildings between the proposed school yard and adjacent residences in an effort to reduce school yard noise impacts. However, based upon the District's further analysis of the site, the District found that the placement of school buildings between the school yard and adjacent residences is an infeasible mitigation measure due to the shape of the site (i.e., the site is not wide enough to allow this type of building layout).

B. With respect to Project Alternatives

The Final EIR assessed the effect of alternatives which would provide for implementation of the No Project Alternative, non-construction alternatives, and development of the proposed school at an alternative site within the study area identified in Proposition "O." The following discussion explains the economic, and other considerations (i.e, environmental considerations), which make the No Project Alternative, the Non-Construction Alternatives, and Alternate Sites infeasible. According to Section 15364 of the State CEQA Guidelines, "feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors. Hence, "infeasible," as it is used in these findings, means incapable of being accomplished in a successful manner, taking into account the considerations previously referenced.

1. No Project Alternative: The objective of the proposed project is two-fold; to provide additional capacity for elementary school students within the San Diego High School attendance area; and to assist the District in achieving the standards contained in the *Guidelines for School Project Facilities Planning (1991)*. Under the No Project Alternative, no further action would be taken by the District to provide additional capacity for elementary school students in the San Diego High School attendance area; no further action would be taken to achieve the planning standards contained in the District's *Guidelines for School Facilities Planning*; and no other action would be taken to implement the District's *Long-Range Facilities Master Plan*.

Under the No Project Alternative, the elementary school capacity within the San Diego High School attendance area would not be expanded. Existing enrollments at most schools in the attendance area are approaching the school's operating capacity and projected enrollments would continue to increase. Increased enrollments without additional facilities would preclude the District from housing the expected number of students.

The No Project Alternative would avoid the significant playground and construction noise impacts. It would also avoid potentially significant hydrology/water quality impacts, potentially significant impacts to cultural and paleontological resources. In addition, under the No Project Alternative, development of the planned residential uses included in the 252 Corridor Project would not be precluded. However, the No Project Alternative would not increase elementary school enrollment capacity, it would not implement the District's planning standards, nor would it allow implementation of the District's *Long-Range Facilities Master Plan*. Thus, the No Project Alternative would not meet the objectives of the project. In addition, the No Project Alternative would not increase the amount of recreational land available to the community and would not result in a beneficial recreational resource impact. Therefore, the No Project Alternative is not a feasible alternative.

2. Non-Construction Alternatives: The District's *Long-Range Facilities Master Plan* identifies two separate levels of solution strategies employed by the District to address its identified facilities needs. The majority of these solution strategies would not involve the

construction of new school facilities and are referred to in the Final EIR as "Non-Construction alternatives."

a. Level One Strategies: Level one strategies include double session kindergarten programs, boundary changes, the addition of portable classrooms and modification/modernization of permanent space, grade level reconfiguration, and the conversion of leased or administrative space into classrooms. The first level solution strategies are infeasible and would not meet the objectives of the project for the following reasons:

With respect to double session kindergarten programs, this strategy is already being implemented at all schools within the San Diego High School attendance area, where possible, and has not eliminated the need for additional schools.

With respect to boundary changes, this strategy would not provide additional capacity for elementary school students within the attendance area and thus would not be a feasible alternative.

With respect to the addition of portable classrooms and modification/modernization of permanent space, this is not a feasible alternative because it would not eliminate the need for additional elementary school facilities in the San Diego High School attendance area.

With respect to grade level reconfigurations, this strategy would not eliminate the need for additional elementary school facilities in the San Diego High School attendance area. This is not a feasible alternative.

With respect to the conversion of leased or administrative space into classrooms, this would not be a feasible alternative because there are no remaining opportunities for such conversions.

b. Level Two Strategies. Level two solution strategies include multi-track year round scheduling, relocation with transportation, reopening closed school sites, construction of portable classrooms, and additional construction at operating schools. The level two solution strategies are infeasible and would not meet the objectives of the project for the following reasons:

With respect to multi-track year round scheduling, this strategy is already being implemented, where possible, however, it has not provided the necessary capacity increases and would not assist the District in meeting its planning standards. Thus, it is not a feasible alternative.

With respect to relocation with transportation, while this strategy could reduce overcrowding in the area, it would not provide additional capacity for elementary school students in the San Diego High School attendance area and would not meet the objectives of the project. In addition, this strategy would not be economically feasible as a "long-term" solution due to the additional cost associated with transporting students by bus.

With respect to reopening closed school sites, this strategy is not feasible because there are no remaining closed school sites within the San Diego High School attendance area that could be reopened.

With respect to construction of portable classrooms at existing schools, this strategy would not assist the District in achieving its planning standard of limiting portable classrooms at each site to 30 percent. In addition, no additional portable classrooms could be accommodated at the existing Balboa, Brooklyn, King, or Sherman Elementary Schools because of the schools' limited site area.

With respect to additional construction at operating schools, current enrollments and anticipated growth could not be accommodated at existing school sites due to their limited site areas. In addition, this strategy would further hinder the District's ability to meet its planning standards. This is not a feasible alternative.

3. Alternative Sites

a. Previous Site: The previous EIR for the Cesar Chavez Elementary School (formerly known as the New Balboa Area Elementary School) addressed the impacts associated with developing the proposed school at a site adjacent to and immediately north of the existing Balboa Elementary School (i.e., the "previous site").

