

CLOVIS UNIFIED SCHOOL DISTRICT

FACILITIES

Planning

SELECTION OF SCHOOL SITES AND DEVELOPMENT

A. Site Selection Criteria

The following criteria shall be considered in the site selection process. Dependent upon the size of the site, the Superintendent or designee shall determine whether a formal (usually for intermediate and high school sites) or informal (usually for elementary school sites) study shall be conducted in the selection of school sites.

The site shall comply with the State Standards for School Site Selection set forth in California Code of Regulations, Title 5, Section 14010.

1. Site Characteristics

This factor is concerned with the physical and locational features of the site.

a. Elementary School Locational Requirements

The elementary school site should be located at least one-half mile from the nearest District boundary and one mile from the nearest existing or planned elementary school.

The site should be located in the middle of existing or proposed residential neighborhoods to allow the school to function as an activity center, to permit students to walk or bicycle to school, and to minimize the need for District-provided bus services.

b. Size

An elementary site must have a recommended gross of 18 acres, an intermediate site a recommended gross of 40 acres, and a high school site a recommended gross of 60 acres.

Educational center sites containing an elementary school, intermediate school, and high school shall have a recommended gross of 120 acres. If an all-purpose stadium, agricultural farm, and/or softball complex are included on the site, the acreage needed will increase up to a recommended gross of approximately 160 acres. An educational center that contains only an intermediate school and high school, without any other community facilities, shall have a recommended gross of 100 acres.

c. Accessibility

The site should have access to at least two existing or planned streets that can accommodate the traffic generated by a school and surrounding development. It also

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should be located to minimize the number of students who will have to cross an arterial street. Students should not have to cross an expressway to reach a school site.

Elementary school sites may be located on a collector street but should not be located on an arterial or expressway. Intermediate school, high school, and educational center sites may be located on collector or arterial streets but should not be located on an expressway.

d. Ownership Pattern

The site should involve a minimum number of parcels and owners to facilitate land assembly. The ideal case would be to have the whole school campus as a single parcel.

e. Existing Development

The site should be minimally developed. The need to displace existing structures or residences will influence the acquisition cost of the site and affect those who must be relocated.

f. Environmental and Safety Considerations

The site should have no significant environmental constraints such as flooding, exposure to excessive levels of noise or air pollution, or direct access to potential public safety threats such as open ditches or creeks.

The site should not be located near high voltage power lines (50 KV or above), high pressure gas or fuel pipelines, railroads, airport approach or departure areas, above ground fuel or water tanks, sources of hazardous materials or hazardous air emissions, or freeways and expressways.

A communications tower of greater than 50 feet in height should not be located on or near any elementary school site.

2. Site Development

This planning factor is concerned with the ease of preparing the site for construction and the availability of utility services.

a. Landfill

It is preferable to select a site with little or moderate landfill requirements. Excessive landfill would increase the costs of developing the school facilities.

b. Irrigation Ditches

The site should have minimal lengths of irrigation ditches requiring piping.

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c. Utility Service

It is preferable that the site have direct hookups to existing utility services such as sewer, water, drainage, and power. Demand for these services should be in accordance with city's and other agencies' existing or planned service capabilities.

3. Public Policy Consistency

This planning factor addresses how well the proposed site acquisition and development conforms to current policies of affected governmental agencies.

a. General and Specific Plans

The site should be in an area where urban residential development is planned and where the local planning agency can find the site consistent with its general and community plans.

b. Agricultural Preservation

The site should avoid as much as possible the loss of agriculturally productive lands. Williamson Act agricultural land contracts are intended to discourage premature urban development.

The site should not create a “leap frog” pattern of development; that is, it is preferable that it be located close to existing urban development.

4. Neighborhood Considerations

This planning factor considers how compatible the proposed site and use are with existing and future uses in the general vicinity.

a. Existing Uses

The future school site should be compatible with existing uses in the general neighborhood; that is, the surrounding uses should not impose significant adverse impacts on the school site such as excessive levels of noise, traffic, or air pollution. At the same time, the school should not adversely affect the existing uses. It is preferable for the site to be located away from the following community uses, with the least desirable listed first:

- 1) Industrial Development
- 2) Commercial/Retail
- 3) Commercial/Office
- 4) Multi-family Development

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The school site should be compatible with future uses. It should be located within a residential development area to serve a maximum number of students within the immediate area. As noted above, the site should be located away from the following uses, with the least desirable listed first:

- 1) Industrial Development
- 2) Commercial/Retail
- 3) Commercial/Office
- 4) Multi-family Development

c. Access

The school site should be centrally located within the neighborhood to promote pedestrian and bicycle use by the student population. The roadways around the school should be able to accommodate the traffic generated by the facility and surrounding uses and to provide safe, convenient access to the school.

B. Site Selection Process

As part of the District's site selection process, the Superintendent or designee shall:

1. Meet with appropriate local government recreation and park authorities to review all possible methods of coordinating planning, design, and construction of new school facilities and school sites or major additions to existing school facilities and recreation and park facilities in the community. (Education Code 35275)
2. Have the proposed site investigated by competent personnel to ensure that the final site selection is determined by an evaluation of all factors affecting the public interest and is not limited to selection on the basis of raw land cost only. If the site is located within the boundaries of any special studies zone or within an area designated as geologically hazardous in Government Code section 65302, subdivision (g), the investigation shall include any geological and soil engineering studies by competent personnel needed to provide an assessment of the nature of the site and potential for earthquake or other geological hazard damage. Such studies shall comply with Education Code section 17212. (Education Code 17212)
4. As necessary, request from a person, corporation, public utility, local publicly owned utility, or governmental agency for information necessary or useful to assess and determine the safety of a proposed school site or an addition to an existing school site, including pipelines, electric transmission and distribution lines, railroads, and storage tanks. (Education Code 17212.2, 17251)

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5. Ensure that the site meets state standards for school site selection specified in 5 CCR 14010 and comply with the procedures in 5 CCR 140011 and 14012. (5 CCR 14010-14012)
6. Ensure compliance with the California Environmental Quality Act (CEQA), including but not limited to, Public Resources Code 21151.2 and 21151.8. (Public Resources Code 21000-21177)
7. Notify the California Department of Education if the proposed site is within two miles, as measured by air line, of that point on an airport runway or a potential runway included in an airport master plan that is nearest to the site, before acquiring title to or leasing the site. (Education Code 17215)
8. Ensure compliance with Education Code section 17213 and making the determinations and findings required therein relating to the location of the site. (Education Code 17213)

In the selection and development of projects funded pursuant to the School Facilities Program of 1998 (Proposition 1A) as contained in Education Code 17070.10-17077.10, the Superintendent or designee shall ensure compliance with Education Code section 17213.1 relating to a Phase I environmental assessment. (Education Code 17213.1)

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