

#### TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

July 15, 2016



Governing Board Bonsall Unified 31505 Old River Rd. Bonsall, CA 92003

Project Tracking No: 76851-2 Re: Norman L. Sullivan Middle

County: San Diego Square Feet: 18,092 Grade Level: 6 - 8

Dear Governing Board:

Subject: Final Plan Approval - New Buildings

The California Department of Education approves the plans with the title sheet date of August 11, 2015, for the above referenced project. The plans were received on July 8, 2016. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, et seq. and Education Code 17251(c) and (d)).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

The school site for this project is 14.19 usable acres. This represents 67.89% of the California Department of Education's recommended site size of 20.9 acres, as contained in the California Department of Education's "Guide to School Site Analysis and Development(2000)," for the current CBEDS enrollment of the site and the student capacity added by this project as calculated pursuant to SAB Regulation 1859.83(d).

The California Department of Education's recommended acres for the master plan capacity of the site is 20.9 acres, to be used for purposes of requesting funding from the State Allocation Board pursuant to SAB Regulations 1859.73, related to multi-story construction, and 1859.76(a)11, related to parking structures. This site is 67.89% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

Bonsall Unified July 15, 2016 Page 2 PTN: 76851-2 Norman L. Sullivan Middle

TEACHING STATIONS	<b>GRADE LEVEL</b>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	7 - 8	9	243
Science Lab	7 - 8	1	27

Based on the standards specified in Education Code 17071.25 and the number of teaching stations in the project, the student capacity of this project is 270.

#### **CORE FACILITIES:**

Administration

Small Group Instruction

Teacher Work Room

**Toilets** 

This project consists of the construction of ten new classrooms and the removal of eight portable classrooms, for a net increase of two classrooms.

The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under the CEQA. The completion of a Phase I Environmental Site Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence construction within two (2) years of the date of this letter. Regardless of the funding source, if, prior to construction, changes are made to the plans that would affect or alter the California Department of Education's original approval (including but not limited to changes in surrounding land uses, the master plan capacity of the project, changes in code and/or regulation, or a subsequent CEQA determination), the plan may be subject to reevaluation using the most recent standards.

Bonsall Unified July 15, 2016 Page 3 PTN: 76851-2 Norman L. Sullivan Middle

Please contact the undersigned if you have questions regarding this letter.

Sincerely,

Fred A. Yeager, Assistant Director

School Facilities and Transportation Services

División

-Bedelia Honeycutt, Consultant

School Facilities and Transportation Services

Division

(562)597-0099

DP8428/P7590 cc: Architect

	6   school plan review Final Plan Worksheet
PTN <u>76851 - 02</u> (Match OPS	C: NN) DP8428 SR 5781 SA 5369 PA 7590
Growth Mod Jt Use (ORG	w/demo ) CTE Pratri MAna Super Renew
District BUNSALL UNFIED	School SullivAN Middle (ADDITION)
Date Plan Received 419-16 7-	8-16 Plan Title Sheet Date 8-11-15 0K
Site Approval Date EXISTING S	ITE Gross 17.08 Net 14:17 Acres 18,092 [
CBEDS CDE Recommended Acres /	*% of Net Useable Acres /\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
MPC CDE Recommended Acres 14	1 300 *% of Net Useable Acres 101 70 cm 67.89 %
Estimated Cost \$ 5,500,000 (Matc	th to DSA: Y N %) Changes to Education Space: Y N TYACK
District Authorized Contact Oche 715	Phone # 951-514-9204
DTSC PARAGRAPHS:	lead 4 219
NO PARAGRAPH	GRANDFATHERED CLEANUP
NOACTION/NFA	To 1/1/00 RA Apvd Draft/Final Cleanup w/4.15 RESPONSEACTIONPART EXEMPT
P1/PEA=NFA or RA Completed RA Fo	or Portion of Site w/4.15 Minor Addition CEQA REMACTIONDSGNCON
	Design & Construction w/4.15
	te 4 3 7 16 Title 5 Plan Review Checklist Attached Y N
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Computer CTE Dance Fitness Home Economics	Administration  GYMNASIUM Locker Shower  LIBRARY/MEDIA CENTER
Computer CTE Dance Fitness Home Economics Industrial/Technology Kindergarten Music Science Lab	Administration  GYMNASIUM  Locker  Shower  LIBRARY/MEDIA CENTER  MULTI-PURPOSE  Small Group Instruction  Counseling  Psychologist
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31505 Old River Road • Bonsall, CA 92003 760.631.5200 • Fax 760.941.4409 www.bonsallusd.com



Governing Board
Timothy Coen, M.D.
Erin English, Ed.D.
Richard Olson
Lou Riddle
Sylvia Tucker, Ed.D.
Superintendent
Justin Cunningham, Ed.D.
Assistant Superintendent
William Pickerina II

Date: July 7, 2016 To: Diane Day

**California Department of Education** 

1430 N Street

Sacramento, CA 95814-5901

Re: EXPEDITED FINAL PLAN APPROVAL REQUEST

RECEIVED

JUL 08 2016

SCHOOL FACILITIES

Dear Ms. Day,

Since

cc:

In response to the preliminary plan letter dated June 3, 2016, the following:

- 1. The school uses that are outside the middle school boundaries are the Maintenance and Operations department. This area is comprised of 4 lockable conex boxes where middle school supplies are held and 1 lockable trailer where M & O personnel stage in the morning. This area is off limits to students and staff. The track is used for middle school physical education and after-school intramural programs. Please see Part 4 Section G (a) where the box is checked stating the middle school education program requires football and track.
- 2. There is a staff only restroom accessed from a common hallway on the second floor which is integral to the collaboration space. This space is a staff/teacher space only and there is no student access to this restroom. There is a science prep room and biology prep room that are accessed only from these respective classrooms but these are not restrooms. There are student restrooms located outside on the ground floor on the west side of the building facing the ac paved hard court play surface. All restrooms on this campus are accessed from outside the classrooms and are monitored by campus aides for student safety.
- 3. The District has every intention at this time to remove the eight (8) portables shown on the campus map. These portables are to be evaluated as being removed.
- 4. The added capacity is 54. This is calculated by a net gain of 2 classrooms with 27 students per classroom. Please see Part 4 Section B Project Capacity is 54. The Master Plan Capacity is 633. Part 4 Section G (c) load standard table has been revised.
- 5. See letter from District legal counsel Ty Dorward of Best Best and Kreiger.

We believe we have addressed your concerns and comments and are requesting special consideration of our final plan approval request. The district will need to occupy this new building by July 25, 2016 in order to place furniture and ready the classrooms for student return on August 15, 2016. OPSC funding requirements require a complete package prior to occupancy and we are asking for your special consideration.

Please call me or Julie Zimmerman at 951-514-9206 with questions or comments as we hope to receive the final plan approval letter on or before July 14, 2016 in order to meet the OPSC timeline. Thank you in advance for your assistance in this matter.

Director Facilities, Maintenance and Transportation

William Pickering II – Asst Supt Business by email; Julie Zimmerman – by email; Project files



# TOM TORLAKSON STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

June 3, 2016

Governing Board Bonsall Unified 31505 Old River Rd. Bonsall, CA 92003

Project Tracking No: 76851-2 Re: Norman L. Sullivan Middle

County: San Diego Square Feet: 18,092 Grade Level: 6 - 8

**Dear Governing Board:** 

Subject: Preliminary Plan Review - New Buildings

The California Department of Education has reviewed the preliminary plans with the title sheet date of August 11, 2015 for the above referenced project. The plans were received on April 19, 2016.

State Allocation Board (SAB) regulation 1859.83(d) provides additional funding for projects built on sites substantially smaller than the size recommended by the California Department of Education. The district should review the project to determine if the project is eligible for supplemental funding pursuant to this regulation.

The project as approved consists of:

TEACHING STATIONS	<b>GRADE LEVEL</b>	<u>ROOMS</u>	<b>STUDENTS</b>
Classrooms	7-8	9	243
Science Lab	7-8	1	27

Based on the standards specified in Education Code 17071.25 and the number of teaching stations in the project, the student capacity of this project is 270.

#### **CORE FACILITIES:**

Administration Small Group Instruction Teacher Work Room

**Toilets** 

- The site plan shows school uses that are outside the middle school boundary, including a track and classrooms. Clarify if those areas are used solely by another school or if the middle school shares any of those areas.
- The restrooms on the second floor appear to be accessible only through the science lab and biology classroom. Identify the restrooms students in the other classrooms use.

- The Form 4.07 dated 4/19/16 states on page five that eight portables will be demolished if the high school is built. If there is the possibility the portables will not be removed, the submittal needs to classify those classrooms as loaded. Provide written clarification of the project scope change in capacity, including whether the portables are or are not to be evaluated as being removed.
- The Plan Summary describes the project as increasing capacity, but does not specify whether the added capacity is 270 with no portables removed, or 54 with eight portables removed. Clarify the capacity increase in the Plan Summary.
- If no portables are removed, the 270 added capacity represents an increase over 25% of existing capacity. The 4.07 states the district determined the scope of work was CEQA exempt. Provide an explanation from the district's legal counsel explaining how the CEQA exemption was determined.

School districts and county offices of education are required to indicate that the project is a minor addition eligible for either a statutory or categorical exemption under the California Environmental Quality Act(CEQA), or that they have complied with the requirements of Education Code 17213.1 regarding Phase I or a Preliminary Endangerment Assessment and if necessary the remediation of potentially hazardous materials. Districts and county offices shall indicate on the SFPD Form 4.07B, submitted with a request for Final Plan Approval, how they complied with this requirement.

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under the CEQA. The completion of a Phase I Environmental Site Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

This plan review cannot be construed as justification of need nor as an approval under the Leroy F. Greene School Facilities Act of 1998 (Chapter 12.5 of the Education Code commencing with Section 17070.10).

When final plans are complete, plans, reduced size plans, a construction cost estimate and an updated educational specifications (or SFPD Form 4.07/08 and SFPD Form 4.07/08B) must be

Bonsall Unified June 3, 2016 Page 3 PTN: 76851-2 Norman L. Sullivan Middle

submitted to this office for approval. If no changes to the educational specifications are made from the preliminary review submittal, districts need not submit a second 4.07/4.08C form with the final plans. Instead, please indicate in writing that no changes were made when submitting the final plans and submit the other required documents.

Please contact the undersigned if you have questions regarding this letter.

Sincerely,

Fred A. Yeager, Assistant Director

School Facilities and Transportation Services

Division

Bedelia Honeycutt, Consultant

School Facilities and Transportation Services

Division

(562)597-0099

DP8428/P7590 cc: Architect



Indian Wells (760) 568-2611

¥. . . , ,

Irvine (949) 263-2600 Los Angeles

(213) 617-8100 Ontario

(909) 989-8584

#### BEST BEST & KRIEGER ATTORNEYS AT LAW

655 West Broadway, 15th Floor, San Diego, CA 92101

Riverside (951) 686-1450 Sacramento (916) 325-4000 Walnut Creek (925) 977-3300 Washington, DC (202) 785-0600

Tyree K. Dorward (619) 525-1338 tyree.dorward@bbklaw.com

July 7, 2016

Phone: (619) 525-1300 | Fax: (619) 233-6118 | www.bbklaw.com

David Medcalf, Director Facilities, Maintenance & Transportation **Bonsall Unified School District** 31555 Old River Road Bonsall, CA 92003

> Legal Opinion Re CEQA Exemption Re:

Dear Mr. Medcalf:

#### Background and Issue

The Bonsall Unified School District ("District") has requested a legal opinion as to whether it was appropriate for the District to adopt and approve a notice of exemption ("NOE") pursuant to the California Environmental Quality Act ("CEQA") for the construction of the Two Story Classroom Building located on the Sullivan Middle School Campus ("Project"). The District prepared and filed a NOE for the Project on or about March 3, 2016, and the statutory posting period expired on or about April 18, 2016.

We understand the Project consists of the construction of a two story building consisting of 10 additional permanent classrooms anticipated to be loaded at 27 pupils per classroom. In addition, as part of the Project, the District will remove 8 portable classrooms which are currently located on the site, once the new high school on Gird Road is constructed. Currently, there are 41 classrooms on the Project site, with an approximate student capacity of 1,107 at the 27 per pupil loading standard. After the Project is ultimately completed, there will be 43 classrooms on the Project site, with a total student capacity of 1061. Based on these facts, the District seeks an opinion as to whether the Project may defensibly be found categorically exempt from CEQA pursuant to CEQA Guidelines section 15314, which permits the filing of a NOE for minor additions to school sites, where the Project does not increase the student capacity by 25% or 10 classrooms, whichever is less.

#### Short Answer

Yes, we believe it was defensible for the District to prepare and file the NOE for the Project finding it categorically exempt from CEQA pursuant to CEQA Guidelines section 15314, given that the Project only involves the construction of 10 additional permanent classrooms and the total net number of classrooms, after the planned removal of portable classrooms, is only 2 classrooms.



# BEST BEST & KRIEGER & ATTORNEYS AT LAW

David Medcalf, Director Facilities, Maintenance & Transportation Bonsall Unified School District July 7, 2016 Page 2

#### Analysis

Pursuant to CEQA Guidelines section 15314, minor additions to existing schools may be found categorically exempt from CEQA subject to certain limitations. Specifically, this exemption applies to minor additions to existing schools within existing school grounds where the proposed addition does not increase original student capacity by more than 25% or ten classrooms. Here, we believe this exemption was appropriately utilized by the District through the filing of the NOE for the Project for the following reasons: (1) First, the "new" construction only consists of 10 permanent classrooms as part of the two-story building; (2) Second, the proposed Project also includes the District's planned removal of 8 temporary/relocatable buildings; and (3) The "net" new classroom space after the planned removal of the portable classrooms only results in two (2) "new" classrooms and only 54 "new" students." In addition, even in the interim state prior to final removal of the 8 portable classrooms, the Project still only increases the existing site's classroom total by 10 and student capacity by approximately 270 which remains less than 25% of the existing student capacity of approximately 1,107.

Lastly, since the Project only involves construction within an existing school site, we also believe there are no other special circumstances that would cause the Project to have cumulative effects, affect a scenic or historic resource, involve a toxic site, or which would otherwise potentially establish a reasonable possibility that the Project may have a significant impact on the environment. In light of all of these facts, we believe that it was appropriate and defensible for the District to find the Project exempt from CEQA and file the NOE, which has now been posted for the required time period without any challenge or comment being submitted to the District by any party.

We hope that this memo assists the District in its consideration of the above described CEQA exemption issues. Please do not hesitate to contact this office if you have any additional questions or comments regarding this memo or any other CEQA issues.

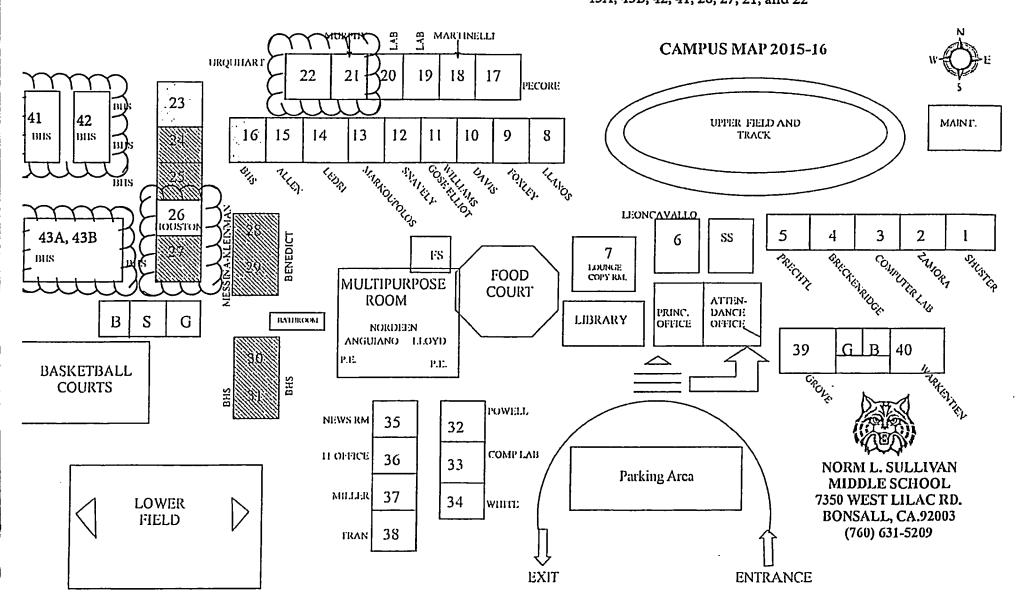
Sincerely,

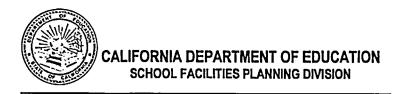
Tyree K. Dorward

of BEST BEST & KRIEGER LLP

TKD:djg

Proposed portable classrooms that will move offsite when High School students move to Gird Road Facility are: 43A, 43B, 42, 41, 26, 27, 21, and 22





SFPD 4.07 (Rev 01-15)

#### PLAN SUBMISSION REQUIREMENTS FOR NEW CONSTRUCTION

#### PART 1 - SFPD 4.07 Instructions

New Construction Projects Subject to CDE Review - Education Code Section 17070.50 requires the California Department of Education (CDE) review and approve new construction plans for school facility projects funded by the State Allocation Board (SAB). The plan review is conducted by the School Facilities Planning Division (SFPD) of the CDE. The SFPD review verifies project consistency with the design standards of California Code of Regulations, Title 5 (Title 5).

Projects subject to CDE plan review include, but are not limited to, projects funded by the following SAB programs:

School Facilities Program

Career Technical Education

Critically Overcrowded Schools

Overcrowding Relief Grant

Joint-Use

Construction plans for new school facility projects that are not funded by the SAB are not required to be submitted to CDE for review and approval; however, locally funded projects are still required to comply with the design standards of Title 5. A local educational agency (LEA) may submit plans to CDE for review to document a project's consistency with Title 5.

Preliminary and Final Plan Submission Checklists - The checklists included in this packet identifying the items needed for preliminary plan and final plan submittal must be completed and submitted with the plans.

Construction Projects on New Sites - State Funded Site Acquisition - For new school construction projects on sites that were or will be acquired with funds from the SAB, the site must receive site approval from CDE prior to CDE approval of final plans, (California Code of Regulations, Title 5, Section 14011). Contingent site approval does not qualify a project for final plan approval.

Locally Funded Site Acquisition or Use of District Owned Site Never Previously Used for School Purposes - New school construction projects on sites that were not or will not be funded by the SAB are not required to be approved by CDE; however, locally funded projects are still required to comply with the property evaluation and public noticing requirements of California Code of Regulations, Title 5, Section 14012. The Plan Summary Form, required to be submitted with the form SFPD 4.07, requires verification that the LEA's site acquisition complied with Title 5.

CDE Resources and Contact Information - The required forms and instructions necessary for submitting new construction plans to CDE are located in this packet. For more information on the plan review process, visit the SFPD Web page at http://www.cde.ca.gov/ls/fa or call 916-322-2470. Title 5 can be obtained on the Internet at http://www.cde.ca.gov/ls/fa/sf/codes.asp. Submit plans and the required documents to the following address:

> California Department of Education **School Facilities Planning Division** 1430 N Street, Suite 1201 Sacramento, CA 95814

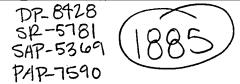
## Part 2 - SFPD 4.07 New Construction Preliminary Plan Checklist

LEA to check boxes indicating the items included in the plan submittal. Submit checklist with plans.  CDE may recommend or require changes; therefore the submission of preliminary plans is required before submission of final plans. It is not necessary to submit construction specifications. When filing for joint-use project approvals, complete form SFPD 4.11, Senate Bill 15 Joint-Use Projects Eligible Square Footage.
☐ Plan Summary Form – See instructions on the Plan Summary Form to select the correct form for either New Schools or Additions.
If the project is a new school or the demolition and replacement of 50% or more of the existing square footage, refer to the Plan Summary Form–New School to see if an educational specification is required to be submitted. Check the appropriate box below.
<ul> <li>Educational Specifications included with this plan submittal</li> <li>Educational Specifications on file with the California Department of Education</li> <li>Education Specifications not required to be submitted per Plan Summary – New School form</li> </ul>
☐ SFPD 4.07
<ul> <li>□ Part 2 - Preliminary Plan Checklist</li> <li>□ Part 4 - Project Information for New Construction, including project tracking number.</li> <li>□ Part 5 - Space Allocation Worksheet</li> </ul>
☐ Preliminary (Schematic) plans
☐ Half-size plans and matching 11" x 17" plan set. Information on half-size plans must be legible and able to be scaled; otherwise full-size plans must be submitted.
☐ Site plan must have street designations and labeled student, staff and visitor parking areas, as well as bus and parent drop-off areas.
☐ Floor plans with dimensions and spaces labeled.
☐ Dimensions and area calculations.
☐ Interiors or schedules if available.
☐ Elevations, if available.
☐ Demolition plan, if applicable. Identify the location, type and use of buildings being removed.
☐ Special Studies if Applicable - Contact the SFPD for assistance in determining whether special studies are required. If the LEA is pursuing CDE site approval for the project, the form SFPD 4.0 completed during the site review process will identify required special studies.
Physical Education Plan if site will be less than or equal to 70% of CDE recommended acres.  For elementary school, see <a href="http://www.cde.ca.gov/ls/fa/sf/pequideelement.asp">http://www.cde.ca.gov/ls/fa/sf/pequideelement.asp</a>
For middle and high school see <a href="http://www.cde.ca.gov/ls/fa/sf/peguidemidhi.asp">http://www.cde.ca.gov/ls/fa/sf/peguidemidhi.asp</a> Small School Site Worksheet if site will be less than or equal to 50% of CDE recommended acres. See
http://www.cde.ca.gov/is/fa/sf/documents/smallsitewksht.xls.  Copy of any risk analysis prepared for railroad, power line, pipeline, dam, or other site hazard. Indicate studies
submitted:

#### PART 3 - SFPD 4.07 New Construction Final Plan Checklist

LEA to check boxes indicating the items included in the plan submittal. Submit checklist with plans.