Development of the proposed Cesar Chavez Elementary School at the previous site would result in the loss of approximately 54 existing dwelling units; the displacement of an estimated 145 residents; and the displacement of one commercial establishment. These significant population, housing, and displacement impacts would be avoided at the proposed site. Consequently, the previous site would not be a feasible alternative.

b. Other Sites within Cesar Chavez Study Area: Alternative sites within the study area were reviewed to determine their potential to avoid or reduce the significant impacts associated with the proposed site. The Final EIR found that an environmentally preferred site would have the following characteristics:

- Vacant of development so that significant population, housing, and displacement impacts would be avoided;
- Located within or adjacent to a commercial or industrial zoned area, such that the playground and site preparation noise would not exceed the limits identified in the City's Noise Ordinance and Construction Noise Ordinance;
- Located outside of the zone of alluvial sedimentation deposition, such that potential impacts to archaeological and paleontological resources would not occur;
- Located in an area that is not underlain by the Bay Point Formation, such that potentially significant impacts to paleontological resources would not occur; and

- Located outside of the 100-Year floodplain, such that hydrology and water quality impacts would be avoided.

1. With respect To Housing, Population, And Displacement

There is only one vacant area within the Cesar Chavez Elementary School study area that would be large enough to accommodate a new elementary school, such that population, housing and displacement impacts would be avoided. This area is the rescinded SR-252 corridor property, the location of the proposed site.

2. With respect To School Yard and Construction Noise

Locating the proposed elementary school within or adjacent to an area that is zoned for commercial or industrial use would avoid the significant noise impacts associated with the proposed elementary school. Commercially zoned areas within the study area are located along National Avenue and along 43rd Street. However, within the commercial zone, there are no vacant sites that are large enough to accommodate an elementary school. Thus, residential and/or business relocations would be required. In addition, the average daily traffic volumes on National Avenue and 43rd Street are more than five times greater than the traffic volumes on streets in the vicinity of the proposed site. Siting an elementary school in an area with increased traffic volumes potentially increases pedestrian and bicycle hazards to elementary school children. Traffic-related noise levels along National Avenue and 43rd Street currently exceed the General Plan's maximum acceptable exterior noise levels for schools and would have a significant impact on the proposed elementary school. Therefore, an alternative site within a commercial area would not be a feasible alternative because it would result in additional potential safety and traffic noise impacts that would not occur at the proposed site, it would result in significant displacement impacts and would not avoid significant construction noise impacts associated with the proposed site.

Industrial properties in the project vicinity are located outside the study area and therefore are not a feasible alternative.

3. With respect To Archaeological and Paleontological Resources

Because the entire study area was found to be set within an alluvial zone, locating the proposed school at an alternative site would not avoid the potentially significant cultural resource impacts associated with the proposed site. In addition, the majority of the study area is also underlain by the Bay Point Formation. Therefore, locating the proposed school at an alternative site would not avoid the potentially significant archaeological and paleontological resource impacts associated with the proposed site. Because an alternative site would not avoid the potentially significant cultural and paleontological resource impacts associated with the proposed site, this would not be a feasible alternative.

4. With respect to Hydrology/Water Quality

Locating the school in a site that is outside the 100-Year floodplain would avoid the potentially significant hydrology/water quality impacts identified for the proposed site. With the exception of the eastern portion of the SR-252 corridor property, the remainder of the study area that is outside the 100-Year floodplain is currently developed. Locating a school in the developed area would result in significant housing, population, and displacement impacts. Shifting the school site one block east of the proposed site would move it out of the floodplain, but this would likely require the closure of 40th Street. The closure of 40th Street would result in adverse circulation impacts because aside from 38th and 43rd Streets, 40th Street is the only remaining north-south street in the project area that provides direct access to National Avenue. Therefore, while locating the proposed school outside the 100-year floodplain would avoid potentially significant hydrology/water quality impacts, it would either result in significant population, housing and displacement impacts or would result in a significant circulation impact that would not occur with the proposed site. This would not be a feasible alternative.

V. The following discussion describes the benefits of the Cesar Chavez Elementary School Project which outweigh the significant environmental effects of the Project which cannot be avoided or substantially lessened.

A. The 1991 Review of the District's Long-Range Facilities Master Plan identified that two new elementary schools would be needed in the San Diego High School attendance area. The proposed project implements the District's Long-Range Facilities Master Plan.

B. The District has refined its facilities planning process by developing the *Guidelines for School Facilities Planning*. These guidelines constitute proposed standards which the District will strive to achieve in future facility planning efforts. The guidelines identify planning goals or standards for school facilities in several areas including, but not limited to, school enrollment and school site density (students/acre). The District has developed optimum and maximum enrollment standards for elementary, middle, and senior high schools. For an elementary school, the optimum and maximum enrollment is 700 students and 1,000 students, respectively. Planned enrollment at the Cesar Chavez Elementary School Project would be 600 students. This would be below the District's optimum and maximum enrollment for an elementary school.

The District will also apply a standard of no more than 100 students per acre, within the constraints of limited resources and impacted communities. The average number of students per acre at the project site would be approximately 67 (600 students ÷ 8.9 acres = 67 students/acre). Thus, the proposed project would assist the District in achieving its planning standards.

C. One of the education objectives of the Southeastern San Diego (SESD) Community Plan's Public Facilities Element is to maintain an adequate level of capacity for all public schools. The Cesar Chavez Elementary School Project, by increasing the capacity for

elementary aged students in the San Diego High School attendance area, would be consistent with the educational objectives of the SESD Community Plan.

D. The Cesar Chavez Elementary School Project would provide on-site outdoor physical educational facilities, which, with a joint use agreement with the City of San Diego, could be made available for public use after normal school hours and on weekends. In addition, organized community group use of school facilities in the evenings and on weekends would be made available. Allowing the public to use the on-site physical education facilities would provide the community with an additional recreational resource. The proposed project would also be consistent with the joint-use recommendation of the SESD Community Plan.

E. The addition of new on-site recreational facilities into the community would directly benefit the community. The open space areas created by these play fields, in addition to the landscaping of the school grounds, would enhance the overall visual setting of the project area within the surrounding community.