

Facilities

Site Selection and Development

The Governing Board believes that an adequate school site should serve the district's educational needs in accordance with the district's master plan and also show potential for contributing to other community needs and functions. The Board will solicit community input whenever a school site is to be selected. (cf. 7110 - Facilities Master Plan)

The Superintendent or designee shall establish a site selection process which includes all investigations required by law and ensures that the best possible sites are acquired and developed at the least expense.

Before title to any property is acquired or an addition to an existing school site, the Board shall evaluate the property at a public hearing using state site selection standards. (E.C. 39001)

Planning, Site Reservation and Acquisition

Planning of school sites shall include the undeveloped remainder of present or possible future attendance areas in all considerations relative to size and location of school sites and responses to proposed city or county general plan amendments, specific plans, zone changes, city annexation of development agreements (Legislative Approvals) as well as proceedings pursuant to the California Environmental Quality Act (CEQA) relating to proposed Legislative Approvals.

School sites preferably shall be available with rough grades, improved ingress/egress and utilities as needed to commence construction of school facilities to serve areas within existing or proposed attendance areas including proposed development.

Land value or not to exceed land values as well as option or purchase agreements should be agreed to and executed as part of any mitigation agreement as to proposals seeking legislative approvals which mitigation agreement shall be executed with the District prior to any Legislative Approval of additional development within the District.

Size of School Sites

1. Elementary school site equals 10 net flat acres exclusive of slopes.
2. Middle school site equals 25 net flat acres exclusive of slopes.
3. High school site equals 45 net flat acres exclusive of slopes.

Site Location

1. All school sites shall be acceptable to the District and the State Department of Education and preferably shall be on a single level or with a pad differential preferable of not more than two (2) feet with care and regard to safety, site distances, as well as ingress/egress of vehicles with specific consideration given to ingress/egress of school buses during or prior to school hours as well as any special events. Slope areas preferable are not acquired and shall be maintained by a local community association or public maintenance district.
2. Sites shall not be located on major thoroughfares.
3. Sites shall not be near major commercial centers.
4. Elementary sites shall be located so as to not require students to cross major arterial streets. Middle schools shall be located so that students may cross major arterial streets at signalized locations or by means of an overpass.
5. Sidewalks shall be available on all routes to and from school sites and shall exist around the perimeter of all school sites.
6. All soils, geology and other considerations shall be addressed to the satisfaction of the District preferable prior to submittal of a proposed plan of development by a developer.
7. Site selection shall comply with all recommendations regarding site conditions as noted by the California Department of Education.

Joint Use

1. Joint use of school sites may not be feasible in all instances but will be considered by the District. Any consideration of joint use, including use of park land, will require prior approval by the District preceded by letters of intent from the public park agency outlining terms and conditions prior to any land use approvals or execution of a mitigation agreement. All land use proposals shall show acceptable sites as herein specified and any joint use proposals shall be submitted and considered as an alternative subject to execution of an appropriate joint use agreement and a mitigation agreement between the developer and the District.
2. In the event any joint use agreements are approved by the District, concurrent availability of any joint use areas shall be required to be available for use by the District so long as the school site is intended for present or future District purposes.

School Size

Future school facilities shall be planned for and 100% of the cost thereof assured to the satisfaction of the District as to accommodate 700 students at the elementary school level, 1,000 students at the middle school level and 2,000 students for high school levels. Year round utilization or increased capacity by relocatable or permanent structures in lieu of year round use will be considered to meet priority funding requirements of the State Allocation Board. Such additional cost shall be included in the mitigation amount to be paid by the project provided for by future Legislative Approvals. The District will make ongoing efforts to reduce the number of students at existing school sites which are in excess of such number of students.

1. School facilities shall be planned to permit flexible assignment of students of the District.
2. Elementary schools are to be constructed so as to be complete and operable at the beginning of any school year during which capacity of 350 to 400 students will be required to house students in the neighborhood of the proposed school. A proportionate similar requirement will be applicable to other than elementary schools.
3. Interim housing of students shall be provided for the pending completion of the permanent facilities. As to additional development, this cost shall be part of the mitigation requested by the District, as well as a fair allocation of future cost of central administration and support facilities.
4. Any unusual bussing requirements shall also be provided by the developer if required by reason of the nature of development and the location of the school sites.
5. The magnitude of the school facilities and all funding or financing shall be sufficient to provide for scheduling according to the traditional school year program.
6. The design and architectural treatment of the facilities shall be determined by the District at its discretion in consultation with any major developer having property within the area of the school site location.

Incidental Needs to be Provided for the District Include:

1. Landscaping, playing fields including equipment.
2. Sports center including swimming pool.
3. Stadium.
4. Parking.

5. Equipment: e.g., computers, furnishings as per district standards.
6. Library and library books.
7. Outdoor amphitheater.
8. Covered eating areas.
9. Community centers and public meeting rooms.

The District will establish mitigation payments by product type including interim classroom costs to be required for future land use proposals seeking Legislative Approvals from the County of Orange or cities located within the District. Also, the Governing Board and District staff will participate in efforts seeking to insure the ability of the District to require Legislative Approvals of future development occur only when mitigation of the impacts thereof have been assured to the reasonable satisfaction of the District and in accord with the provisions of CEQA and the applicable general plan of the County of Orange or a city within the District.

An ongoing effort will be made to seek to meet requirements for availability to the District for future State Funding and to support future state bond issues, a majority vote approval for local bonds and legislation continuing to allow the District to participate in consideration by the County of Orange and cities within the District of Legislative Approvals and related CEQA proceedings as to future development in the District.

(Legal Reference next page)

Legal Reference:

EDUCATION CODE

17706	Definition of self-certifying district
17724	Prior written approval of CDE for selection of school site or construction of building
35271	Power to acquire and construct on adjacent property
35275	New school planning and design, re consultation with local recreation and park authorities
39000-39014	General provisions (school sites), especially
39001	Public hearing to evaluate site
39002-39002.5	Investigation of prospective site; geological and engineering studies
39003	Approval of site acquisition
39005	Investigation of site near airport
39101	Powers concerning buildings and building sites
39120	Compliance before construction
39601-39621	Board duties re-management and control of school property

CODE OF CIVIL PROCEDURE

1263.710-.770	Remediation of hazardous substances on property to be acquired by school districts
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GOVERNMENT CODE

65402	Acquisition or disposition of property
66413.7	Written notices of proposed public school site within development; investigation and report; conditions for acquisition

PUBLIC RESOURCES CODE

21000-21178.1	Implementation of Environment Quality Act, especially
21081.6	Reporting and monitoring programs for project changes implementing mitigation findings
21091	Draft impact reports and negative declarations
21092-21092.3	Public notice
21151.2	School site proposed acquisition or addition
21151.4	Construction or alteration of facility within 1/4 mile of school
21151.8	Information re-existence of hazardous or solid waste disposal site or pipelines containing hazardous substances
21153	Local lead agency; consultations prior to completion of impact report

CODE OF REGULATIONS, TITLE 5

14001	Minimum standards
14010	Procedure for site acquisition
14011	Procedures for site acquisition, non-self-certified districts
14012	Procedures for site acquisition, self-certified districts
14013	Procedures for site acquisition, locally-funded districts

CODE OF REGULATIONS, TITLE 14

15000-15209	Review and evaluation of EIR's and negative declarations
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ORANGE UNIFIED SCHOOL DISTRICT
Orange, California

Adopted: (11-93) 9-97