For final plan approval, CDE reviews the working architectural drawings as submitted to the Division of the State Architect (DSA). It is not necessary to submit construction specifications. At the time that final plans are submitted to CDE, the estimated total construction cost must be included. When filing for joint-use project approvals, complete form SFPD 4.11, Senate Bill 15 Joint-Use Projects Eligible Square Footage. Plan Summary Form - If there have been revisions to the plans, submit an updated Plan Summary Form. If the project is a new school or the demolition and replacement of 50% or more of the existing square footage, refer to the Plan Summary Form -New School to see if an educational specification is required to be submitted. Check the appropriate box below. ☐ Educational Specifications included with this plan submittal Educational Specifications on file with the California Department of Education ☐ Educational Specifications not required to be submitted per Plan Summary – New School form SFPD 4.07 - If the plans have been revised, submit an updated 4.07 □ Part 3 – Final Plan Checklist Part 4 - Project Information for New Construction, including project tracking number. □ Part 5 - Space Allocation Worksheet. ☑ Part 6 - LEA Certifications for New Construction required for SAB Funding. ☑ Half-size plans and matching 11" x 17" plan set. Information on half-size plans must be legible and able to be scaled; otherwise full-size plans must be submitted. ☑ Written response to any questions and/or comments in CDE's Preliminary Plan Review letter. Site plan must have street designations and labeled student, staff and visitor parking areas, as well as bus and parent drop-off areas. Floor plans with dimensions and spaces labeled. Dimensions and area calculations. Interiors or schedules. ⊠ Elevations. Demolition plan, if applicable. Identify the location, type, and use of buildings being removed. Special Studies if Applicable - Contact the SFPD for assistance in determining whether special studies are required. If the LEA is pursuing CDE site approval, the form SFPD 4.0 will identify required special studies. If previously submitted do not re-submit if information is unchanged. Physical Education Plan: If the site will be less than or equal to 70% of CDE recommended acres, provide an updated plan or indicate in writing there have been no revisions to the original plan. For elementary school, see http://www.cde.ca.gov/ls/fa/sf/pequideelement.asp For middle and high school see http://www.cde.ca.gov/ls/fa/sf/pequidemidhi.asp ☐ Small School Site Worksheet: If site will be less than or equal to 50% of CDE recommended acres, provide an updated worksheet or indicate in writing there have been no changes to the original worksheet. See http://www.cde.ca.gov/ls/fa/sf/documents/smallsitewksht.xls. Copy of any risk analysis prepared for railroad, power line, pipeline, dam, or other site hazard, if not already submitted at preliminary review. Indicate new studies or updated studies submitted at final review:



#### Part 4 - SFPD 4.07 Project Information for New Construction

#### Part 4 Section A - Contact Information

Local Educational Agency (LEA) Information

Project Tracking #	7 6 8 5 1 - 0 0 0 2 RECEIVED
County	San Diego
LEA	Bonsall Unified School District
	Sullivan MS addition SCHOOL FACILITIES
Street and Closest Cross	7350 W Lilac Rd, Bonsall, CA 92003
	LEA Contact (Please Print)
LEA Poprosontativo	William Pickering
	Assistant Superintendent, Business and Administrative Services
•	(760) 631-5200 x1000 Fax
,	
	31505 Old River Rd., Bonsall, CA 92003
⊏-ma⊪	william.pickering@bonsallusd.com
<i>⇔</i> Signature	The governing board of the LEA has authorized me to submit this application and to request exemptions pursuant to Title 5, Section 14030 (r).  LEA Contact for questions, if different from above (Please Frint)
Name	Julie Zimmerman
Title	School Funding Principalt
Phone	951-514-9206 Fax
E-mail	jzimmerman@bndesignstudio.com
	Architect Contact (Please Print)
Contact Name	Patricia Sprotte, AIA
	Sprotte + Watson
	450 S. Melrose Drive Suite 200 Vista, CA 92081-6664
Phone	760.639.4120 Fax
E-mail	info@sprottewatson.com

## Part 4 Section B - Project Information

Plans are submitted for:	☐Preliminary Review	☑ Final Approval					
	☐New School	Addition/replacement on a	an existing site				
А	inticipated SAB Funding	g Source (check all that a	pply)				
	☐ Career Technical	reer Technical					
☐ Joint-Use Type I	☐ Joint-Use Type II	☐ Financial Hardship	☐ Facility Hardship				
Overcrowding Relief Grants (ORG)	Critically Overcrowded School (COS)	Other					
	Са	pacity					
Grade Levels 7-8		Grades in Class Size Redu	uction 0				
Check Kindergarten session ☐ Double or ☐ Single	:	Will school operate on a m (MTYRE) schedule?	nulti-track year-round Yes ⊠No				
Master Plan Site Capacity 6	33	Project Capacity (this phase) 54					
Total Number of Teaching Stations in This Project 10 opertables	classrooms; demo of 8	Number of Construction Phases new classrooms; demolition of 10Increment 1 is site preparation and Earthwork. Increment 2 is Building Construction					
	Build	ling Area					
Project Area (square feet, minus any join	t-use) 18, 092	Construction Cost Estimat as reported to DSA - this fig	gure multiplied by 0.0007 to				
Joint-Use Project Area (if ar (square feet)	1y)	determine the CDE plan review fee. (Education Code Section 17251[a]) \$5,500,000					
Total Project Area (square feet) 18,092							
	Sit	e Area					
School Site Acres – Gross	17.08	Joint-Use Acres - Gross 0					
School Site Acres - Net 14.1		Joint-Use Acres - Net 0					
School Site Acres Net plus	Joint-Use Acres Net 14.69						
Status of Site Approval, if a	pplicable						

#### Part 4 Section C -School Site Safety

For LEAs constructing additional buildings or replacing existing buildings on an existing school site, the LEA must review the following *California Code of Regulations*, Title 5 standards for this school construction/replacement project and determine that the project will not create any new significant health and safety hazards or exacerbate any existing health and safety hazards to students.

Check each box to indicate compliance.

California Code	of Regulations, Title 5, Section 14010:
(d) Within 1  (e) Traffic n  (f) Active fa  (g) Flood or  (h) Near an  hazard  (i) Liquefact  (ii) Traffic/p  (m) Compati  (q) Exposur  (r) Easeme	nes/Electromagnetic fields ,500 feet of a railroad poise cult or fault trace dam inundation area above ground water or fuel storage tank or within 1,500 feet of a pipeline, which can pose a safety etion/landslides edestrian safety ble existing and proposed surrounding land uses e to adverse light, wind, and air pollution nts restricting access or building placement ,000 feet of a significant disposal of hazardous waste
Comments:	
Per Public Resourc (Check one and fill	rt 4 Section D - California Environmental Quality Act (CEQA) Status es Code sections 21000 et seq.; and CEQA Guidelines sections 15000 et seq. in dates as applicable.)
	LEA has not yet determined the CEQA status of this project (applicable for preliminary plan w only).
The LEA has co	ompleted for this project all actions required pursuant to CEQA and determined this project
∏ B. F ∏ C. F ∏ D. F	completely exempt from preparation of CEQA documents either by (check as appropriate)  _statutory, ⊠categorical, or ☐ general rule exemption; or ully covered in a Negative Declaration/Initial Study adopted by the LEA; or ully covered in a Final Environmental Impact Report (EIR) adopted and certified by the LEA; or ully covered within another lead agency's adopted CEQA document, and if necessary, the LEA as adopted a finding of no new impact.
If applicable:	
Date the	Final Environmental Impact Report or Negative Declaration was adopted:
Date the	project was approved by the LEA governing board:
Date the	Notice of Exemption or Notice of Determination was filed with the County Clerk: 3/3/16

#### Part 4 Section E - Department of Toxic Substances Control (DTSC) Determination

Per Education Code sections 17210, 17213.1, 17213.2, 17268(c); Public Resources Code sections 21083 and 21084; California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14) sections 15062, 15260, 15300 et seq.

New construction project sites are subject to the DTSC review procedures if the project: (1) will be state funded under the School Facility Program or is locally funded and the LEA requests a CDE plan approval; and (2) the project is not a minor addition to a school eligible for a statutory or categorical exemption from CEQA. The LEA's compliance with DTSC requirements is to be identified below. See SFPD and DTSC advisories and memos for details at http://www.cde.ca.gov/ls/fa/sf/toxic.asp and http://www.dtsc.ca.gov/Schools (Education Code sections 17210, 17213.1, 17213.2, 17268[c]).

(Check one and	I fill in dates as applicable.)
The LEA has:	
<b>⊠ A.</b>	Determined that this project is a minor addition to a school that is eligible for a statutory or categorical exemption from CEQA (see Part 4 Section C above). Per the Education Code Section 17268, the completion of a Phase I Environmental Site Assessment (Phase I) or a Preliminary Endangerment Assessment (PEA) and a review and approval by DTSC are not required for this project; or
□в.	Has not yet determined if the project requires DTSC review (applicable for preliminary plan review only).
The Departmer	nt of Toxic Substances Control has approved a:
☐ Phase I Er	nvironmental Site Assessment (Phase I) and determined on (date) that:
☐ B.	"No action" (i.e., no further investigation) is required for this site; or
□ <b>c</b> .	Lead-based paint and/or polychlorinated biphenyls (PCBs) and/or organochlorine pesticides (OCP) termiticides are the only potentially hazardous material issues on this site requiring further investigation or response action. The LEA has committed on the form SFPD 4.14 on (date) to conduct all such investigations or response activities under DTSC guidance; or
☐ Prelimina	ry Endangerment Assessment (PEA) on (date) and determined that:
□ <b>D</b> .	"No further action" (i.e., no further investigation) is required for this site; or
□ E.	Lead-based paint and/or PCBs and/or OCP termiticides are the only potentially hazardous material issues on this site requiring further investigation or response action. The LEA has committed on the form SFPD 4.14 on (date) to conduct all such investigations or response activities under DTSC guidance; or
□ <b>F.</b>	The <b>required response action(s)</b> must be implemented in the design and construction of the project. The DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response activities under DTSC guidance and School Cleanup Agreement; <i>or</i>
<b>□ G</b> .	The required response action(s) and proposed project construction activity are on different portions of the fully characterized site and will not negatively affect each other, and conditions will not pose a significant threat to workers. The DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to

conduct all such response actions under DTSC guidance and School Cleanup Agreement; or

□ н.		does not objecom SFPD 4.15	t to the CDE's issuing on (date) to c	s (response action) has g final approval, and the onduct all such respons	LEA has
□ 1.				further investigation) that further groundwate	
□ J.	Operations and Ma issuing final approv	intenance Agreeral, and the LEA	ement for this site ar has committed on the	ly requires activities purs nd DTSC does not object ne form SFPD 4.15 on ce and Operations and M	t to the CDE's (date) to
A. Does this	ojects Onlyincluding	those by Coun	ty Offices of Education (	Technical Facilities ion): Per Education Cod  CTE) classroom space? Section A (2) and Section	e Section 17070.52.
A (1) Provide i	nformation as it relate	es to this specific	c construction projec	et:	
CTE Industr Sector *	у	Pathway	Total Number of Classrooms	Number of Students per Classroom	TOTAL STUDENT CAPACITY
				 pols Grades Seven Thro se an additional page if	
B. Pursuant t		ction 17070.955 dvisory committe	5, how is the need fo ee, <i>Education Code</i>	n the project? r CTE facilities identified Section 8070, establishe	
Part 4 S	ection G - CDE R	ecommende	ed Acres and Ad	ditional SAB Fund	ing:
roject is eligible fo		funding. The C		t. This information is use wing information for all p	
) Physical Edu	cation Facilities				
For middle s	chools, does the edu	cational progran	n require football and	d track facilities? 🛛 Yes	s 🗌 No
	ools, does the educat Swimming pool?	tional program re		Yes □ No	

2) Diving pool?  3) Baseball field, including bleachers and dugouts?  4) Football field and track, including a stadium?  Yes No  Yes No											
o) Urban/Security/Impacted Site											
For LEAs requesting additional futhat the site size is 60% or less of Data System (CBEDS) enrollmen calculated in Education Code Sec	f the CDE- it of the site	recommer e and the	nded site si number of s	ize based or	n the curre	ent California E	Basic Educa	ational			
For the CDE portion, CDE will use at 25, Grades 7-12 at 27, Severe assume even distribution among grequest.  LEA Completion	Special Da	ay Class (	SDC) at 9,	Non-severe	SDC at 1	3. For added	capacity, C	DE will			
						Special Ed.	Special Ed.				
Grades	Kinder.	1-3	4-6	7-8	9-12	Nonsevere	Severe	Total			
Current CBEDS Enrollment of School (as adjusted for MTYRE, if applicable)			168	411				579			
CDE Completion											
CDE Verification of CBEDS						•					
Net Capacity Added by This Project SAB Regulations sections 1859-1883(d) Education Code Section											
17071.25(a)(2)											
17071.25(a)(2) Non-severe Special Education/ Severe Special Education											

c) Site Development Allowance and Multi-story Construction

'Based on the Guide to School Site Analysis and Development,

\*CDE-Recommended Acres

2000 Edition

A new construction project may be eligible to receive funding for site development. In addition, SAB Regulations sections 1859.73 and 1859.76(a)(11) provide additional funding for the construction of multistory school buildings and/or parking structures.

*NOTE:* These allowances are made in addition to funds provided for Excessive Cost Due to Urban Location, Security Requirements, and Impacted Site, above.

Report the master plan capacity of the total site for the grade levels served at the site.

CDE will use information from SFPD 4.07 Part A to calculate kindergarten loading. CDE will assume even distribution among grade levels unless LEA requests a specific distribution and the plans support such a request.

Net Usable Acres as a Percent

of CDE-Recommended Acres

#### LEA Completion - LEA may use LEA or State loading standards.

Grades	Kinder.	1-3	4-6	7-8	9 – 12	Special Ed. Non-severe	Special Ed. Severe	Total
Master Plan Site Capacity (Students)			168	411+54				633

#### **CDE Completion**

Grades	Kinder.	1-3	4-6	7-8	9 – 12	Special Ed. Non-severe	Special Ed. Severe	Total
*CDE-Recommended Acres			<b>!</b>					
thought at the Colds to Cohool City A		1	000 E 1111				5	

<sup>\*</sup>Based on the Guide to School Site Analysis and Development, 2000 Edition

Net Usable Acres as a Percent of CDE-Recommended Acres Based on Master

#### Part 5 SFPD 4.07 Space Allocation Worksheet

County	Project Tracking Number											
San Diego	7		6	8	5	'	1	-	0	0	0	2
Local Educational Agency	School									<u> </u>		
Bonsall Unified School District	Sulliva	n MS	S									

1. **Teaching Stations:** Include all teaching stations (TS) where instruction occurs and creates capacity. Use LEA loading standards for calculation of capacity. Teaching stations with the same size and loading standard may be grouped on one line. Indicate whether kindergarten classes are single-session or double-session. *Attach additional sheets if necessary*.

For projects not using traditional classroom settings, provide a narrative in lieu of the matrix below. Describe how spaces will be used. For example: The 1,000 student high school will contain four 250 student small learning communities (SLC). Each SLC will have a large lecture area cable of seating 125 students and eight small group instruction spaces that will be used for project based activities. Science, art, and music will be provided in separate facilities that will be used by every SLC. See educational specifications for greater detail.

Α	В	С	D	E	F	G	Н
Building ID	Space ID	No. of Spaces	Grade Level	Educational Program Description Describe Curriculum and Program Activities	LEA Loading Standard	TS Capacity (C X F)	Square Feet per Space
				See attached tables			
					<u> </u>		
						<del> </del>	
ļ			· · · · · · · · · · · · · · · · · · ·			·	
<del></del>							<u> </u>
}	-						
				7.00			

2. Essential Support Facilities: Identify the square footage of any of the following areas included in the plan:

Α	В	С	D
Building ID	Square Feet	Student Capacity	Square Feet per Student
Multipurpose		Dining	
Room/Cafeteria		Assembly	
Kitchen			
Administration		,	
Library			
Gym			
Show/locker			
Other:			
Other:			

3. Academic Support Spaces: List the spaces used for academic support functions such as computer rooms, space for English Language Learners, Title 1, Parent room, etc.

Α	В	C
Building ID	Educational Program Description	Square Feet

#### Part 6 - Local Educational Agency Certifications

# Required for SAB Funding for New Construction Sign at Final Plan Submittal.

This form is not required to be certified for preliminary review.

County	Projec	t Tracki	ng Num	ber						
San Diego	7	6	8	5	1	_	0	0	0	2
Local Educational Agency (LEA)	School									
Bonsall Unified School District	Sullivan Middle School				ſ					

**Project Change of Scope -** The LEA will provide written notification and revised plans if the scope of the project is changed and affects a standard contained in *California Code of Regulations*, *Title 5*, Section 14030, including but not limited to:

- a. Number, location, size, type, use, and phasing of buildings/classrooms
- b. Traffic planning to include:
  - i. Traffic flow
  - ii. Parking lot design change
  - iii. School bus drop-off/pick-up locations
  - iv. Parent drop-off/pick-up locations
  - v. Fire access routes
  - vi. Service vehicle routes

The CDE will review the changes, and if appropriate, issue a supercede plan approval letter. The supercede letter may be used as evidence of CDE approval of a scope change as required on the Project Information Worksheet submitted to the Office of Public School Construction (OPSC).

**CERTIFICATIONS** - I certify, as the local educational agency representative:

- 1. The information reported on this form is true and correct and that the above named local educational agency has reviewed the *California Code of Regulations*, *Title 5* standards, cited in Section 1 herein, for this school construction/replacement project and has determined that the project will not create any new significant safety hazards or exacerbate any existing safety hazards to students;
- 2. The LEA will provide to CDE written notification of any changes that occur after final plan approval in the project scope as defined in the project change of scope above that affect a standard contained in *California Code of Regulations*, *Title 5* Section 14030;
- 3. Pursuant to Education Code Section 17077.10 every permanent or portable classroom in this project will be provided a telephone that is a hard-wired or wireless connection to a public-switched telephone network; and
- 4. If a different and/or additional California Environmental Quality Act (CEQA) document (e.g., negative declaration, environmental impact report, or supplement) is adopted for this project subsequent to this certification, the local educational agency shall immediately notify the SFPD and the OPSC, and if necessary comply with all then applicable Education Code requirements involving the DTSC (e.g., Phase I, Preliminary Endangerment Assessment, or Response Action).
- 5. If the LEA is made aware of a previously unidentified hazardous materials/waste issue credibly affecting the safety of this site subsequent to this certification, the LEA shall immediately notify CDE and DTSC prior to commencement of construction and if necessary comply with all then applicable Education Code requirements involving DTSC (e.g., Phase 1, Preliminary Endangerment Assessment, or Response Action). Note that DTSC has enforcement authority including the ability to revisit prior determination, stop construction or enforce a cleanup should there be evidence of potential endangerment.

William Pickering	Assistant Superintendent, Business and Administrative Services
Name of Authorized Local Educational Agency Representative	Title
William Pickering FL	7/7/2016
Signature of Authorized Local Educational Agency Representative	Date
De gray	

Α	В	C	D	E	F	G	Н
Building ID	Space ID	No. of Spaces	Grade Level			Capacity (C X F)	Square Feet per
NEW CLASSROOM BUILDING (FIRST FLOOR)						:	
	101 - LEARNING STUDIO #1	1	9-12	Instructional Classroom Space	30	30	992.3
	102 – LEARNING STUDIO #2	11	9-12	Instructional Classroom Space	30	30	967.4
	103 – LEARNING STUDIO #3	11	9-12	Instructional Classroom Space	30	30	966.00
	104 – LEARNING STUDIO #4	1	9-12	Instructional Classroom Space	30	30	961.14
	105 - LEARNING STUDIO #5	1	9-12	Instructional Classroom Space	30	30	960.40
	106 - FLEX SPACE	_1	9-12	Student Collaboration and Small Group Learning			1,497.78
	107 - STAIR #1			Building Circulation.	-	<u> </u>	212.74
	108 - STAIR #1 LANDING	<u> </u>	-	Building Circulation.	<u>.</u>		295.32
	109 – ELEVATOR LOBBY			Building Circulation.	-		58.6
	110 - ELEVATOR			Building Circulation.	•		68.0
	111 - ELEVATOR MACHINE ROOM		•	Building Support Space.	•		97.9
	112 - BOYS RESTROOM		-	Building Support Space.		•	233.2
	113 - CUSTODIAL	<u>.</u>		Building Support Space.	-		86.1
	114 - GIRLS RESTROOM			Building Support Space.	<del>-</del>		231.2
<del> </del>	115 – WATER HEATER			Building Support Space.		-	45.8

•

Α	В	С	D	E	F	G	Н
Building ID:	Space ID	No. of Spaces	Grade Level	Educational Program Description Describe Curriculum and Program Activities	LEA Loading Standard	TS Capacity (C X F)	Square Feet per Space
	116 - STAIR #2 LOBBY		•	Building Circulation.	•	•	221.23
	117 – STAIR #2	<u>.</u>	•	Building Circulation.		<u> </u>	207.03
	118 – DATA	 		Building Support Space.		<u>-</u>	94.50
	119 - ELECTRICAL			Building Support Space.	•		96.18
	COVERED WALKWAYS	7					1,017.64
	TOTAL FIRST FLOOR						9,310.85
NEW CLASSROOM BUILDING (SECOND FLOOR)							
	201 - LEARNING STUDIO #6	1	9-12	Instructional Classroom Space	30	30	974.97
	202 – LEARNING STUDIO #7	1	9-12	Instructional Classroom Space	30	30	960.00
	203 – LEARNING STUDIO #8	1	9-12	Instructional Classroom Space	30	30	970.61
	204 – BIOLOGY LAB #2	1	9-12	Instructional Classroom Space	30	30	964.11
	205 – CHEMISTRY LAB #3	1 .	9-12	Instructional Classroom Space	30	30	1,247.81
	206 – CORRIDOR	•		Building Circulation		-	590.31
	207 - STAIR #1			Building Circulation.	•		213.51
	208 - STAIR #1 LOBBY	-		Building Circulation.		<u> </u>	303.26

K. . .

В C D Ε F G Н Α Square Feet per Grade Educational Program Description LEA Loading T TS No. of Building Space Capacity Describe Curriculum and Program Activities Space A Spaces Standard Level (CXF) 209 - ELEVATOR LOBBY Building Circulation. 58.66 210 - ELEVATOR Building Circulation. 67.74 Lab Preparation and Storage Space 211 - PREP ROOM B 1 9-12 97.45 212 - STAFF RESTROOM **Building Support Space.** 85.42 213 - TEACHER **COLLABORATION SPACE** 1 Teacher Workroom and Collaboration Space 541.98 114 - STAIR #2 LOBBY Building Circulation. 329.81 215 - STAIR #2 **Building Circulation.** 207.03 Building Support Space. 216 - DATA 61.40 125.07 217 - PREP ROOM A 1 9-12 Lab Preparation and Storage Space Building Support Space. 218 - R00F ACCESS 17.35 276.51 213 - Principal's Office 1 Office 220 - Administrative Assistant's Office 1 Office 219.63 **Roof Overhangs** 2 496.06 TOTAL SECOND FLOOR 8,781.06 TOTAL BUILDING SQUARE 18,091.91 FOOTAGE

A . . . .

# Instructions for SFPD Plan Summary–Addition California Department of Education School Facilities & Transportation Services Division – July 2010

Project Design Plan Summary for Additions

#### **INSTRUCTIONS:**

#### **Purpose of Plan Summary Form**

The Plan Summary form allows an applicant local education agency (LEA) to describe a project's compliance with school design standards contained in *California Code of Regulations*, *Title 5* (Title 5), Section 14030, and, if necessary, to request and justify any exemption to a standard.

#### **Projects Requiring the Plan Summary Form**

LEAs requesting California Department of Education (CDE) approval in order to apply for new construction funds from the State Allocation Board (SAB) (see *Education Code* Section 17070.50) for a new school or an addition to an existing school must submit a completed and signed Plan Summary form for that project. New school projects require the Plan Summary - New School form. Specifically:

- New schools are to use the Plan Summary New School form.
- Additions to a school that add student capacity are to use the Plan Summary Addition form.
- Projects with a scope that demolishes and rebuilds 50 percent or more of a school's square footage are to use the Plan Summary - New School form regardless of whether new construction or modernization funds are to be requested from the SAB.
- Projects with a scope that demolishes and rebuilds less than 50 percent of a school's square footage are to use the Plan Summary - Addition form regardless of whether new construction or modernization funds are to be requested from the SAB.

#### **Collecting Information for the Plan Summary Form**

The information needed to complete the Plan Summary form can be found in an LEA's educational specifications, master plan and other existing documents. The Plan Summary form is focused on Title 5 standards and does not take the place of comprehensive educational specifications. For information on the development of a comprehensive educational specification, see CDE Publication:

Educational Specifications, Linking Design of School Facilities to Educational Program

Available on line at: <a href="http://www.cde.ca.gov/ls/fa/sf/documents/edspecs.pdf">http://www.cde.ca.gov/ls/fa/sf/documents/edspecs.pdf</a>

#### **Submittal Process for the Plan Summary Form**

- For preliminary plan review and approval, a Plan Summary form is required, along with other
  materials cited on the Form SFPD 4.07 or Form SFPD 4.08 as applicable. Preliminary plans
  are to be submitted at the schematic drawing stage, that is, when the plans are 20 to 30
  percent complete.
- 2. For final plan review and approval, only an update of information from that submitted in the preliminary plans is required. If no changes have been made since the preliminary submittal, indicate in a cover letter and do not submit another Plan Summary form.

#### SFPD Plan Summary Form - Addition Project Design Plan Summary for an Addition to an Existing School

County	Proje	ect T	racki	ng Ni	umbe	er				
San Diego	7	6	8	5	1	_	0	0	0	2
Local Educational Agency	School				4.					
Bonsall Unified School District	Sullivan Middle School									

#### Instructions

Local Educational Agencies (LEAs) requesting the California Department of Education's (CDE) review and approval of school construction plans for new school buildings on an existing school site must complete a Plan Summary – Addition form. The LEA may reference information in other documents. For example, the LEA's response to the master plan enrollment may be "See page 12 of educational specification," or "See page 5 of master plan." Provide any cited documents. Indicate if cited document is already on file at CDE.

Describing Title 5 Compliance on the Plan Summary Form

While completing the form, review each relevant Title 5 subsection and respond to all relevant requirements. For example, in response to the design of a science laboratory, indicate that locked storage, fume hoods, eye-wash, and other noted requirements are provided. See Title 5, Section 14030(i) (1). If an exemption of a Title 5 standard is requested, indicate and demonstrate that the educational appropriateness and safety of a school design will not be compromised by the alternative to the standard.

Many Title 5 standards are performance based. For example, Title 5, Section 14030 (I) requires comfortable and adequate visual conditions, a performance based standard, but does not create a specific numeric standard. The design of this Plan Summary form allows LEAs to describe programming, scheduling, and design features that will allow the project to meet the Title 5 standards.

Complete the following sections, either on this form or by attaching additional sheets.

#### 1. Project Description

Provide an overview of the scope of the project including the number of classrooms and student capacity added, buildings constructed, and any demolition or removal of buildings. The project consists of the construction of a new 2 story 18,092 SF classroom building on the Norman L Sullivan MS campus. The building includes 10 instructional classrooms - 1 Chemistry Lab, a biology classroom and 8 learning studios (classrooms), 1 student flex area for student collaboration and small groups (not loaded), a teacher collaboration space, staff and student restrooms, 2 offices and support spaces.

#### 2. Master Planned Enrollment

Indicate the master plan enrollment of the school. Master planned enrollment for purposes of completing CDE forms is the maximum number of students enrolled at a school at one time on build-out of the school campus. For schools operating on a multitrack-year round education program, off-track students are not included. Include any County Office of Education special education students planned for the school. Submitted plans must identify future expansion areas, unless the master planned site is being completed in the current project. The master planned enrollment will be 633 students based on a net increase of 2 classrooms loaded at 27 students each.

#### 3. Specialized Classrooms (Title 5, sections 14030[h])

Discuss whether the project will result in relocation or revision of specialized classrooms, such as kindergarten, art, science, special education, etc. or whether an increase in capacity will result in a need for more specialized classrooms. If so, describe how this issue is addressed. **No specialized classrooms are being displaced.** 

#### 4. Multipurpose Room and Cafeteria (Title 5, Section 14030[k] [1])

Describe whether the existing dining and assembly area will be sufficient for increased capacity. If the school is an open campus high school, consider the percentage of students not eating on campus. If outdoor dining is provided discuss how indoor and outdoor dining areas are to be supervised. The existing Multipurpose Room and Cafeteria is sufficient for the increased capacity. Previously, a 378SF addition was added to the north side of the existing kitchen where a new walk in cooler was installed. In addition to this, an indoor food service line was added to the south side of the existing kitchen. Before construction, the food service line was outdoor so the contractor framed new walls out of CMU, added windows, a door, and added three skylights. The existing kitchen space was modified by the addition of new sinks, shelving, prep tables, and gas ovens and the existing concrete floor was given an epoxy coating. In addition, an outdoor shade structure was added to the campus.

#### 5. Physical Education (Title 5, Section 14030[b])

Identify physical education teaching areas and how many students will participate in physical education. If the site is less than 70 percent of California standard size pursuant to Title 5, Section14010(b), submit the physical education plan, per SFPD Physical Education Guidelines, available on SFPD Web page. All students participate in physical education. The increased capacity will not affect the current Physical Education program on campus.

For Elementary Schools: http://www.cde.ca.gov/ls/fa/sf/peguideelement.asp

For Middle and High Schools: <a href="http://www.cde.ca.gov/ls/fa/sf/pequidemidhi.asp">http://www.cde.ca.gov/ls/fa/sf/pequidemidhi.asp</a>.

#### 6. Administration (Title 5, Section 14030[k] [2])

Discuss whether existing administrative space is adequate or whether additional counselors, vice-principals, and support staff will be necessary for the increased capacity. If so, discuss where offices will be provided. The exisiting Administration and Student Services building is aqeduate.

#### 7. Library (Title 5, Section 14030[k] [3])

Discuss existing library space and the extent of its ability to serve the increased numbers of students and teachers. The new building consists of a technology-rich environment. The technology centered curriculum will emphasize online research. The existing Library on the campus is adeaquate in size and can accommodate the increased capacity.

#### 8. Toilets (Title 5, Section 14030[n])

Indicate the location of toilet facilities provided in the project. Refer to Title 5 for provision and supervision of restroom facilities and for reference to Title 24 regulations. Consideration must also be given to staff needs. Toilet facilities will be located in the new story building to accommodate; girls, boys and staff in separate areas.

#### 9. Parking and Drop-Off (Title 5, Section 14030[b])

Discuss whether the project will result in relocation or revision of staff and visitor parking and/or parent, special education or bus drop-off areas. Discuss the extent to which existing parking and drop-off areas are sufficient to serve the increased capacity. The existing parking and drop-off area is more than adequate to handle the new capacity of the project.

#### 10. Middle and High School Gymnasium (Title 5, Section 14030[j])

Discuss the extent to which the existing gymnasium is sufficient to serve the increased capacity, or whether the increased capacity creates a need for a larger or a second gym. If a second gym is necessary, identify its location. The existing MPR can be utilized for some physical education instruction. Use of the MPR is scheduled to accommodate all students.

# 11. Shower/Locker Rooms (Title 5, Section 14030[j] [2]) – (MIDDLE AND HIGH SCHOOLS GRADE STUDENTS ONLY)

Discuss the extent to which the existing showers and lockers are sufficient for the number of students who will be participating in physical education. **Dressing rooms, showers and lockers are provided in the existing MPR building.** 

#### 12. High Schools - Student Parking (recommendation)

Discuss whether student parking lot, if any, is sufficient for the increased master planned capacity. N/A

#### 13. Certifications

The information contained in this Plan Summary is the best available at the time of certification and the governing board of the LEA has authorized me to submit this Plan Summary and to request standards exemptions pursuant to Title 5, sections 14010 (u) and 14030 (r).

William Pickering	Assistant Superintendent, Business and Administrative Serv
Name of Authorized Local	Title
Educational Agency Representative	
Olliantickung	07/07/2016
Signature of Authorized Local	Date
Educational Agency Representative	01.0
760-631-5200	william.pickering@bonsallusd.com
Telephone Number	F-mail



# BONSALL UNIFIED SCHOOL DISTRICT

2 STORY BUILDING **INCREMENT 2** 

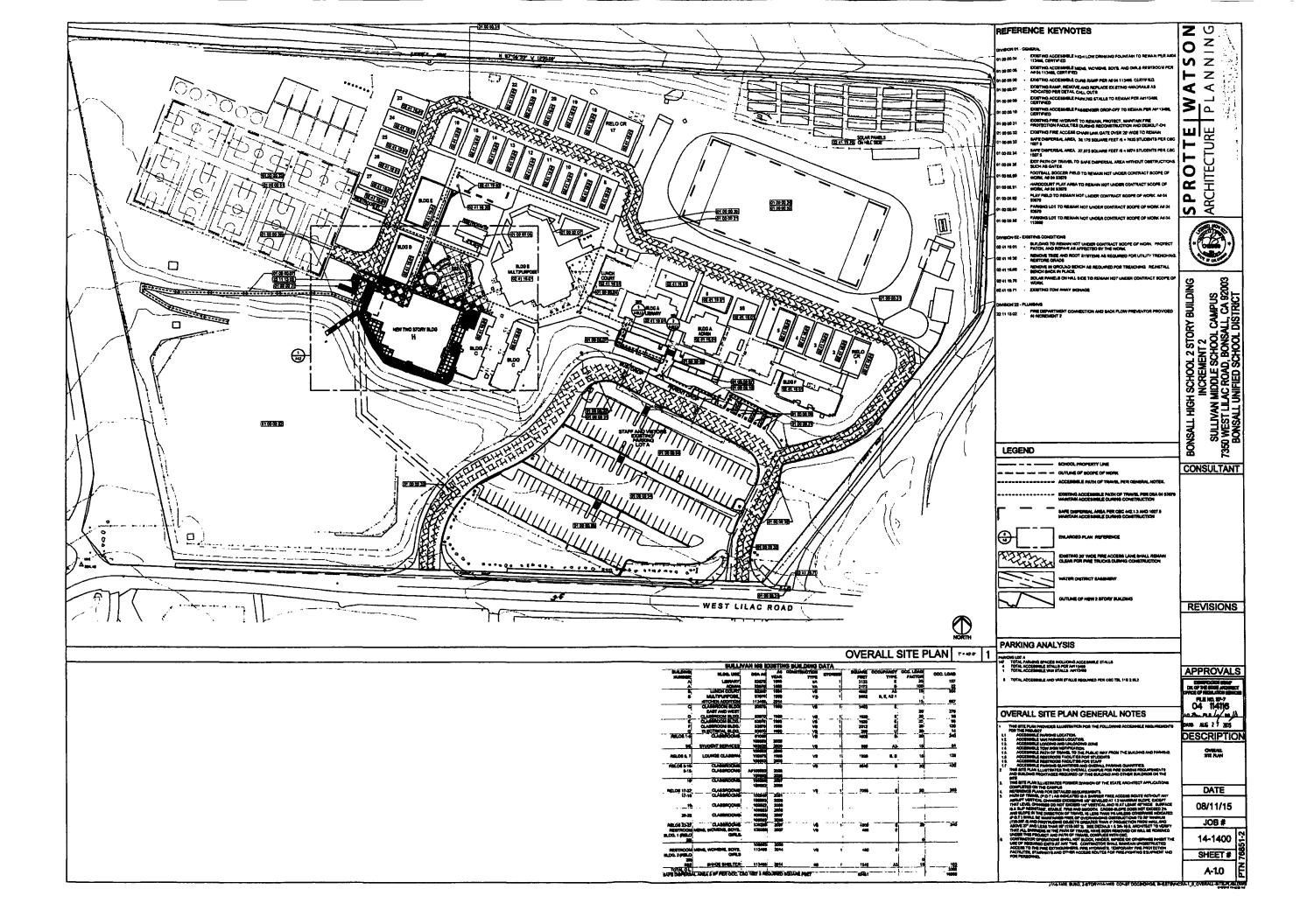
SULLIVAN MIDDLE SCHOOL CAMPUS

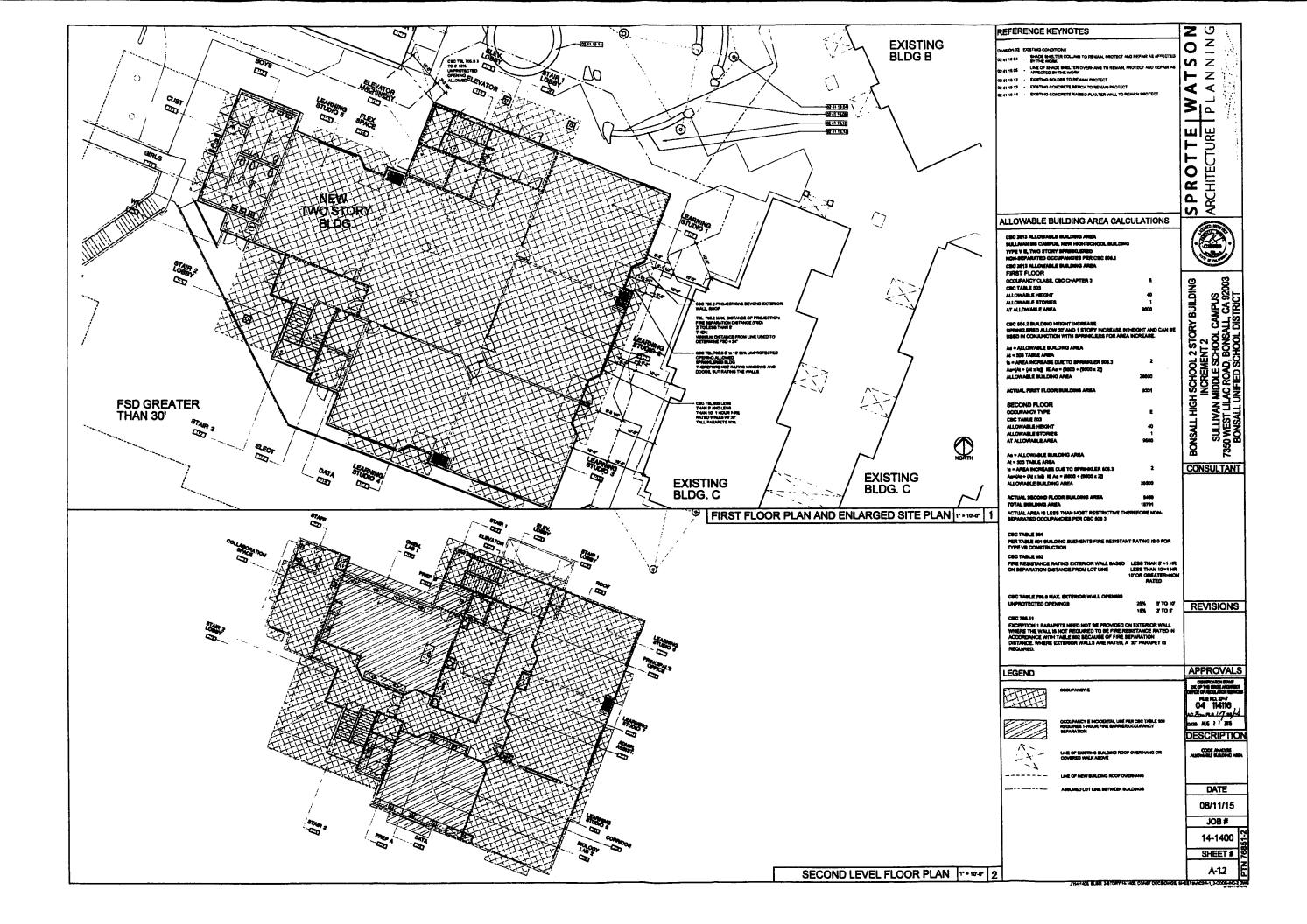
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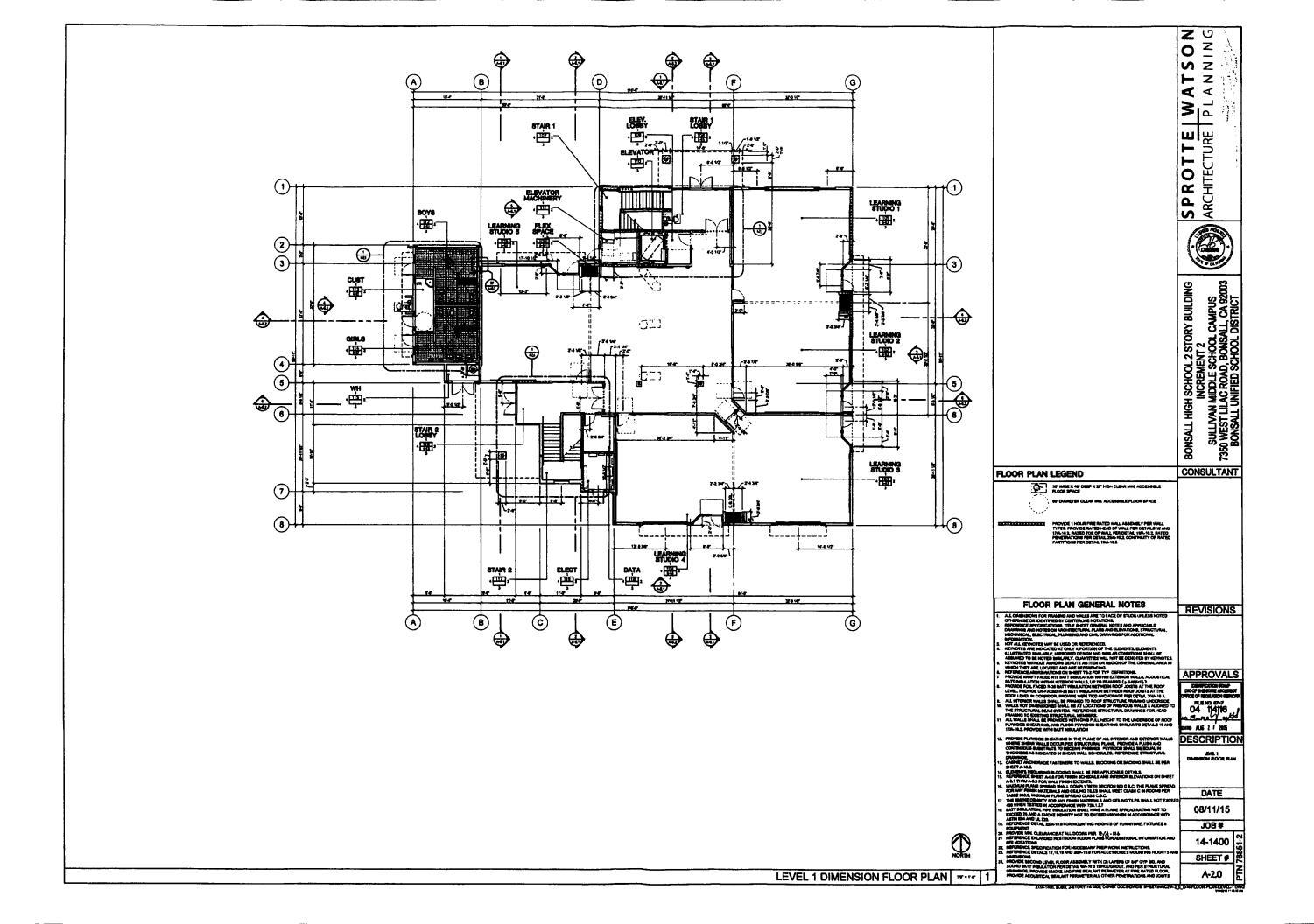
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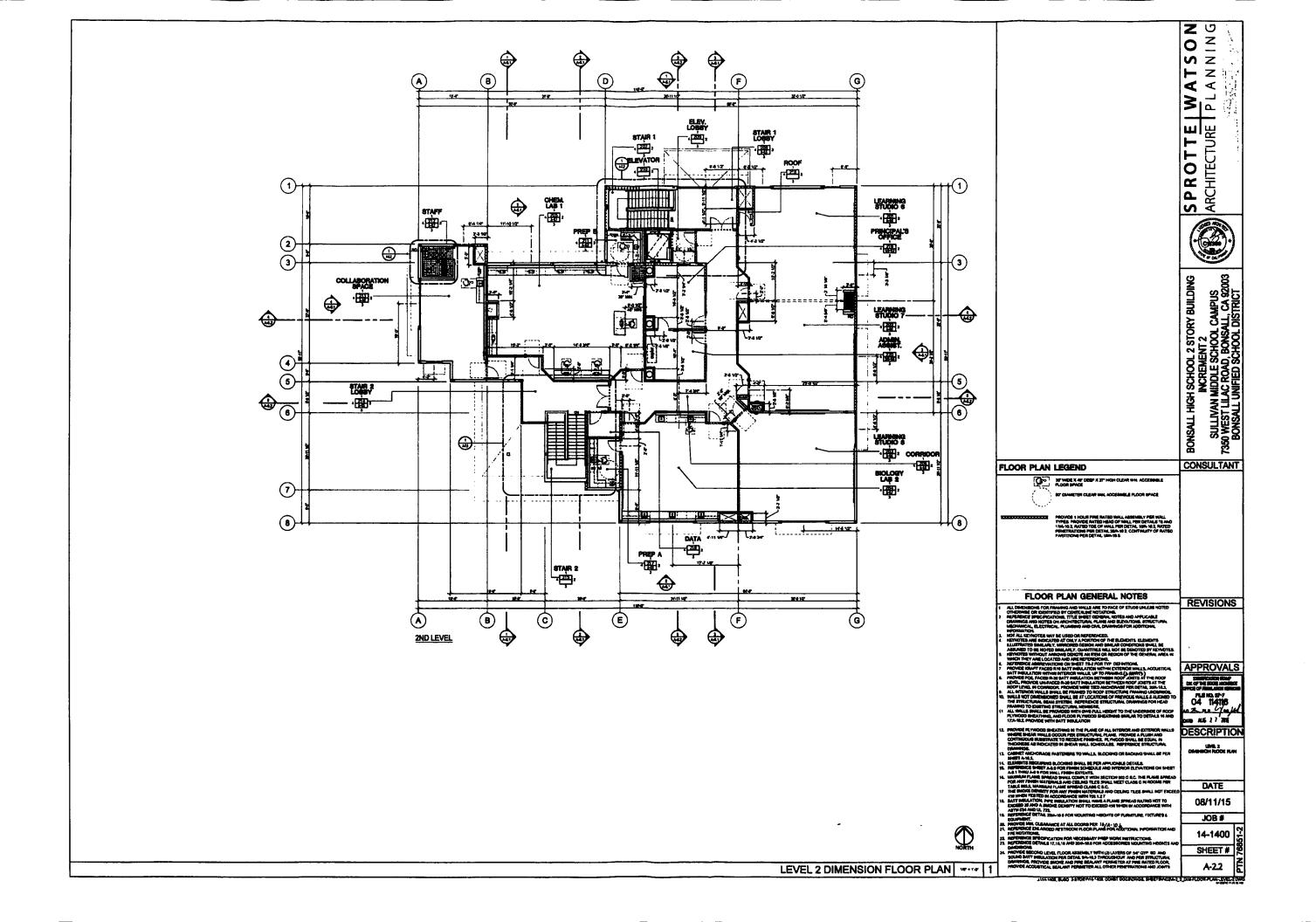
SCHOOL FACILITIES

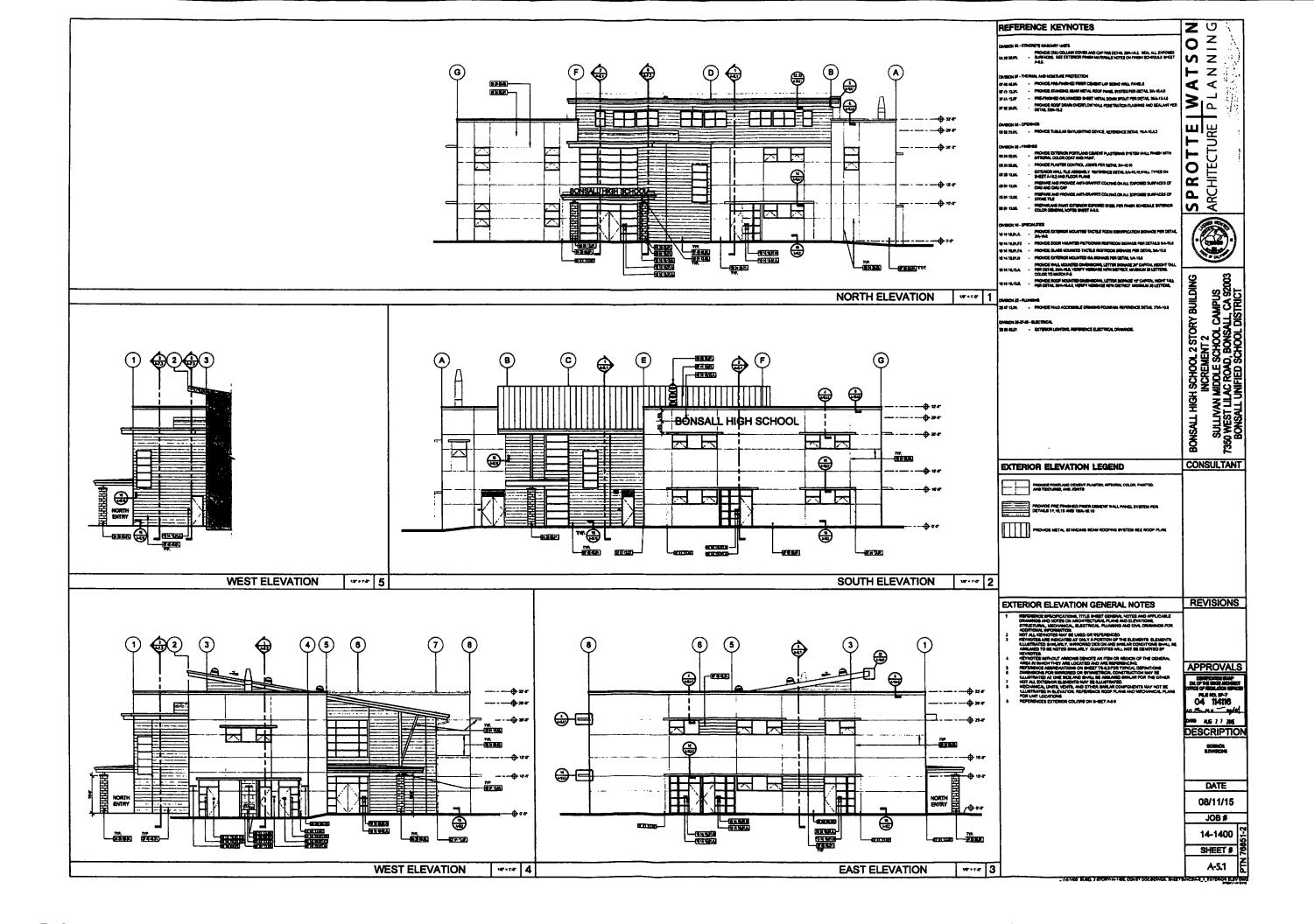
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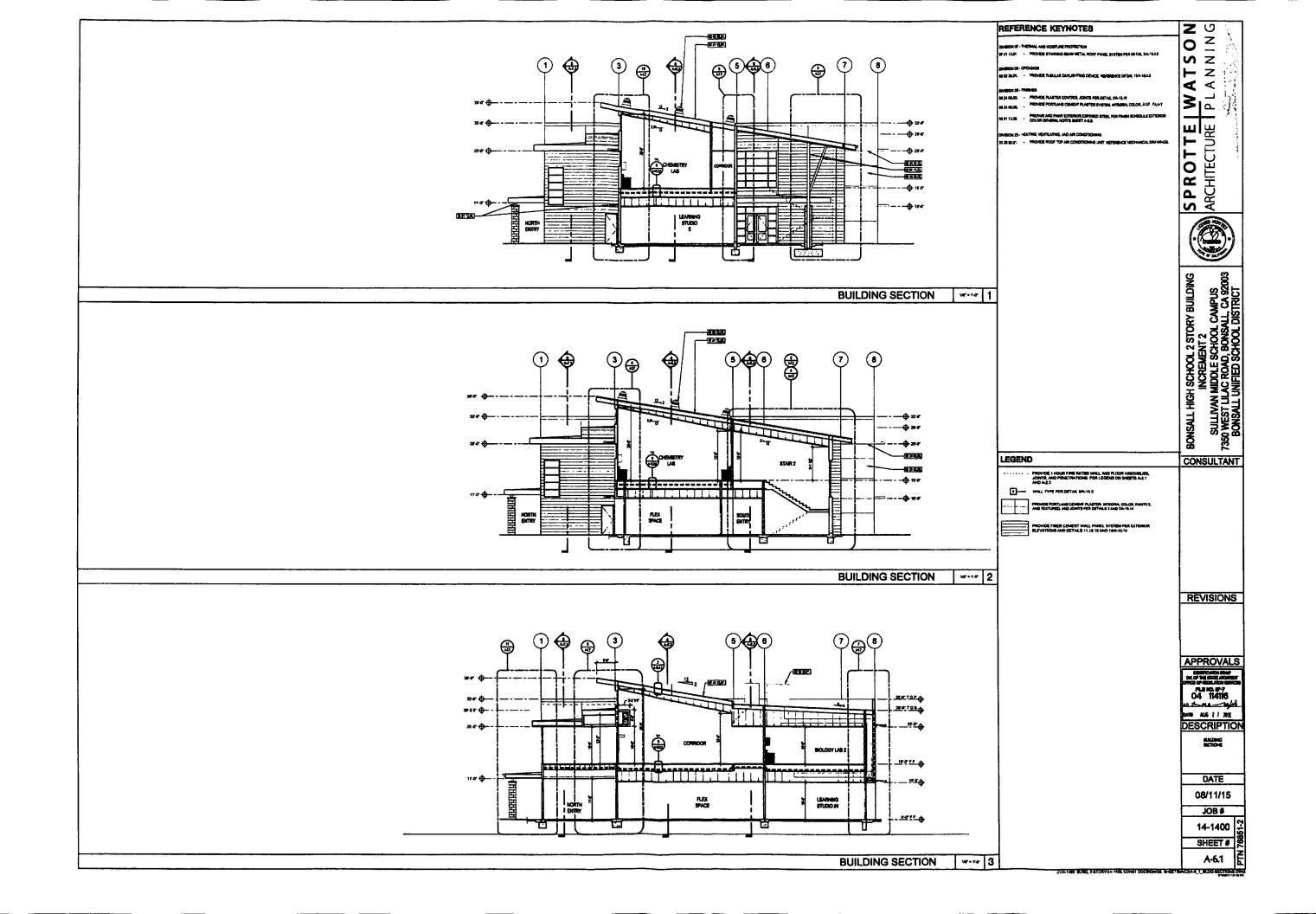


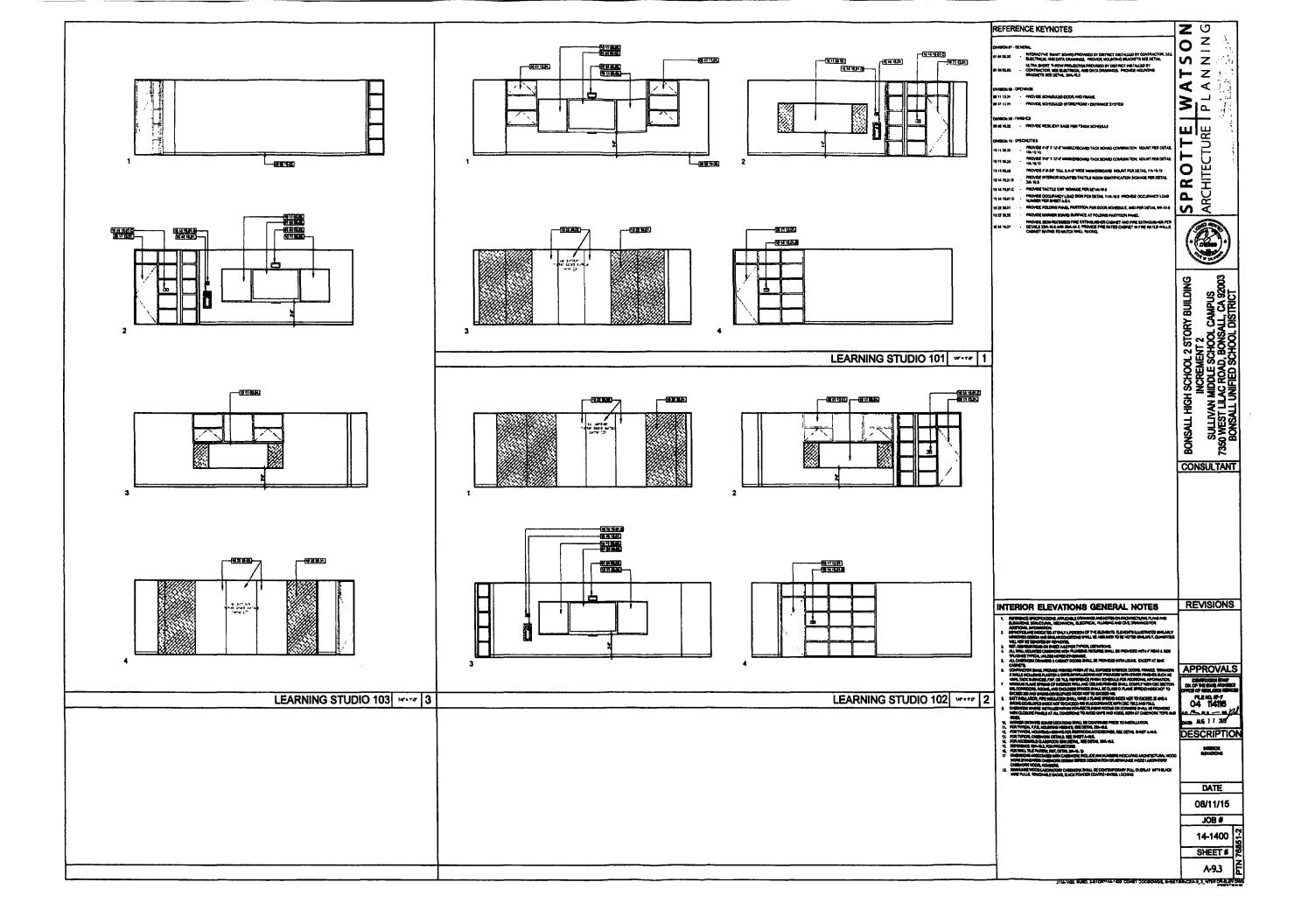


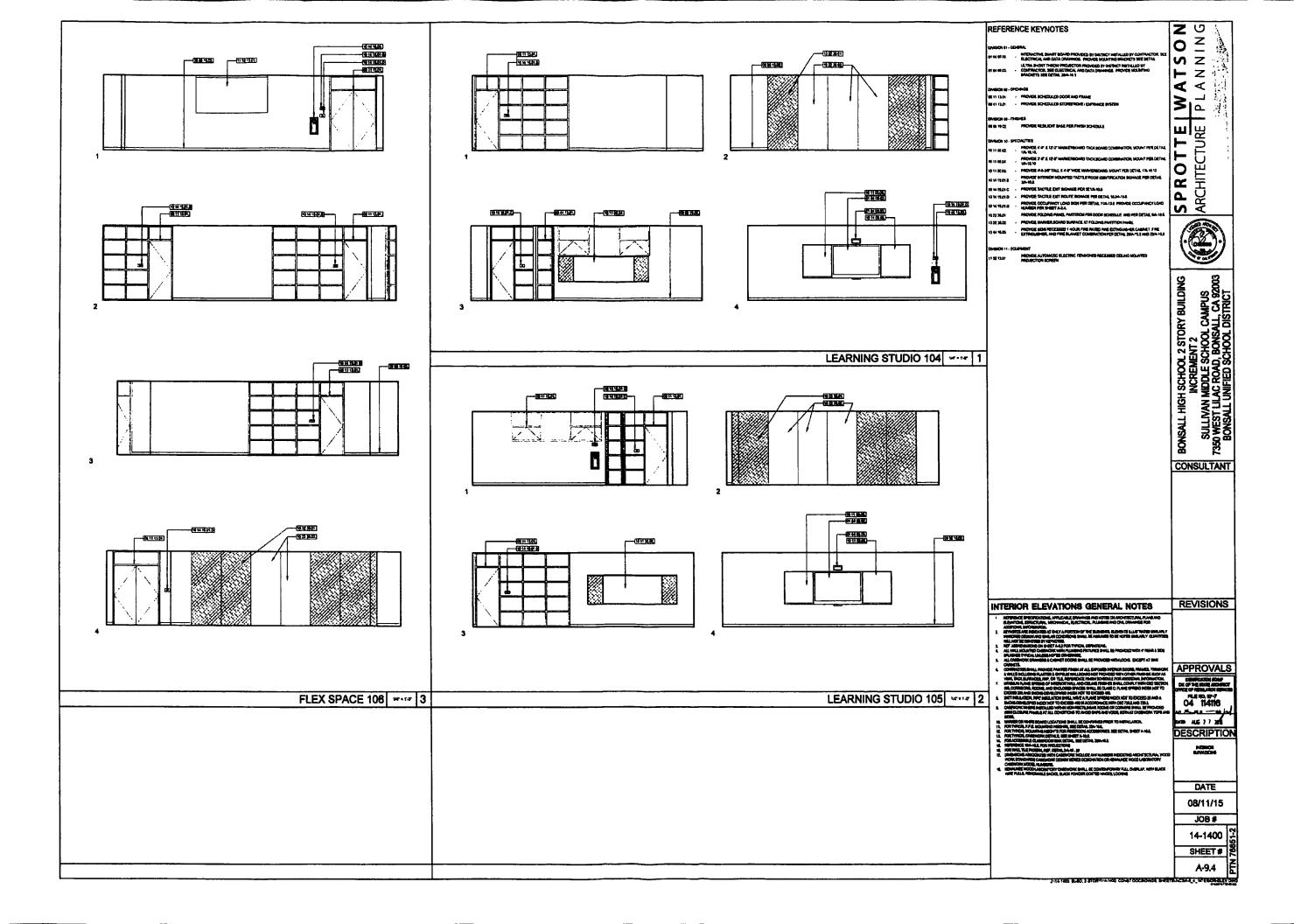


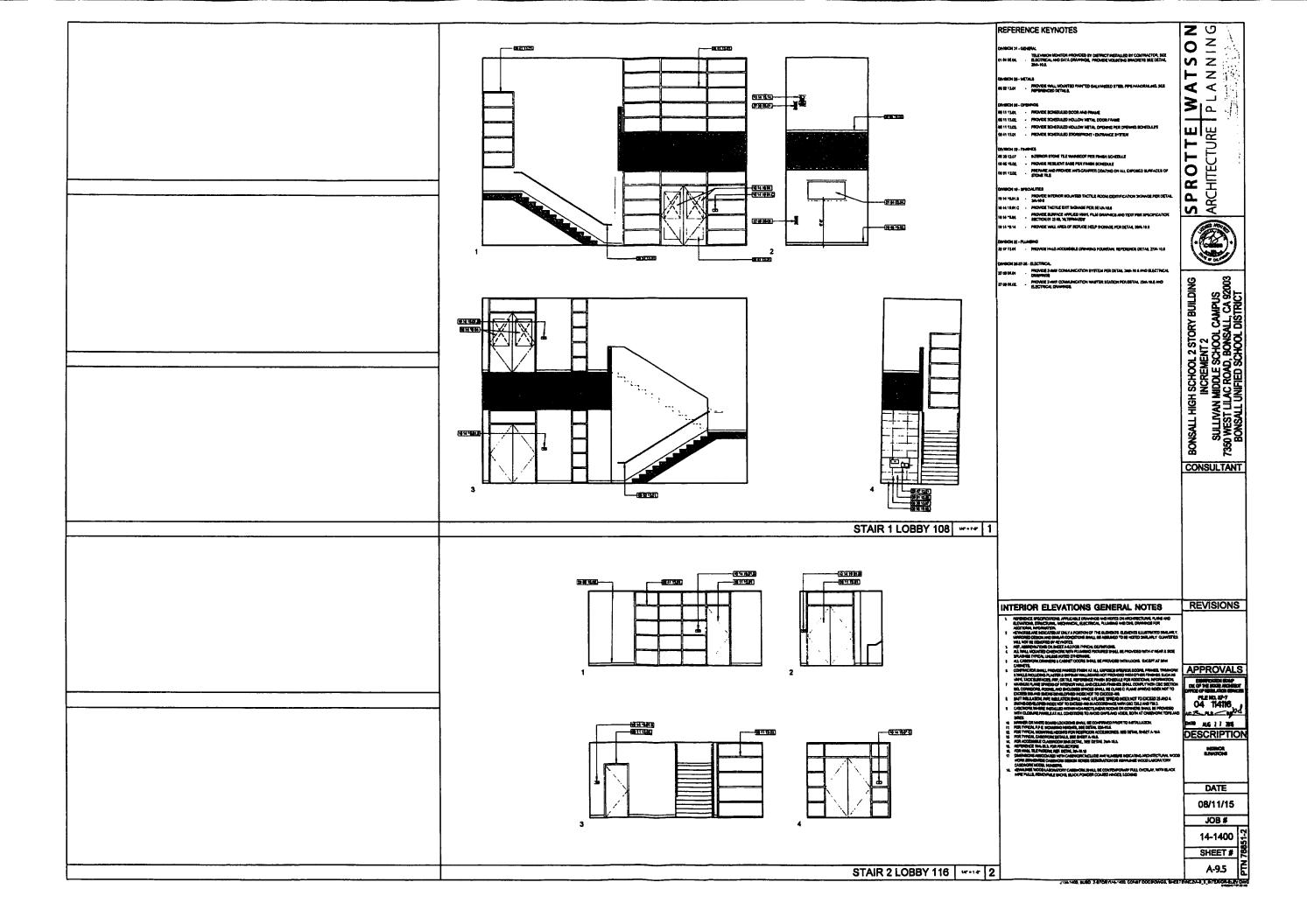


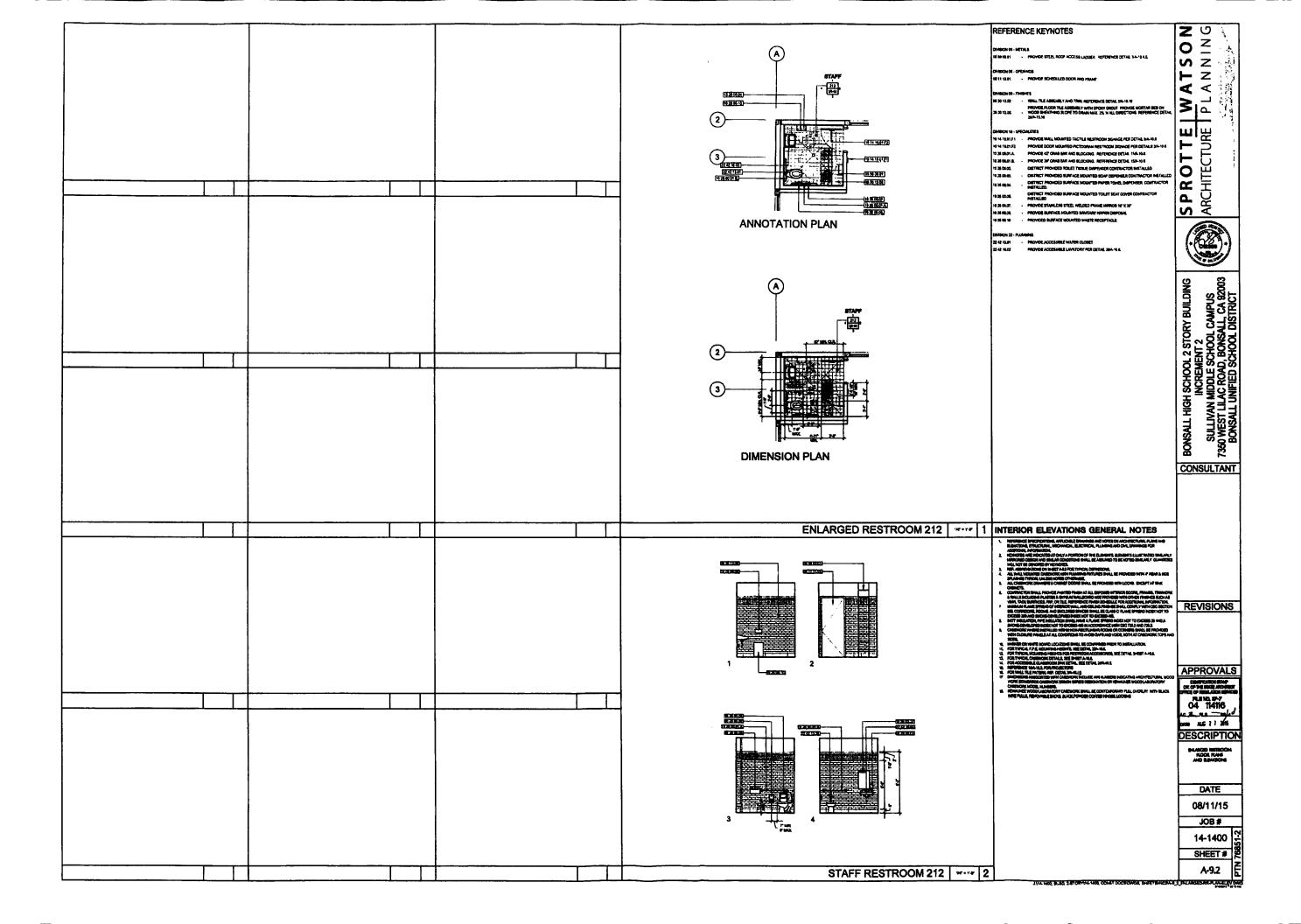


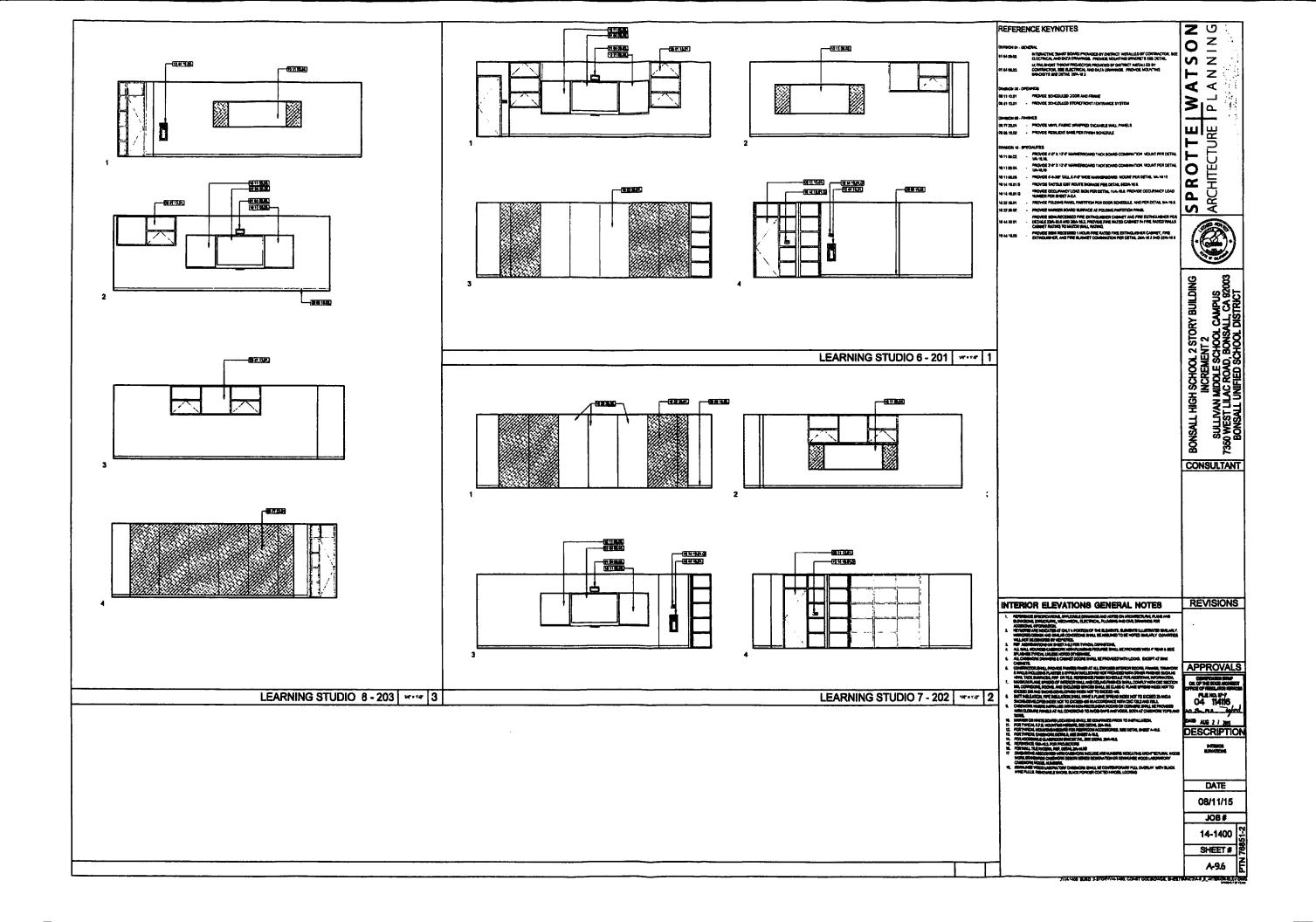


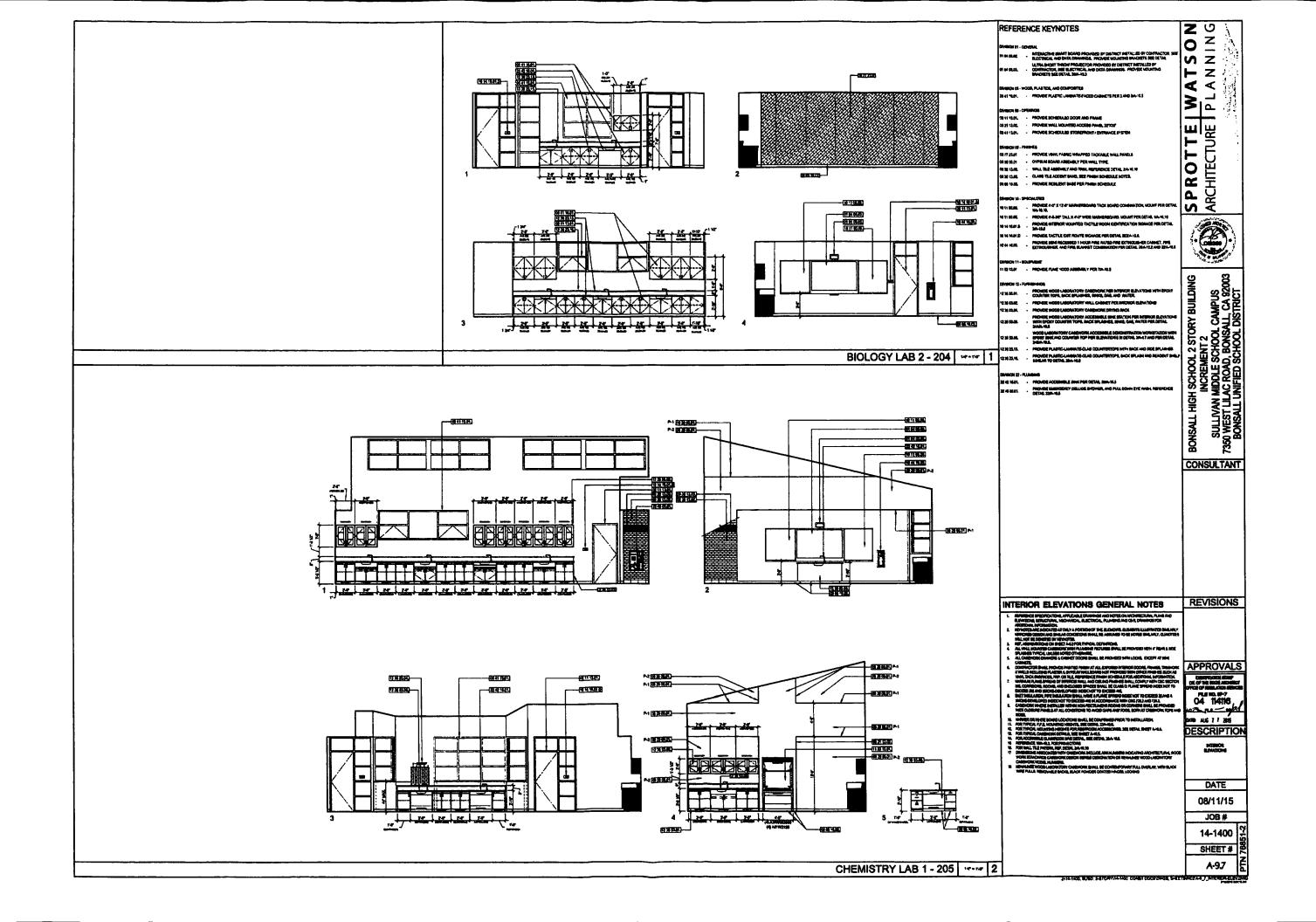


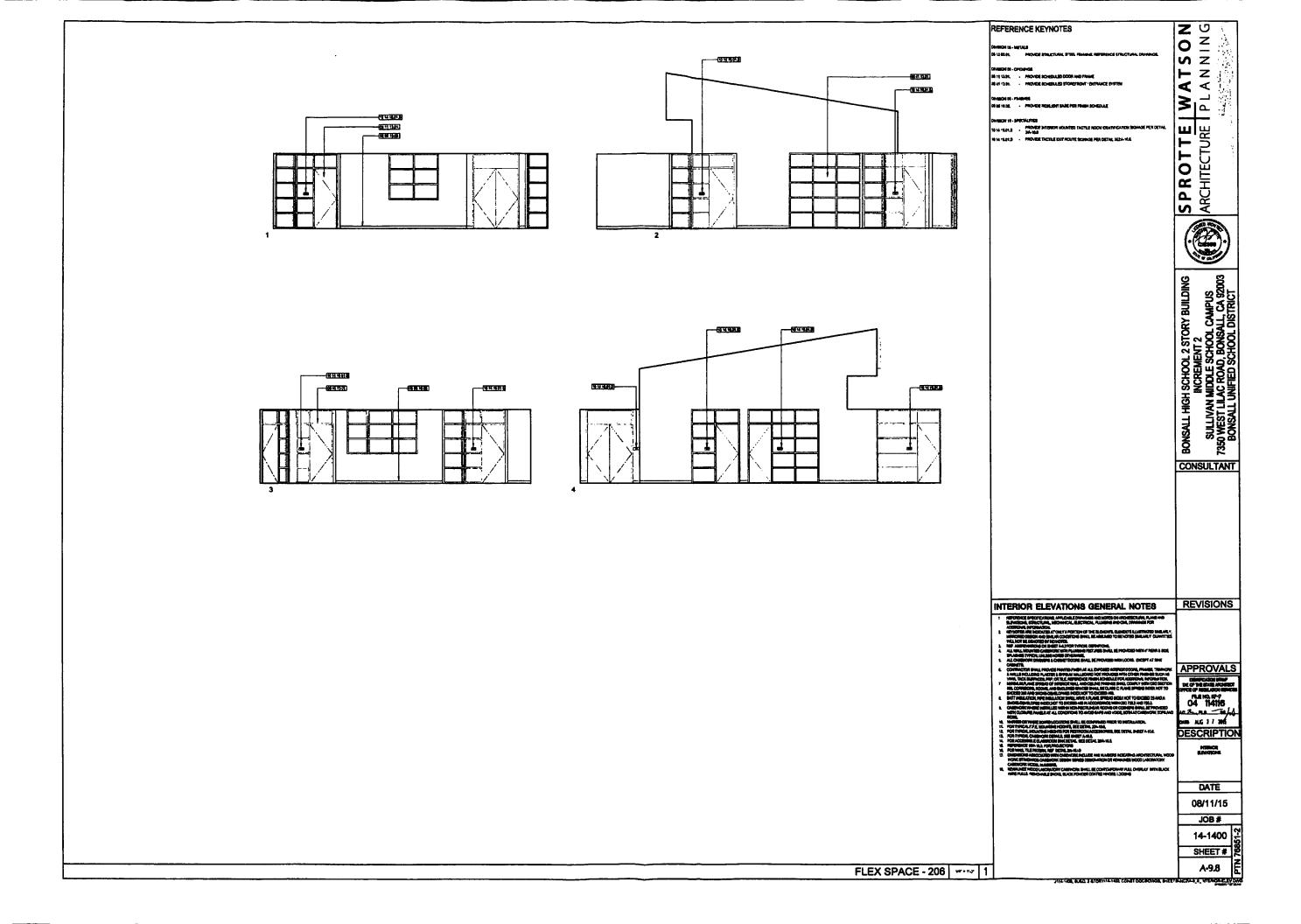


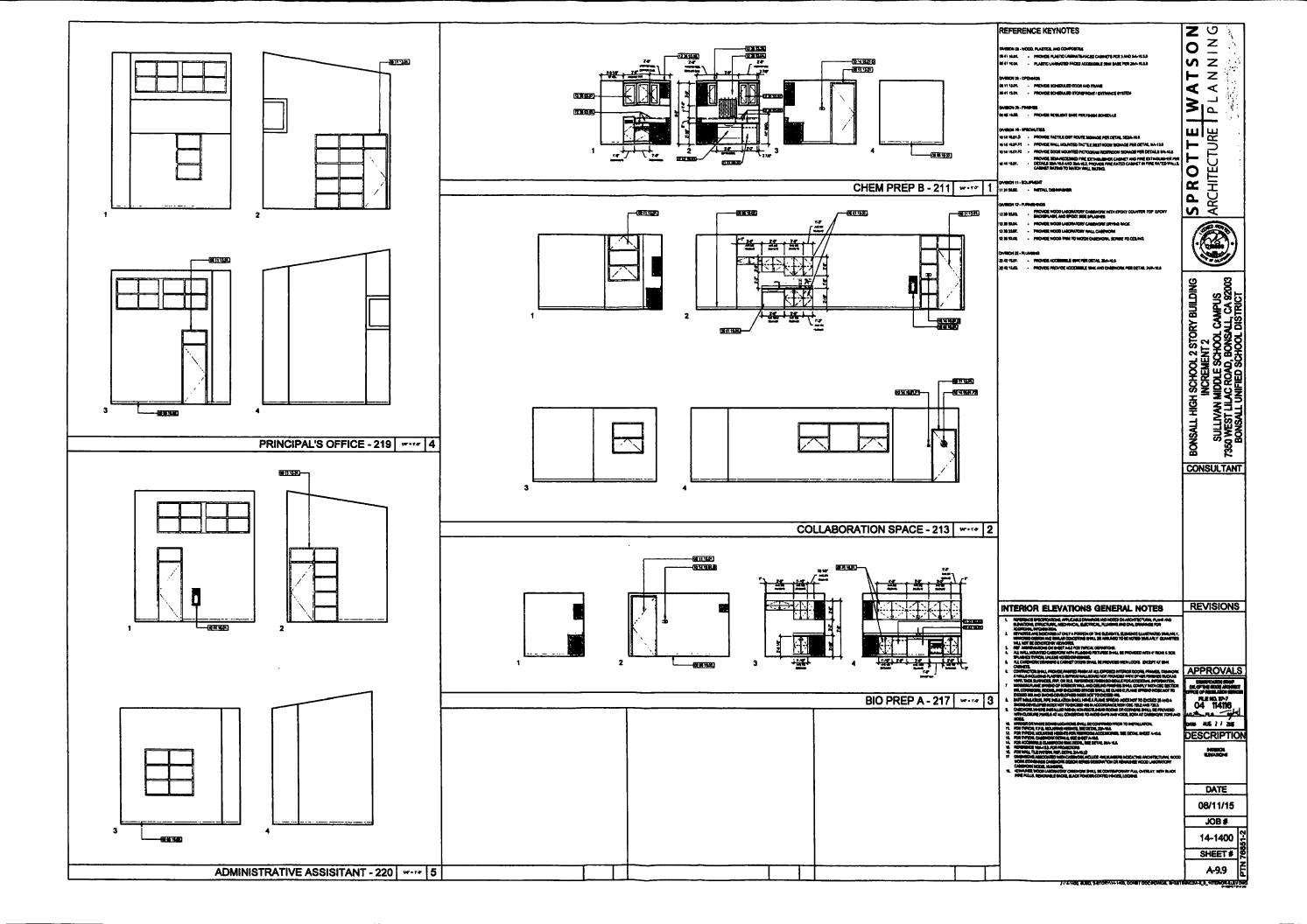














#### TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

June 3, 2016

FILE

Governing Board Bonsall Unified 31505 Oid River Rd. Bonsall, CA 92003

Project Tracking No: 76851-2 Re: Norman L. Sullivan Middie

County: San Diego Square Feet: 18,092 Grade Level: 6 - 8

Dear Governing Board:

Subject: Preliminary Plan Review - New Buildings

The California Department of Education has reviewed the preliminary plans with the title sheet date of August 11, 2015 for the above referenced project. The plans were received on April 19, 2016.

State Allocation Board (SAB) regulation 1859.83(d) provides additional funding for projects built on sites substantially smaller than the size recommended by the California Department of Education. The district should review the project to determine if the project is eligible for supplemental funding pursuant to this regulation.

The project as approved consists of:

TEACHING STATIONS	<b>GRADE LEVEL</b>	<u>ROOMS</u>	<b>STUDENTS</b>
Classrooms	7 - 8	9	243
Science Lab	7 - 8	1	27

Based on the standards specified in Education Code 17071.25 and the number of teaching stations in the project, the student capacity of this project is 270.

#### CORE FACILITIES:

Administration Small Group Instruction Teacher Work Room

Toilets

The site plan shows school uses that are outside the middle school boundary, including a track and classrooms. Clarify if those areas are used solely by another school or if the middle school shares any of those areas.

The restrooms on the second floor appear to be accessible only through the science lab and biology classroom. Identify the restrooms students in the other classrooms use.

Bonsall Unified June 3, 2016 Page 2 PTN: 76851-2 Norman L. Sullivan Middle

The Form 4.07 dated 4/19/16 states on page five that eight portables will be demolished if the high school is built. If there is the possibility the portables will not be removed, the submittal needs to classify those classrooms as loaded. Provide written clarification of the project scope change in capacity, including whether the portables are or are not to be evaluated as being removed.

The Plan Summary describes the project as increasing capacity, but does not specify whether the added capacity is 270 with no portables removed, or 54 with eight portables removed. Clarify the capacity increase in the Plan Summary.

If no portables are removed, the 270 added capacity represents an increase over 25% of existing capacity. The 4.07 states the district determined the scope of work was CEQA exempt. Provide an explanation from the district's legal counsel explaining how the CEQA exemption was determined.

School districts and county offices of education are required to indicate that the project is a minor addition eligible for either a statutory or categorical exemption under the California Environmental Quality Act(CEQA), or that they have complied with the requirements of Education Code 17213.1 regarding Phase I or a Preliminary Endangerment Assessment and if necessary the remediation of potentially hazardous materials. Districts and county offices shall indicate on the SFPD Form 4.07B, submitted with a request for Final Plan Approval, how they complied with this requirement.

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under the CEQA. The completion of a Phase I Environmental Site Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

This plan review cannot be construed as justification of need nor as an approval under the Leroy F. Greene School Facilities Act of 1998 (Chapter 12.5 of the Education Code commencing with Section 17070.10).

When final plans are complete, plans, reduced size plans, a construction cost estimate and an updated educational specifications (or SFPD Form 4.07/08 and SFPD Form 4.07/08B) must be

submitted to this office for approval. If no changes to the educational specifications are made from the preliminary review submittal, districts need not submit a second 4.07/4.08C form with the final plans. Instead, please indicate in writing that no changes were made when submitting the final plans and submit the other required documents.

Please contact the undersigned if you have questions regarding this letter.

Sincerely,

Fred A. Yeager, Assistant Director

School Facilities and Transportation Services

Division

ಶedelia Honeycutt, Consultant

School Facilities and Transportation Services

Division

(562)597-0099

DP8428/P7590 cc: Architect

## SCHOOL PLAN REVIEW

PTN 76851 - 02 (Match OPSC : Y N)	DP8428 SR 5781 SA 5369 PA 7590
Growth V Mod Jt Use (ORG w/demo	) CTEPrelim 1 Final Super Renew
District BONSALL UNFIED	School Julivan Middle (ADDITION)
Date Plan Received 4-19-14	Plan Title Sheet Date $8-1/-15$
Site Approval Date EXISTING SITE Apack Apack	Gross 17.08 Net 14.19 Acres 18,0925
CBEDS CDE Recommended Acres 14.0 22/9	*% of Net Useable Acres 101 % 012 67.89
MPC CDE Recommended Acres 140	*% of Net Useable Acres 101 % on 67.89
Estimated Cost \$ 5,500,000 (Match to DSA: Y N 9	6) Changes to Education Space: Y N
District Authorized Contact Quie Zinnerman	Phone # <u>951-514-9206</u>
DTSC PARAGRAPHS:	Revol 4219
P1/PEA=NFA or RA Completed RA For Portion of Site w	RA Apvd Draft/Final Cleanup w/4.15 EACTIONPART EXEMPT Minor Addition CEQA ONDSGNCON
Comments: / FRED WaiveD PE Just.) 4/20/16 - addr	m in stil within mac & in class.
(/	4 000 and goodsubmited no walk
SEE LETTER 4/19/16 SO A	ealty = 1/3 1/0% but Ned
Computer CTE Dance Show Fitness Home Economics Industrial/Technology Kindergarten Music Science Lab Standard Classroom Theater/Auditorium (Drama) Special Education Non-Severe Severe  GYM. Lock Lock Show Show Flow LIBR MULT Small Coun Small Psych Psych Small Coun Psych Special Education Theater/Auditorium (Drama) Special Education Teach There	ARY/MEDIA CENTER TI-PURPOSE  Group Instruction seling nologist urce Specialist Program ch
Consultant's Approval Letter Comments to I	Date Approved 6-1-1 De E-Mailed or Inserted in Tracking System.  Wed Comments

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Enrollment or Plan Cap				
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	Female V	/C Male	WC	Male Urinals
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Bldg.				
Bldg.	1			
Administration				
Gymnasium				_
Library .				
Multi-Purpose				
Performing Arts				
Shower/Locker				
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Plans Provide Total	3			2_
Plans Require				
(short)/adequate				
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Building ID	K	1-3	4-6	6-7-8	9-12	Non Severe	Severe
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220		_					
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Grade Level:

No CSR/DS

NO TRACK

849

ACRES

14.0

14.0

MPC:

FRACK

W/CSR & DS

2019

20.19

849

ACRES

14.0

14,0

Site Size Calculation Worksheet

Divided by Number of Grades Number of Students Per Grade

+ Plan Capacity:

Baseball Field w/bleachers & dugouts= .3 Football Field & Track w/stadium = 1.7

Aquatics-swimming & diving=.6 w/o diving =.5

Total Acres Recommended by CDE

CBEDS:

K= 1-3=

4-6= 6-7-8-9=

9-12=

TOTAL

3:Shared/Administration/SFTSD & State Forms List/Plans-Sites School Plan Review,(revised 1-17-14)

#### **Bonsall SD - Sullivan Middle**

Bedelia Honeycutt

Sent: Wednesday, June 01, 2016 5:20 PM

To: Dana Neubauer



Plans are on the way up. Here are comments for prelim plan letter:

The site plan shows school uses that are outside the middle school boundary, including a track and classrooms. Clarify if those areas are used solely by another school or if the middle school shares any of those areas.

The restrooms on the second floor appear to be accessible only through the science lab and biology classroom. Identify the restrooms students in the other classrooms use.

The Form 4.07 dated 4/19/16 states on page five that eight portables will be demolished if the high school is built. If there is the possibility the portables will not be removed, the submittal needs to classify those classrooms as loaded. Provide written clarification of the project scope change in capacity, including whether the portables are or are not to be evaluated as being removed.

The Plan Summary describes the project as increasing capacity, but does not specify whether the added capacity is 270 with no portables removed, or 54 with eight portables removed. Clarify the capacity increase in the Plan Summary.

If no portables are removed, the 270 added capacity represents an increase over 25% of existing capacity. The 4.07 states the district determined the scope of work was CEQA exempt. Provide an explanation from the district's legal counsel explaining how the CEQA exemption was determined.

## **RE: New Bonsall High School - Site Visit**

Bedelia Honeycutt

Sent: Wednesday, June 01, 2016 4:46 PM

To: Julie Zimmerman [izimmerman@bndesignstudio.com]

Hi Julie.

Thanks for the update. Fred actually directed me today to issue a preliminary plan letter and have the district respond in a final plan submittal, which is the standard process for new construction projects of this scope.

It will take until early next week for the prelim letter to actually be ready for issuance, so if the district has a response before it goes out, you can email me and/or him and he may be able to review it before the letter is actually finished.

By the way, there is one more item. In the original submittal when the rooms were proposed as high school classrooms, I noted in an email to you that the restrooms on the second floor appeared to be accessible only through the labs. The same design is still present on this submittal. Am I reading that correctly? What restrooms are used by students in the other classrooms?

I am in all week if you have any questions.

#### **Bedelia Honeycutt**

Field Representative School Facilities and Transportation Services Division California Department of Education Phone: (562) 597-0099 I Fax: (562) 597-0239

From: Julie Zimmerman [jzimmerman@bndesignstudio.com]

**Sent:** Wednesday, June 01, 2016 3:48 PM **To:** Bedelia Honeycutt; David Medcalf

Subject: RE: New Bonsall High School - Site Visit

#### Bedelia

Dave is working with Ed Services and Legal Counsel on your request but has graduation ceremonies this week.

He will contact you on Monday.

Thanks!!!

#### Julie Zimmerman

School Funding Principal

Carlo Manufer (1)

designstudio

731 Ninth Ave, Suite A San Diego, CA 92101 m) 951-514-9206 www.bndesignstudio.com

From: Bedelia Honeycutt [mailto:BHoneycu@cde.ca.gov]

Sent: Friday, May 27, 2016 10:14 AM

To: David Medcalf <david.medcalf@bonsallusd.com>

Cc: Julie Zimmerman < jzimmerman@bndesignstudio.com>

RE: Bonsall Page 1 of 1

#### **RE: Bonsall**

Bedelia Honeycutt

Sent: Thursday, May 26, 2016 4:42 PM

To: Fred Yeager

#### Questions:

1. The submittal requests ten new classrooms and the Plan Summary explains how the site can accommodate the increased capacity. The tables reflect CBEDS plus 270 students (although they state they load at 30 and not 27). There is a mention of removing 8 portables if the high school is built (that's if - not when) which further supports review as 10 new classrooms.

The question is how they claimed CEQA exempt since they are increasing capacity by about 47%? This was raised before. See below.

2. Diane wrote a note that you said they don't have to prepare the phys ed exemption even though are 68%. Correct?

From: Fred Yeager

Sent: Tuesday, February 23, 2016 7:45 PM

To: Bedelia Honeycutt

**Cc:** Diane Day **Subject:** Bonsall

Diane Day and I met with Bonsall today about the adding of 10 classrooms to Sullivan MS. The classrooms will be used for the 9th and 10th grade students until the new HS is opened (dependent on a local bond). The project will be applied for as a middle school. District will check with their CEQA consultant on applicability of an exemption. Although only 10 CR, the 270 added students may exceed the 25% mark thus making DTSC likely. The goal is to have the project occupied by August so approval before then. ALready DSA approved.

CEDA issued

first raised

### RE: Bonsall - Sullivan Middle

Diane Day

Sent: Monday, April 11, 2016 4:09 PM

To: Bedelia Honeycutt

Ok, rec'd today and will hold until further notice. Thanks

From: Bedelia Honeycutt

Sent: Sunday, April 10, 2016 3:52 PM

To: Diane Day; Brandon Wolfe

Cc: Fred Yeager

Subject: Bonsall - Sullivan Middle

This project, PTN 76851-2, needs to be pulled from the workload log at the request of the district. I spoke with Julie Z today (we both happened to be working/emailing today).

A new submittal is in the mail, or may have just been received the CDE. There was internal confusion among the district and their consultants and architects about the approach. The new approach is that they are adding ten middle school classrooms to a middle school campus and removing eight portables for a net decrease of two classrooms. There is no mention of high school students.

Diane - do not start the review when you get the package because Julie is sending up some revisions and additional information: 1) Revised 4.07 or revised sections of 4.07. They had some confusion about project capacity vs. MPC and need to make corrections; 2) Plan Summary Addition.

Here are the questions I asked Julie based on my review of the old submittal. You may have some of the same questions when you do the review of the new submittal.

- 1. My rough calculations show the site, with the added capacity, would be about 71% of CDE recommended acreage. If the final calculation shows the site is 70% or less, a physical education justification will be needed. Id capacity is only two classrooms now, this may not be an issue. Find Sous now. Needed at 68%
- 2. The Plan Summary states the site was improved in terms of on-site circulation, parking, and minimum essential facilities under a prior project in anticipation of this project. What was the project name, tracking number and date of approval? This is more important if adding 300 students to a small site. If only two classrooms, and the site is over 70%, it may not be as important to see what was done before. We'll have to see what the new submittal presents.
- 3. The Plan identifies "Learning Studios" instead of "Classrooms" and the 4.07 defines the spaces as "Instructional Classroom Spaces." Is there any difference in the use of space in a "Learning Studio" compared to a "Classroom?" The plans also show several of these spaces are separated by folding panel partitions. Explain the use of partitions instead of walls, and provide details on the sound attenuation features of the panels. Verify each space has independent lighting and heating.
- 4. The Biology Lab, at 964 square feet plus prep area of 125 sq. ft. equals 1,089 sq. ft., which is less than the 1,300sq. ft. required by Title 5 for a lab. If the space is less than 1,300 sq. ft., it would be counted as a classroom in the approval letter. So such as
  - 5. The restrooms on the second floor appear to be accessible only through the labs. Is that correct?

did not answer

From: Fred Yeager

Sent: Tuesday, February 23, 2016 7:45 PM



31505 Old River Road • Bonsall, CA 92003 760.631.5200 • Fax 760.941.4409 www.bonsallusd.com Governing Board
Timothy Coen, M.D.
Erin English, Ed.D.
Richard Olson
Lou Riddle
Sylvia Tucker, Ed.D.
Superintendent
Justin Cunningham, Ed.D.
Assistant Superintendent
William Pickering II

Date: April 19, 2016

To: Diane Day

**California Department of Education** 

1430 N Street

Sacramento, CA 95814-5901

Re: CDE Form 407 Revision(s)

Dear Ms. Day,

The following information was requested by Bedelia Honeycutt for the Bonsall 76851-0002 project. The attachments are provided as slip sheets that are to be inserted in the package previously submitted this month as Sullivan MS addition (not the Bonsall HS on Norman L Sullivan Middle School Campus submitted previously by Sprotte and Watson). The 407 and Plan Summary forms are signed and dated, and all slip sheets have William Pickering's initials. We were directed by you and Fred Yeager at the CASH Conference to load this addition as a middle school project since it is on a middle school campus.

Bedelia asked for the following information. Please add these attachments to your package and send to her for review:

- 1. CDE Form 407 Revised to include
  - a. MP Capacity Table shows addition of 10 MS classrooms loaded at 270.
  - b. Request for 10 classrooms, not 2. If the HS is not constructed the 8 portables identified on the site map exhibit will remain. (If the HS is built, the 8 portables would be demolished after the HS is occupied on Gird Road).
  - c. Master Plan Capacity is 849 for the above reason
- 2. Plan Summary Form
  - a. See attached Plan Summary form for a MS addition (Sprotte and Watson submitted one for a high school project please disregard). 🗸
    - i. From Sprotte and Watson submittal what was done to "get the site ready"? A 378SF addition was added to the north side of the existing kitchen where a new walk in cooler was installed. In addition to this, an indoor food service line was added to the south side of the existing kitchen. Before construction, the food service line was outdoor so Erickson-Hall framed new walls out of CMU, added windows, a door, and added three skylights. The existing kitchen space was modified by the addition of new sinks, shelving, prep tables, and gas ovens and the existing concrete floor was given an epoxy coating.

3. Learning Studio vs Classroom – is this an instructional space? Yes. These spaces will be used as classrooms. 
There is a teaching wall and smart board in each space.

- 4. Folding panel walls each space can function as a stand-alone space with independent lighting and controls for human comfort. The folding partitions are floor to ceiling and meet acoustical needs for sound.
- Biology Lab is a Science classroom. There are sinks and cabinets above the countertops, but no lab stations.



31505 Old River Road • Bonsall, CA 92003 760.631.5200 • Fax 760.941.4409 www.bonsallusd.com

Governing Board Timothy Coen, M.D. Erin English, Ed.D. Richard Olson Lou Riddle Sylvia Tucker, Ed.D. Superintendent Justin Cunningham, Ed.D. Assistant Superintendent

William Pickering II

Please feel free to contact me or Julie Zimmerman at 951-514-9206 with questions or comments.

Sincerely,

David Medcalf

**Director Facilities, Maintenance and Transportation** 

cc:

Julie Zimmerman – by email

**Project files** 

Revised 4.07

DP-8428 5R-5781



## Part 4 - SFPD 4.07 Project Information for New Construction Part 4 Section A - Contact Information

Local Educational Agency (LEA) Information

	/ED
County San Diego	
LEA Bonsall Unified School District APR 1 9 20	16
School Name Sullivan MS addition SCHOOL FAC	ILITIES
Street and Closest Cross 7350 W Lilac Rd, Bonsall, CA 92003	
LEA Contact (Please Print)	
LEA Representative William Pickering	
Title Assistant Superintendent, Business and Administrative Services	<u> </u>
Phone (760) 631-5200 x1000 Fax	
Mailing Address 31505 Old River Rd., Bonsall, CA 92003	
E-mail william.plckering@bonsallusd.com	
The governing board of the LEA has authorized me to submit this and to request exemptions pursuant to Title 5, Section 14030 (r).  Signature  LEA Contact for questions, if different from above (Please Print)	application
Name Julie Zimmerman	······································
Title School Funding Principalt	
Phone 951-514-9206 Fax	
E-mall jzimmerman@bndesignstudio.com	
Architect Contact (Please Print)	
Contact Name Patricia Sprotte, AIA	
Firm Name Sprotte + Watson	
Firm Name Sprotte + Watson 450 S. Melrose Drive Suite 200	

#### Part 4 Section B > Project Information Plans are submitted for: ☑Preliminary Review ☐ Final Approval ☐New School ☐ Addition/replacement on an existing site Anticipated SAB Funding Source (check all that apply) New Construction ν ☐ Career Technical ☐ Charter ☐ Multi-Story Replacement ☐ Joint-Use Type I ☐ Joint-Use Type II ☐ Financial Hardship ☐ Facility Hardshlp Overcrowding Relief ☐ Critically Overcrowded Other Grants (ORG) School (COS) Capacity Grade Levels 9-12 Grades In Class Size Reduction 0 Check Kindergarten session: Will school operate on a multi-track year-round ☐ Double or ☐ Single (MTYRE) schedule? ☐ Yes ⊠No Master Plan Site Capacity 270 Project Capacity (this phase) 270 **Total Number of Teaching** Number of Construction Phases new classrooms; Stations in This Project 10 classrooms: demo of 8 demolition of 10 Increment 1 is site preparation and potables - If the HS IS built Earthwork. Increment 2 is Building Construction **Building Area** Project Area **Construction Cost Estimate** (square feet, minus any joint-use) 18, 092 as reported to DSA - this figure multiplied by 0,0007 to determine the CDE plan review fee. (Education Code Joint-Use Project Area (if any) Section 17251[a]) \$5,500,000 V (square feet) Total Project Area (square feet) 18,092 Site Area School Site Acres - Gross 17.08 Joint-Use Acres - Gross 0 School Site Acres - Net 14.19 Joint-Use Acres - Net 0 School Site Acres Net plus Joint-Use Acres Net 14.69 Status of Site Approval, if applicable

mouase

## Part 4 Section C -School Site Safety

For LEAs constructing additional buildings or replacing existing buildings on an existing school site, the LEA must review the following *California Code of Regulations*, Title 5 standards for this school construction/replacement project and determine that the project will not create any new significant health and safety hazards or exacerbate any existing health and safety hazards to students.

Check each box to indicate compliance.

	0110011	Son Dox to Malacia Compilation
	Californ	nia Code of Regulations, Title 5, Section 14010:
	⊠ (d) ⊠ (e) ⊠ (f) ⊠ (g) ⊠ (h)	Powerlines/Electromagnetic fields Within 1,500 feet of a railroad Traffic noise Active fault or fault trace Flood or dam inundation area Near an above ground water or fuel storage tank or within 1,500 feet of a pipeline, which can pose a safety hazard Liquefaction/landslides Traffic/pedestrian safety Compatible existing and proposed surrounding land uses Exposure to adverse light, wind, and air pollution Easements restricting access or building placement Within 2,000 feet of a significant disposal of hazardous waste
	ommer	
		Part 4 Section D - California Environmental Quality Act (CEQA) Status Resources Code sections 21000 et seq.; and CEQA Guidelines sections 15000 et seq. and fill in dates as applicable.)  The LEA has not yet determined the CEQA status of this project (applicable for preliminary plan review only).
	The LE. to be:	A has completed for this project all actions required pursuant to CEQA and determined this project
To continue	->V air	<ul> <li>A. Completely exempt from preparation of CEQA documents either by (check as appropriate)</li></ul>
	If appli	cable:
		Date the Final Environmental Impact Report or Negative Declaration was adopted:
		Date the <b>project</b> was approved by the LEA governing board:
	<b>/</b>	Date the Notice of Exemption or Notice of Determination was filed with the County Clerk: 3/3/16

## Part 4 Section E - Department of Toxic Substances Control (DTSC) Determination

Per Education Code sections 17210, 17213.1, 17213.2, 17268(c); Public Resources Code sections 21083 and 21084; California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14) sections 15062, 15260, 15300 et seq.

New construction project sites are subject to the DTSC review procedures if the project: (1) will be state funded under the School Facility Program or is locally funded and the LEA requests a CDE plan approval; and (2) the project is not a minor addition to a school eligible for a statutory or categorical exemption from CEQA. The LEA's compliance with DTSC requirements is to be identified below. See SFPD and DTSC advisories and memos for details at http://www.cde.ca.gov/ls/fa/sf/toxic.asp and http://www.dtsc.ca.gov/Schools (Education Code sections 17210, 17213.1, 17213.2, 17268[c]).

(Check one and	fill in dates as applicable.)
The LEA has:	
√ ⊠ <b>A</b> .	Determined that this project is a <b>minor addition</b> to a school that is <b>eligible for a statutory or categorical exemption from</b> CEQA (see Part 4 Section C above). Per the <i>Education Code</i> Section 17268, the completion of a Phase I Environmental Site Assessment (Phase I) or a Preliminary Endangerment Assessment (PEA) and a review and approval by DTSC are <b>not required</b> for this project; <i>or</i>
□в.	Has not yet determined if the project requires DTSC review (applicable for preliminary plan review only).
The Departmer	nt of Toxic Substances Control has approved a:
☐ Phase I Er	nvironmental Site Assessment (Phase I) and determined on (date) that:
□ в.	"No action" (i.e., no further investigation) is required for this site; or
□ c.	Lead-based paint and/or polychlorinated biphenyls (PCBs) and/or organochlorine pesticides (OCP) termiticides are the only potentially hazardous material issues on this site requiring further investigation or response action. The LEA has committed on the form SFPD 4.14 on (date) to conduct all such investigations or response activities under DTSC guidance; or
☐ Preliminar	ry Endangerment Assessment (PEA) on (date) and determined that:
□ Þ.	"No further action" (i.e., no further investigation) is required for this site; or
□ E.	<b>Lead-based paint and/or PCBs and/or OCP termiticides</b> are the only potentially hazardous material issues on this site requiring further investigation or response action. The LEA has committed on the form SFPD 4.14 on (date) to conduct all such investigations or response activities under DTSC guidance; <i>or</i>
□ F.	The <b>required response action(s)</b> must be implemented in the design and construction of the project. The DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response activities under DTSC guidance and School Cleanup Agreement; <i>or</i>
<b>□ G</b> .	The <b>required response action(s)</b> and proposed project construction activity are <b>on different portions of the fully characterized site and will not negatively affect each other</b> , and conditions will not pose a significant threat to workers. The DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response actions under DTSC guidance and School Cleanup Agreement: <i>or</i>

H. A plan to cleanup or remediate hazardous materials (response action) has been approved for this site. The DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response actions under DTSC guidance and School Cleanup Agreement; or	this site. The DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response actions under DTSC guidance and School Cleanup Agreement; or										
On (date), the required response action(s) (or further investigation) for this site have been completed, and no further action is necessary or that further groundwater investigation is still required; or	een completed, and no further action is necessary or that further groundwater investigation is										
J. The DTSC has determined that the response action only requires activities pursuant to an Operations and Maintenance Agreement for this site and DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response actions under DTSC guidance and Operations and Maintenance Agreement.	Operations and Maintenance Agreement for this site and DTSC does not object to the CDE's issuing final approval, and the LEA has committed on the form SFPD 4.15 on (date) to conduct all such response actions under DTSC guidance and Operations and Maintenance										
Part 4 Section F - Vocational and Career Technical Facilities  (High School Projects Onlyincluding those by County Offices of Education): Per Education Code Section 17070.52.  A. Does this construction project include Career Technical Education (CTE) classroom space?  Yes - Complete Section A (1) and Section B  No - Complete Section A (2) and Section B  A (1) Provide information as it relates to this specific construction project:											
CTE Industry Pathway Total Number of TOTAL											
Sector * Number Students STUDENT											
of Classrooms per Classroom CAPACITY											
*See "Career Technical Education Framework for California Public Schools Grades Seven Through Twelve" availab	do.										
online at <a href="http://www.cde.ca.gov/ci/ct/sf/documents/cteframework.pdf">http://www.cde.ca.gov/ci/ct/sf/documents/cteframework.pdf</a> , use an additional page if necessary.	IE										
A (2) If no, how will the LEA meet the CTE needs of the pupils housed in the project?											
B. Pursuant to Education Code Section 17070.955, how is the need for CTE facilities identified, as required. Provided the of consultation with CTE advisory committee, Education Code Section 8070, established pursuant to Education Code Section 17071.95 or other:	le										
Part 4 Section G - CDE Recommended Acres and Additional SAB Funding:											
The SAB requires information on the CDE recommended acres for a project. This information is used to determine if the project is eligible for specified additional funding. The CDE collects the following information for all projects regardless if the LEA intends to apply for the additional funding.											
a) Physical Education Facilities The track Shown on plan appears to be h.s. >	· (^										
a) Physical Education Facilities The track Shown on plan appears to be h.s. > For middle schools, does the educational program require football and track facilities?   Yes No	1										
For high schools, does the educational program require:  1) Swimming pool?											

<ul><li>2) Diving pool?</li><li>3) Baseball field,</li><li>4) Football field a</li></ul>					Yes 🔲	No No No		
b) Urban/Security/Impacted	Site							
For LEAs requesting additional fu that the site size is 60% or less of Data System (CBEDS) enrollment calculated in <i>Education Code</i> Sec	the CDE-it of the site	recommer e and the	nded site si number of s	ize based on	the curre	nt California B	Basic Educa	ational
For the CDE portion, CDE will use at 25, Grades 7-12 at 27, Severe assume even distribution among (request.	Special Da	ay Class (	SDC) at 9,	Non-severe	SDC at 1	3. For added of	capacity, C	DE will
LEA Completion				<u> </u>				
Grades	Kinder.	1 – 3	4 – 6	7 – 8	9 – 12	Special Ed. Nonsevere	Special Ed. Severe	Total
Current CBEDS Enrollment of School (as adjusted for MTYRE, if applicable)			168	411				579
CDE Completion	-							
CDE Verification of CBEDS					1			
Net Capacity Added by This Project SAB Regulations sections 1859-1883(d) Education Code Section 17071.25(a)(2)				+270				reate. clair
Non-severe Special Education/ Severe Special Education								

Based on the Guide to School Site Analysis and Development, 2000 Edition

Total Enrollment of School

\*CDE-Recommended Acres

Net Usable Acres as a Percent of CDE-Recommended Acres

101%

14,0

## c) Site Development Allowance and Multi-story Construction

A new construction project may be eligible to receive funding for site development. In addition, SAB Regulations sections 1859.73 and 1859.76(a)(11) provide additional funding for the construction of multistory school buildings and/or parking structures.

168

6.81

*NOTE:* These allowances are made in addition to funds provided for Excessive Cost Due to Urban Location, Security Requirements, and Impacted Site, above.

Report the master plan capacity of the total site for the grade levels served at the site.

CDE will use information from SFPD 4.07 Part A to calculate kindergarten loading. CDE will assume even distribution among grade levels unless LEA requests a specific distribution and the plans support such a request.

#### LEA Completion - LEA may use LEA or State loading standards.

corrected

Grades	Kinder.	1-3	4-6	7-8	9-12	Special Ed. Non-severe	Special Ed. Severs	Total	
Master Plan Site Capacity (Students)			168	411-54		·		<b>डे</b> यूड	
				411+2	70			84	19
CDE Completion									
Grades	Kinder.	1-3	4-8	7-8	9 – 12	Special Ed. Non-severe	Special Ed. Severe	Total	
A Second of the							1	,———	_

\*CDE-Recommended Acres
\*Based on the Guide to School Site Analysis and Development, 2000 Edition

Net Usable Acres as a Percent of CDE-Recommended Acres Based on Master

101%

1) he counted > mu

> nud to clarify portable removal

2) The OPSC application would be for 10 middle school classrooms.

### Part 5 SFPD 4.07 Space Allocation Worksheet

County	Project Tracking Number											
San Diego	7	(	6	8	- 1	5	1	-	0	0	0	2
Local Educational Agency	School											
Bonsall Unified School District	Sullivan MS											

1. **Teaching Stations:** Include all teaching stations (TS) where instruction occurs and creates capacity. Use LEA loading standards for calculation of capacity. Teaching stations with the same size and loading standard may be grouped on one line. Indicate whether kindergarten classes are single-session or double-session. *Attach additional sheets if necessary*.

For projects not using traditional classroom settings, provide a narrative in lieu of the matrix below. Describe how spaces will be used. For example: The 1,000 student high school will contain four 250 student small learning communities (SLC). Each SLC will have a large lecture area cable of seating 125 students and eight small group instruction spaces that will be used for project based activities. Science, art, and music will be provided in separate facilities that will be used by every SLC. See educational specifications for greater detail.

Α	В	С	D	E	F	G	Н
Building ID	Space ID	No. of Spaces	Grade Level	Educational Program Description Describe Curriculum and Program Activities	LEA Loading Standard	TS Capacity (C X F)	Square Feet per Space
				See attached tables			
						<del></del>	
	<u> </u>	<u></u>		· · · · · · · · · · · · · · · · · · ·			<del></del>
	-						
-							
					-		

2. Essential Support Facilities: Identify the square footage of any of the following areas included in the plan:

Α	В	С	D Square Feet per Student	
Building ID	Square Feet	Student Capacity		
Multipurpose		Dining		
Room/Cafeteria		Assembly		
Kitchen				
Administration		* * * * * * * * * * * * * * * * * * * *		
Library		e de la companya de La companya de la co		
Gym				
Show/locker				
Other:				
Other:				

3. Academic Support Spaces: List the spaces used for academic support functions such as computer rooms, space for English Language Learners, Title 1, Parent room, etc.

Α	В	C Square Feet	
Building ID	Educational Program Description		

#### Part 6 - Local Educational Agency Certifications

# Required for SAB Funding for New Construction SIgn at Final Plan Submittal.

This form is not required to be certified for preliminary review.

This form is not required to be certified for preliminary review.										
County	Project Tracking Number									
San Diego	7	6	8	5	1	-	0	0	0	2
Local Educational Agency (LEA)	EA) School									
Bonsall Unified School District	Sulli	van Mic	idle S	chool						Ì

Project Change of Scope - The LEA will provide written notification and revised plans if the scope of the project is changed and affects a standard contained in *California Code of Regulations, Title 5*, Section 14030, including but not limited to:

- a. Number, location, size, type, use, and phasing of buildings/classrooms
- b. Traffic planning to include:
  - i. Traffic flow
  - ii. Parking lot design change
  - iii. School bus drop-off/pick-up locations
  - iv. Parent drop-off/pick-up locations
  - v. Fire access routes
  - vi. Service vehicle routes

The CDE will review the changes, and if appropriate, issue a supercede plan approval letter. The supercede letter may be used as evidence of CDE approval of a scope change as required on the Project Information Worksheet submitted to the Office of Public School Construction (OPSC).

CERTIFICATIONS - I certify, as the local educational agency representative:

- The information reported on this form is true and correct and that the above named local educational agency has
  reviewed the California Code of Regulations, Title 5 standards, cited in Section 1 herein, for this school
  construction/replacement project and has determined that the project will not create any new significant safety
  hazards or exacerbate any existing safety hazards to students;
- The LEA will provide to CDE written notification of any changes that occur after final plan approval in the
  project scope as defined in the project change of scope above that affect a standard contained in California
  Code of Regulations, Title 5 Section 14030;
- 3. Pursuant to Education Code Section 17077.10 every permanent or portable classroom in this project will be provided a telephone that is a hard-wired or wireless connection to a public-switched telephone network; and
- 4. If a different and/or additional California Environmental Quality Act (CEQA) document (e.g., negative declaration, environmental impact report, or supplement) is adopted for this project subsequent to this certification, the local educational agency shall immediately notify the SFPD and the OPSC, and if necessary comply with all then applicable Education Code requirements involving the DTSC (e.g., Phase I, Preliminary Endangerment Assessment, or Response Action).
- 5. If the LEA is made aware of a previously unidentified hazardous materials/waste issue credibly affecting the safety of this site subsequent to this certification, the LEA shall immediately notify CDE and DTSC prior to commencement of construction and if necessary comply with all then applicable Education Code requirements involving DTSC (e.g., Phase 1, Preliminary Endangerment Assessment, or Response Action). Note that DTSC has enforcement authority including the ability to revisit prior determination, stop construction or enforce a cleanup should there be evidence of potential endangerment.

William Pickering	Assistant Superintendent, Business and Administrative Services
Name of Authorized Local Educational Agency Representative	Tille
WolfmI	4/4/16
Signature of Authorized Local Educational Agency Representative	Dale

Α	В	С	D	E	F	G	H Square Feet per Space	
. Building ID	Space ID	No. of Spaces	Grade Level	Educational Program Description Describe Curriculum and Program Activities	LEA Loading Standard	Capacity (C X F)		
NEW CLASSROOM BUILDING (FIRST FLOOR)				<b>\</b>			3	
	101 – LEARNING STUDIO #1	1	9-12	Instructional Classroom Space	30	30	CR 992.32	
	102 – LEARNING STUDIO #2	1.	9-12	Instructional Classroom Space	30	30	CN 967.45	
	103 – LEARNING STUDIO #3	11	9-12	Instructional Classroom Space	30	30	<b>CN</b> 966.00	
	104 - LEARNING STUDIO #4	1	9-12	Instructional Classroom Space	30	30	282 961.14	
	105 – LEARNING STUDIO #5	1	9-12	Instructional Classroom Space	30	30	CR 960.40	
	106 - FLEX SPACE	1.	9-12	Student Collaboration and Small Group Learning	$\mathcal{I}$		1,497.78	
	107 - STAIR #1	· <u>-</u>		Building Circulation.	·		212.74	
	108 - STAIR #1 LANDING	<u>.</u>		Building Circulation.	· •		295.32	
	109 – ELEVATOR LOBBY	<u> </u>	•	Building Circulation.	<u> </u>		58.66	
	110 - ELEVATOR	•	<u>.</u>	Building Circulation.	<u>.</u> .		68.05	
	111 - ELEVATOR MACHINE ROOM		<u>-</u>	Building Support Space.	<b>.</b>	<u> </u>	97.90	
	112 - BOYS RESTROOM	<u> </u>	•	Building Support Space.	•		233.28	
	113 - CUSTODIAL	<u> </u>		Building Support Space.		÷ .	86.1	
	114 - GIRLS RESTROOM		-	Building Support Space.	<u> 4</u>	•	231.2	
	115 – WATER HEATER			Building Support Space.		_	45.8	

Α	В	С	D	E	F	G	Н
Building '	Space ID	No. of Spaces	Grade Level	Educational Program Description Describe Curriculum and Program Activities	LEA Loading Standard	TS Capacity (C X F)	Square Feet per Space
	116 – STAIR #2 LOBBY	<u> </u>	··	Building Circulation.	<u> </u>	•	221.23
	117 – STAIR #2	. •		Building Circulation.	<u> </u>		207.03
	118 – DATA		<u>.</u>	Building Support Space.			94.50
· 	119 - ELECTRICAL			Building Support Space.	-	-	96.18
	COVERED WALKWAYS	7	<u> </u>		. <u></u>		1,017.64
	TOTAL FIRST FLOOR				···	<u> </u>	9,310.85
NEW CLASSROOM BUILDING (SECOND FLOOR)							
	201 - LEARNING STUDIO #6	11	9-12	Instructional Classroom Space	30	30	CR 974.97
	202 - LEARNING STUDIO #7	11	9 <u>-12</u>	Instructional Classroom Space	30	30	932.37
	203 – LEARNING STUDIO #8	11_	9-12	Instructional Classroom Space	30 .	30	970.6°
	204 - BIOLOGY LAB #2	1	9-12	Instructional Classroom Space	30	30	CR 964.1
	205 – CHEMISTRY LAB #3	11	9-12	Instructional Classroom Space	30	30	LAB 1,247.8
	206 – CORRIDOR	•		Building Circulation	•		590.3
	207 - STAIR #1	<u> </u>		Building Circulation.		-	213.5
	208 - STAIR #1 LOBBY			Building Circulation.	•		303.2

A	В	С	D	E	F	G	Н	
Building ID	Space ID	No. of Grade		Educational Program Description  Describe Curriculum and Program Activities	LEA Loading Standard	TS Capacity (C X F)	Square Feet per Space	
<del></del>	209 – ELEVATOR LOBBY			Building Circulation.	•	<u> </u>	58.66	
	210 - ELEVATOR	-		Building Circulation.		: •	67.74	
	211 - PREP ROOM B	11	9-12	Lab Preparation and Storage Space		<u> </u>	97.45	
	212 – STAFF RESTROOM			Building Support Space.	<u></u>	, <del>-</del>	85.42	
	213 – TEACHER COLLABORATION SPACE	1		Teacher Workroom and Collaboration Space	•	<u> </u>	541.98	
<del></del>	114 – STAIR #2 LOBBY			Building Circulation.			329.81	
<del> </del>	215 - STAIR #2	-	-	Building Circulation.	<u> </u>	<u></u>	207.03	
	216 – DATA	<u> </u>		Building Support Space.			61.40	
	217 – PREP ROOM A	11	9-12	Lab Preparation and Storage Space		<u>-</u>	125.07	
	218 - R00F ACCESS	<u> </u>	<u> </u>	Building Support Space.			17.35	
	213 - Principal's Office	1	<u> </u>	Office	· 		276.51	
	220 - Administrative Assistant's Office	1_1_		Office			219.63	
	Roof Overhangs	2	<u> </u>			<u> </u>	496.06	
	TOTAL SECOND FLOOR						8,781.06	
	TOTAL BUILDING SQUARE FOOTAGE						18,091.91	

#### SFPD Plan Summary Form - Addition Project Design Plan Summary for an Addition to an Existing School

County	Project Tracking Number	
San Diego	7 6 8 5 1 - 0 0 0	2
Local Educational Agency	School	
Bonsall Unified School District	Sullivan Middle School	

#### Instructions

Local Educational Agencies (LEAs) requesting the California Department of Education's (CDE) review and approval of school construction plans for new school buildings on an existing school site must complete a Plan Summary – Addition form. The LEA may reference information in other documents. For example, the LEA's response to the master plan enrollment may be "See page 12 of educational specification," or "See page 5 of master plan." Provide any cited documents. Indicate if cited document is already on file at CDE.

#### Describing Title 5 Compliance on the Plan Summary Form

While completing the form, review each relevant Title 5 subsection and respond to all relevant requirements. For example, in response to the design of a science laboratory, indicate that locked storage, fume hoods, eye-wash, and other noted requirements are provided. See Title 5, Section 14030(i) (1). If an exemption of a Title 5 standard is requested, indicate and demonstrate that the educational appropriateness and safety of a school design will not be compromised by the alternative to the standard.

Many Title 5 standards are performance based. For example, Title 5, Section 14030 (I) requires comfortable and adequate visual conditions, a performance based standard, but does not create a specific numeric standard. The design of this Plan Summary form allows LEAs to describe programming, scheduling, and design features that will allow the project to meet the Title 5 standards.

Complete the following sections, either on this form or by attaching additional sheets.

1. Project Description
Provide an overview of the scope of the project including the number of classrooms and student capacity added, buildings constructed, and any demolition or removal of buildings. The project consists of the construction of a new 2 story 18,092 SF classroom building on the Norman L Sullivan MS campus. The building includes 10 instructional classrooms - 1 Chemistry Lab, a biology/classroom and 8 learning studios (classrooms), 1 student flex area for student collaboration and small groups (not loaded), a teacher collaboration space, staff and student restrooms, 2 offices and support spaces.

#### 2. Master Planned Enrollment

Indicate the master plan enrollment of the school. Master planned enrollment for purposes of completing CDE forms is the maximum number of students enrolled at a school at one time on buildout of the school campus. For schools operating on a multitrack-year round education program, offtrack students are not included. Include any County Office of Education special education students planned for the school. Submitted plans must identify future expansion areas, unless the master planned site is being completed in the current project. The master planned enrollment will be 849 students based on 10 classrooms loaded at 270 students. Clark pokable removal

Then chrok dist. loading at 30

3. Specialized Classrooms (Title 5, sections 14030[h])

Discuss whether the project will result in relocation or revision of specialized classrooms, such as kindergarten, art, science, special education, etc. or whether an increase in capacity will result in a need for more specialized classrooms. If so, describe how this issue is addressed. No specialized classrooms are being displaced.

4. Multipurpose Room and Cafeteria (Title 5, Section 14030[k] [1])

Describe whether the existing dining and assembly area will be sufficient for increased capacity. If the school is an open campus high school, consider the percentage of students not eating on campus. If outdoor dining is provided discuss how indoor and outdoor dining areas are to be supervised. The existing Multipurpose Room and Cafeteria is sufficient for the increased capacity. Previously, a 378SF addition was added to the north side of the existing kitchen where a new walk in cooler was installed. In addition to this, an indoor food service line was added to the south side of the existing kitchen. Before construction, the food service line was outdoor so the contractor framed new walls out of CMU, added windows, a door, and added three skylights. The existing kitchen space was modified by the addition of new sinks, shelving, prep tables, and gas ovens and the existing concrete floor was given an epoxy coating. In addition, an outdoor shade structure was added to the campus.

5. Physical Education (Title 5, Section 14030[b])

Identify physical education teaching areas and how many students will participate in physical education. If the site is less than 70 percent of California standard size pursuant to Title 5, Section14010(b), submit the physical education plan, per SFPD Physical Education Guidelines, available on SFPD Web page. All students participate in physical education. The increased capacity will not affect the current Physical Education program on campus.

For Elementary Schools: http://www.cde.ca.gov/ls/fa/sf/peguideelement.asp

For Middle and High Schools: http://www.cde.ca.gov/ls/fa/sf/pequidemidhi.asp.

#### 6. Administration (Title 5, Section 14030[k] [2])

Discuss whether existing administrative space is adequate or whether additional counselors, vice-principals, and support staff will be necessary for the increased capacity. If so, discuss where offices will be provided. The exisiting Administration and Student Services building is aqeduate.

7. Library (Title 5, Section 14030[k] [3])

Discuss existing library space and the extent of its ability to serve the increased numbers of students and teachers. The new building consists of a technology-rich environment. The technology centered curriculum will emphasize online research. The existing Library on the campus is adeaquate in size and can accommodate the increased capacity.

8. Toilets (Title 5, Section 14030[n])

Indicate the location of toilet facilities provided in the project. Refer to Title 5 for provision and supervision of restroom facilities and for reference to Title 24 regulations. Consideration must also be given to staff needs. Toilet facilities will be located in the new story building to accommodate; girls, boys and staff in separate areas. The floor not accommodate to all classifications.

9. Parking and Drop-Off (Title 5, Section 14030[b])

Discuss whether the project will result in relocation or revision of staff and visitor parking and/or parent, special education or bus drop-off areas. Discuss the extent to which existing parking and drop-off areas are sufficient to serve the increased capacity. The existing parking and drop-off area is more than adequate to handle the new capacity of the project.

10. Middle and High School Gymnasium (Title 5, Section 14030[j])

Discuss the extent to which the existing gymnasium is sufficient to serve the increased capacity, or whether the increased capacity creates a need for a larger or a second gym. If a second gym is necessary, identify its location. NThe existing MPR can be utilized for some physical education instruction. Use of the MPR is scheduled to accommodate all students.

11. Shower/Locker Rooms (Title 5, Section 14030[j] [2]) – (MIDDLE AND HIGH SCHOOLS GRADE STUDENTS ONLY)

Discuss the extent to which the existing showers and lockers are sufficient for the number of students who will be participating in physical education. Dressing rooms and showers are provided in the existing MPR building. Locker rooms are provided near the basketball courts.

12. High Schools - Student Parking (recommendation)

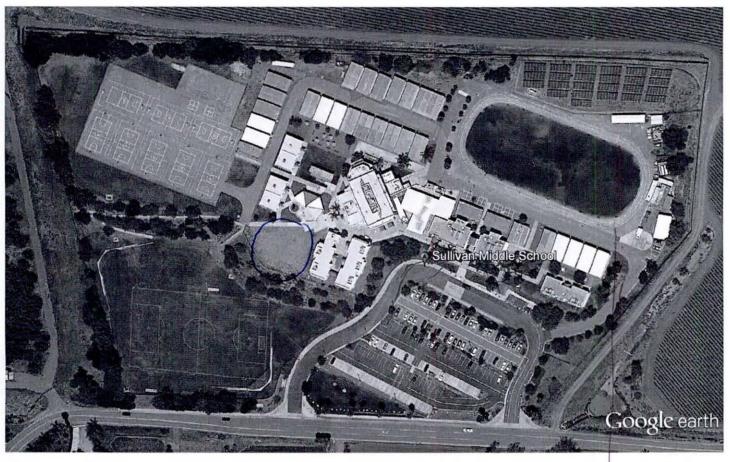
Discuss whether student parking lot, if any, is sufficient for the increased master planned capacity. N/A

#### 13. Certifications

The information contained in this Plan Summary is the best available at the time of certification and the governing board of the LEA has authorized me to submit this Plan Summary and to request standards exemptions pursuant to Title 5, sections 14010 (u) and 14030 (r).

William Pickering	Assistant Superintendent, Business and Administrative Serv
Name of Authorized Local	Title
Educational Agency Representative	
allani	4.19.16
Signature of Authorized Local	Date
Educational Agency Representative	
760-631-5200	
	william.pickering@bonsallusd.com
Telephone Number	F-mail

merease by 1/3



Q: Submittal
Says no track?
This may be
high school. Need
to clarify.



31505 Old River Road • Bonsall, CA 92003 760.631.5200 • Fax 760.941.4409 www.bonsallusd.com



**Governing Board** Timothy Coen, M.D. Erin English, Ed.D. Richard Olson Lou Riddle Sylvia Tucker, Ed.D. **Superintendent** Justin Cunningham, Ed.D. **Assistant Superintendent** William Pickering II

Date: April 5, 2016

Diane Day California Department of Education **Facilities and Transportation Division** 1430 N Street Sacramento CA 95814

RECEIVED SCHOOL FACILITIES

Re: Revision / Replacement of SFPD 4.07

Ms. Day,

Thank you for meeting with me at CASH. Attached you will find items per our discussion.

- 1. 11x17 Plans
- 2. SFPD 407, signed by Superintendent
- 3. Demo map
- 4. CEQA exemption filed with the County as noted on SFPD 4.07

Please delete the previous submittal and call me with any questions or comments.

Thank you.

Sincerely,

**Bonsall Unified School District** 

Pavid Medcalf

Director, Facilities Maintenance and Transportation

Dr. Justin Cunningham - Superintendent - by email Cc:

Mr. William Pickering II - Asst. Superintendent Business Services - by email Iulie Zimmerman – Funding Specialist, Baker Nowicki Design Studio – by email

District Files

DP-8426 SK-5181 SMP-5369

# PAP-7590 Part 4 - SFPD 4.07 Project Information for New Construction

#### Part 4 Section A - Contact Information

Local Educational Agency (LEA) Information

Project Tracking #	7 6 8 5 1 — 0 0 0 2								
County	San Diego								
LEA	Bonsall Unified School District RECEIVED								
School Name	Sullivan MS addition APR 1.1 2016								
Street and Closest Cross	7350 W Lilac Rd, Bonsall, CA 92003 SCHOOL FACILITIES								
	LEA Contact (Please Print)								
LEA	William Pickering								
	Assistant Superintendent, Business and Administrative Services								
	(760) 631-5200 x1000 Fax								
	31505 Old River Rd., Bonsall, CA 92003								
,	william.pickering@bonsallusd.com								
<b>⇔</b> Signature	The governing board of the LEA has authorized me to submit this application and to request exemptions pursuant to Title 5, Section 14030 (r).  LEA Contact for questions, if different from above (Please Print)								
Name	Julie Zimmerman								
Title	School Funding Principalt								
Phone	951-514-9206 Fax								
E-mail	jzimmerman@bndesignstudio.com  Architect Contact (Please Print)								
Contact Name	Patricia Sprotte, AIA								
Firm Name	Sprotte + Watson								
Mailing Address	450 S. Melrose Drive Suite 200 Vista, CA 92081-6664								
Phone	760.639.4120 Fax								
E-mail	info@sprottewatson.com								

### Part 4 Section B - Project Information

Plans are submitted for:	☑Preliminary Review	☐ Final Approval						
	☐New School	Addition/replacement on a	an existing site					
	Anticipated SAB Funding	g Source (check all that a	pply)					
New Construction	☐ Career Technical	☐ Charter	☐ Multi-Story Replacement					
☐ Joint-Use Type I	☐ Joint-Use Type II	☐ Financial Hardship ☐ Facility Hardship						
Overcrowding Relief Grants (ORG)	Critically Overcrowded School (COS)	☐ Other						
	<del></del>							
	Са	pacity	:					
Grade Levels 9-12		Grades in Class Size Redu	uction 0					
Check Kindergarten session ☐ Double or ☐ Single	ı:	Will school operate on a multi-track year-round (MTYRE) schedule? ☐ Yes ☒No						
Master Plan Site Capacity 2	270	Project Capacity (this phase) 270						
Total Number of Teaching Stations in This Project 10 potables	classrooms; demo of 8	Number of Construction Phases new classrooms; demolition of 10 Increment 1 is site preparation and Earthwork. Increment 2 is Building Construction						
	Build	ling Area						
Project Area		Construction Cost Estimate	<b>e</b>					
(square feet, minus any joir	ıt-use) 18, 092	as reported to DSA - this fig						
Joint-Use Project Area (if an (square feet)	ny)	determine the CDE plan review fee. (Education Code Section 17251[a]) \$5, 500, 000						
Total Project Area (square feet) 18,092								
	Sit	e Area						
School Site Acres – Gross	17.08	Joint-Use Acres – Gross 0						
School Site Acres - Net 14.1	I.	Joint-Use Acres - Net 0						
School Site Acres Net plus	Joint-Use Acres Net 14. 69							
Status of Site Approval, if a	pplicable							

#### LEA Completion – LEA may use LEA or State loading standards.

Grades	Kinder	1-3	4 – 6	7 – 8	9 – 12	Special Ed. Non-severe	Special Ed.   Severe	Total
Master Plan Site Capacity (Students)			168	411-54				525

#### **CDE Completion**

Grades	Kinder.	1 – 3	4 – 6	7 – 8	9 – 12	Special Ed. Non-severe	Special Ed. Severe	Total
*CDE-Recommended Acres								

<sup>\*</sup>Based on the Guide to School Site Analysis and Development, 2000 Edition

Net Usable Acres as a Percent of **CDE-Recommended Acres Based on Master** 

#### Part 6 - Local Educational Agency Certifications

# Required for SAB Funding for New Construction Sign at Final Plan Submittal.

This form is not required to be certified for preliminary review.

County	Projec	t Tracki	ng Num	ber						
San Diego	7	6	8	5	1	_	0	0	0	2
Local Educational Agency (LEA)	School									
Bonsall Unified School District	Sulliv	an Mic	ddle So	chool						

**Project Change of Scope -** The LEA will provide written notification and revised plans if the scope of the project is changed and affects a standard contained in *California Code of Regulations*, *Title 5*, Section 14030, including but not limited to:

- a. Number, location, size, type, use, and phasing of buildings/classrooms
- b. Traffic planning to include:
  - i. Traffic flow
  - ii. Parking lot design change
  - iii. School bus drop-off/pick-up locations
  - iv. Parent drop-off/pick-up locations
  - v. Fire access routes
  - vi. Service vehicle routes

The CDE will review the changes, and if appropriate, issue a supercede plan approval letter. The supercede letter may be used as evidence of CDE approval of a scope change as required on the Project Information Worksheet submitted to the Office of Public School Construction (OPSC).

**CERTIFICATIONS - I** certify, as the local educational agency representative:

- The information reported on this form is true and correct and that the above named local educational agency has
  reviewed the California Code of Regulations, Title 5 standards, cited in Section 1 herein, for this school
  construction/replacement project and has determined that the project will not create any new significant safety
  hazards or exacerbate any existing safety hazards to students;
- 2. The LEA will provide to CDE written notification of any changes that occur after final plan approval in the project scope as defined in the project change of scope above that affect a standard contained in *California Code of Regulations*, *Title 5* Section 14030;
- 3. Pursuant to Education Code Section 17077.10 every permanent or portable classroom in this project will be provided a telephone that is a hard-wired or wireless connection to a public-switched telephone network; and
- 4. If a different and/or additional California Environmental Quality Act (CEQA) document (e.g., negative declaration, environmental impact report, or supplement) is adopted for this project subsequent to this certification, the local educational agency shall immediately notify the SFPD and the OPSC, and if necessary comply with all then applicable Education Code requirements involving the DTSC (e.g., Phase I, Preliminary Endangerment Assessment, or Response Action).
- 5. If the LEA is made aware of a previously unidentified hazardous materials/waste issue credibly affecting the safety of this site subsequent to this certification, the LEA shall immediately notify CDE and DTSC prior to commencement of construction and if necessary comply with all then applicable Education Code requirements involving DTSC (e.g., Phase 1, Preliminary Endangerment Assessment, or Response Action). Note that DTSC has enforcement authority including the ability to revisit prior determination, stop construction or enforce a cleanup should there be evidence of potential endangerment.

William Pickering	Assistant Superintendent, Business and Administrative Services
Name of Authorized Local Educational Agency Representative	Title
Austen Cunninghan Log	4/4/16
Signature of Authorized Local Educational Agency Representative	Date



SFPD 4.07 (Rev 01-15)

#### PLAN SUBMISSION REQUIREMENTS FOR NEW CONSTRUCTION

#### PART 1 - SFPD 4.07 Instructions

New Construction Projects Subject to CDE Review - Education Code Section 17070.50 requires the California Department of Education (CDE) review and approve new construction plans for school facility projects funded by the State Allocation Board (SAB). The plan review is conducted by the School Facilities Planning Division (SFPD) of the CDE. The SFPD review verifies project consistency with the design standards of California Code of Regulations, Title 5 (Title 5).

Projects subject to CDE plan review include, but are not limited to, projects funded by the following SAB programs:

School Facilities Program

Career Technical Education

Critically Overcrowded Schools

Overcrowding Relief Grant

Joint-Use

Construction plans for new school facility projects that are not funded by the SAB are not required to be submitted to CDE for review and approval; however, locally funded projects are still required to comply with the design standards of Title 5. A local educational agency (LEA) may submit plans to CDE for review to document a project's consistency with Title 5.

Preliminary and Final Plan Submission Checklists - The checklists included in this packet identifying the items needed for preliminary plan and final plan submittal must be completed and submitted with the plans.

Construction Projects on New Sites - State Funded Site Acquisition - For new school construction projects on sites that were or will be acquired with funds from the SAB, the site must receive site approval from CDE prior to CDE approval of final plans, (California Code of Regulations, Title 5, Section 14011). Contingent site approval does not qualify a project for final plan approval.

Locally Funded Site Acquisition or Use of District Owned Site Never Previously Used for School Purposes - New school construction projects on sites that were not or will not be funded by the SAB are not required to be approved by CDE; however, locally funded projects are still required to comply with the property evaluation and public noticing requirements of California Code of Regulations, Title 5, Section 14012. The Plan Summary Form, required to be submitted with the form SFPD 4.07, requires verification that the LEA's site acquisition complied with Title 5.

CDE Resources and Contact Information - The required forms and instructions necessary for submitting new construction plans to CDE are located in this packet. For more information on the plan review process, visit the SFPD Web page at http://www.cde.ca.gov/ls/fa or call 916-322-2470. Title 5 can be obtained on the Internet at http://www.cde.ca.gov/ls/fa/sf/codes.asp. Submit plans and the required documents to the following address:

> California Department of Education School Facilities Planning Division 1430 N Street, Suite 1201 Sacramento, CA 95814

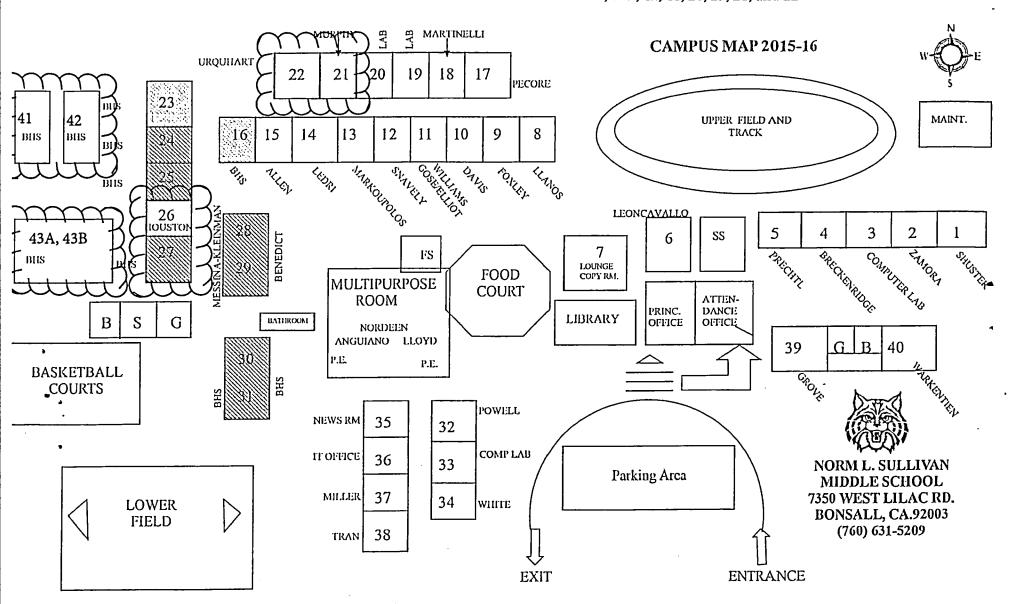
## Part 2 - SFPD 4.07 New Construction Preliminary Plan Checklist

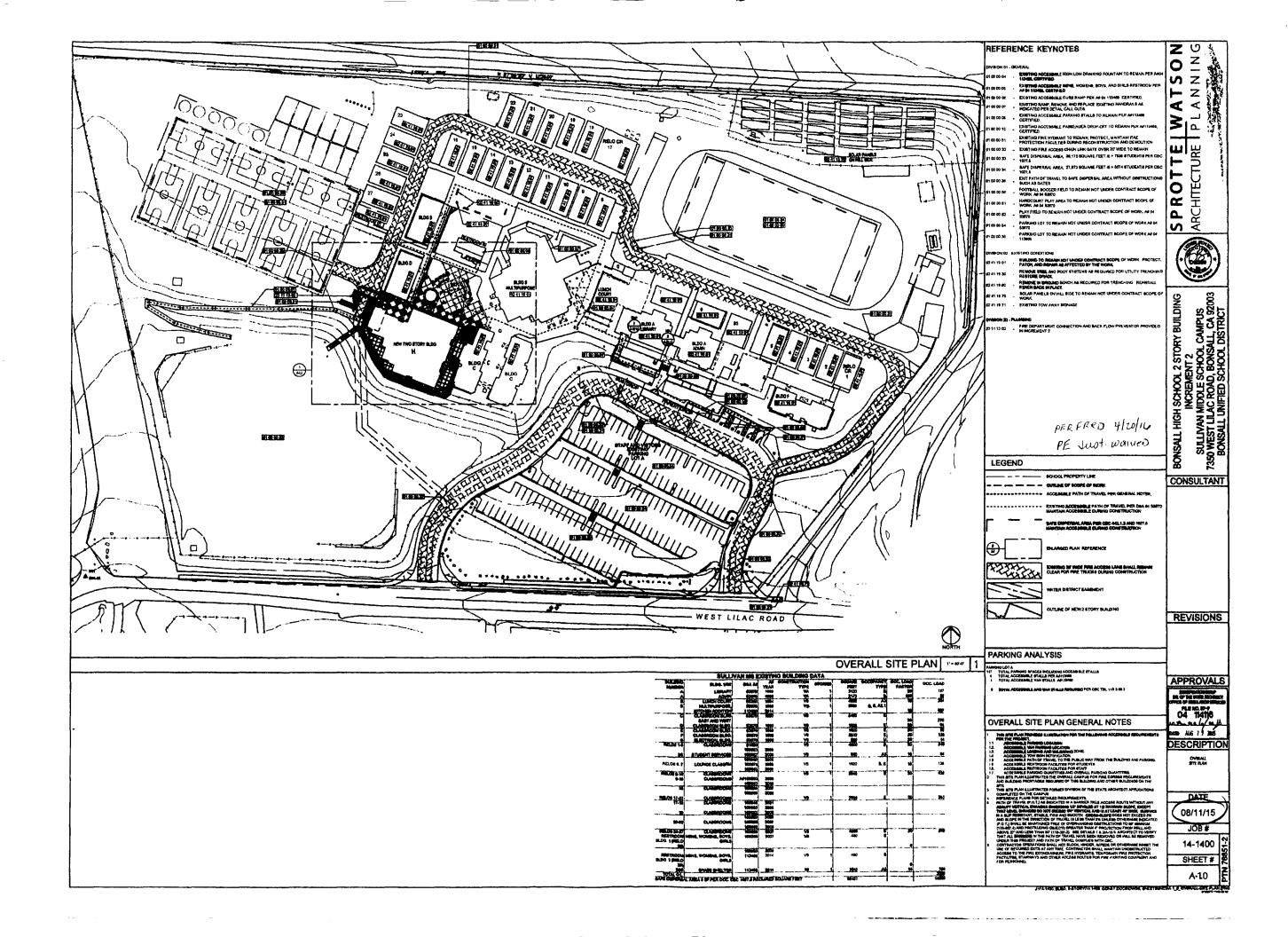
EA to check boxes indicating the items included in the plan submittal. Submit checklist with plans. CDE may recommend or require changes; therefore the submission of preliminary plans is required before submission of inal plans. It is not necessary to submit construction specifications. When filing for joint-use project approvals, complete orm SFPD 4.11, Senate Bill 15 Joint-Use Projects Eligible Square Footage.
☑ Plan Summary Form  See instructions on the Plan Summary Form to select the correct form for either New Schools or Additions.
If the project is a new school or the demolition and replacement of 50% or more of the existing square footage, refer to the Plan Summary Form–New School to see if an educational specification is required to be submitted. Check the appropriate box below.
<ul> <li>Educational Specifications included with this plan submittal</li> <li>Educational Specifications on file with the California Department of Education</li> <li>Education Specifications not required to be submitted per Plan Summary – New School form</li> </ul>
☑ SFPD 4.07
<ul> <li>☑ Part 2 - Preliminary Plan Checklist</li> <li>☑ Part 4 - Project Information for New Construction, including project tracking number.</li> <li>☑ Part 5 - Space Allocation Worksheet</li> </ul>
☑ Preliminary (Schematic) plans
☑ Site plan must have street designations and labeled student, staff and visitor parking areas, as well as bus and parent drop-off areas.
☑ Floor plans with dimensions and spaces labeled.
☑ Dimensions and area calculations.
☑ Interiors or schedules if available.
⊠ Elevations, if available.
☐ Demolition plan, if applicable. Identify the location, type and use of buildings being removed.
☐ Special Studies if Applicable - Contact the SFPD for assistance in determining whether special studies are required. If the LEA is pursuing CDE site approval for the project, the form SFPD 4.0 completed during the site review process will dentify required special studies.
<ul> <li>Physical Education Plan if site will be less than or equal to 70% of CDE recommended acres. For elementary school, see <a href="http://www.cde.ca.gov/ls/fa/sf/pequideelement.asp">http://www.cde.ca.gov/ls/fa/sf/pequideelement.asp</a></li> <li>For middle and high school see <a href="http://www.cde.ca.gov/ls/fa/sf/pequidemidhi.asp">http://www.cde.ca.gov/ls/fa/sf/pequidemidhi.asp</a></li> <li>Small School Site Worksheet if site will be less than or equal to 50% of CDE recommended acres. See <a href="http://www.cde.ca.gov/ls/fa/sf/documents/smallsitewksht.xls">http://www.cde.ca.gov/ls/fa/sf/documents/smallsitewksht.xls</a>.</li> <li>Copy of any risk analysis prepared for railroad, power line, pipeline, dam, or other site hazard. Indicate studies submitted:</li> </ul>

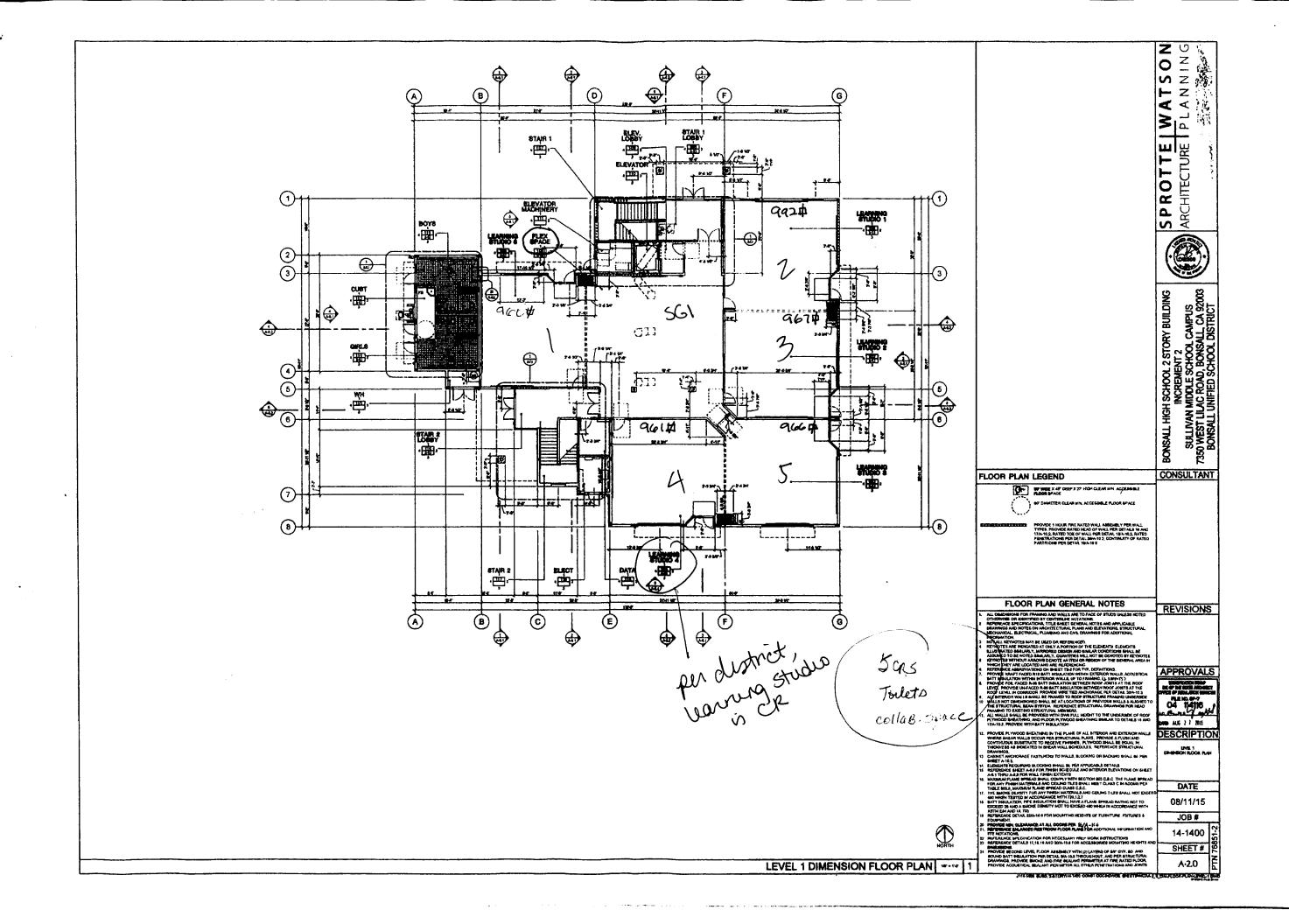
#### PART 3 - SFPD 4.07 New Construction Final Plan Checklist

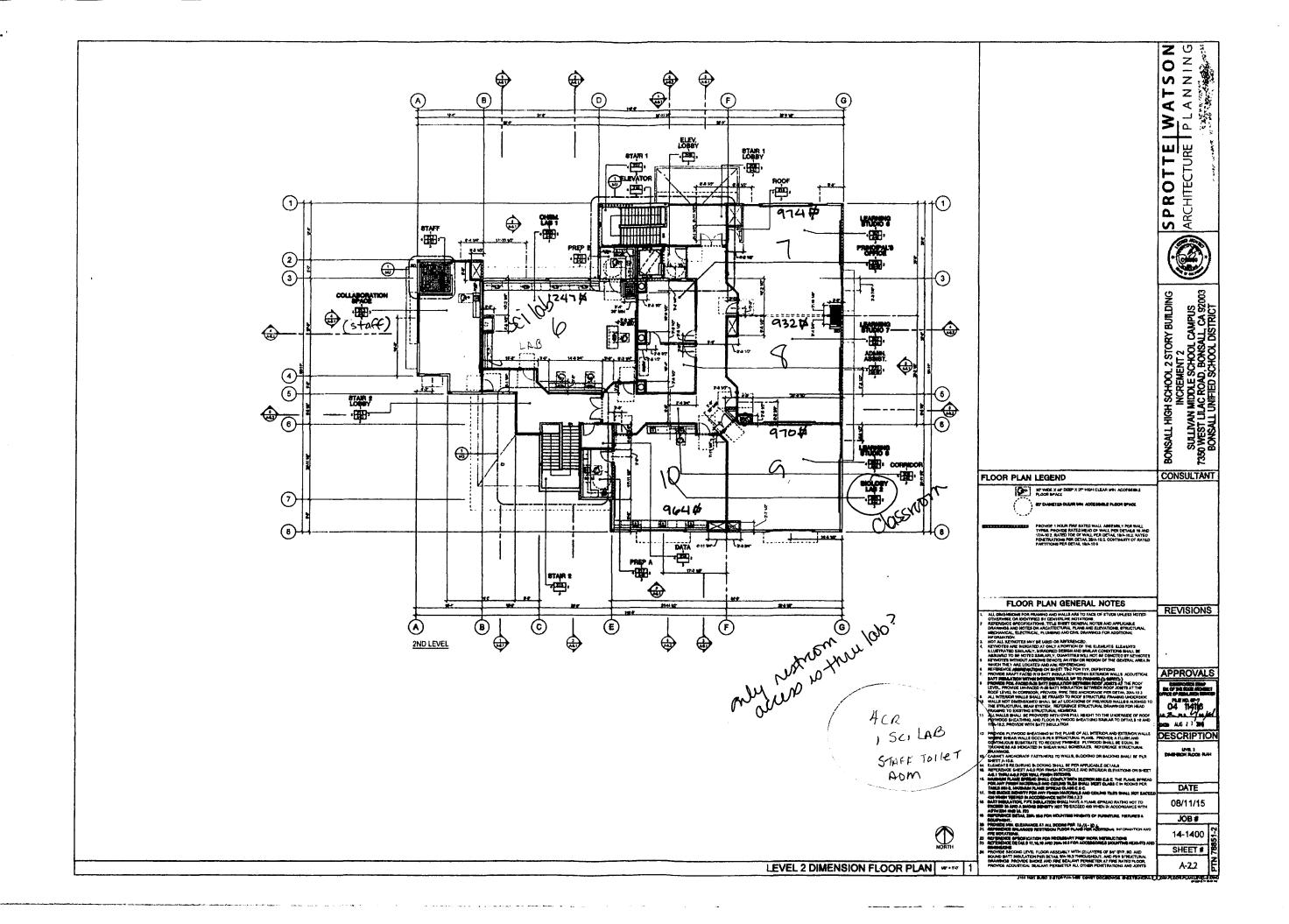
LEA to check boxes indicating the items included in the plan submittal. Submit checklist with plans. For final plan approval, CDE reviews the working architectural drawings as submitted to the Division of the State Architec (DSA). It is not necessary to submit construction specifications. At the time that final plans are submitted to CDE, the estimated total construction cost must be included. When filing for joint-use project approvals, complete form SFPD 4.11, Senate Bill 15 Joint-Use Projects Eligible Square Footage.
☐ Plan Summary Form_— If there have been revisions to the plans, submit an updated Plan Summary Form.
If the project is a new school or the demolition and replacement of 50% or more of the existing square footage, refer to the Plan Summary Form –New School to see if an educational specification is required to be submitted. Check the appropriate box below.
<ul> <li>Educational Specifications included with this plan submittal</li> <li>Educational Specifications on file with the California Department of Education</li> <li>Educational Specifications not required to be submitted per Plan Summary – New School form</li> </ul>
☐ SFPD 4.07 - If the plans have been revised, submit an updated 4.07 ☐ Part 3 - Final Plan Checklist ☐ Part 4 - Project Information for New Construction, including project tracking number. ☐ Part 5 - Space Allocation Worksheet. ☐ Part 6 - LEA Certifications for New Construction required for SAB Funding.
☐ Final plans
<ul> <li>☐ Half-size plans and matching 11" x 17" plan set. Information on half-size plans must be legible and able to be scaled; otherwise full-size plans must be submitted.</li> <li>☐ Written response to any questions and/or comments in CDE's Preliminary Plan Review letter.</li> <li>☐ Site plan must have street designations and labeled student, staff and visitor parking areas, as well as bus an parent drop-off areas.</li> <li>☐ Floor plans with dimensions and spaces labeled.</li> <li>☐ Dimensions and area calculations.</li> <li>☐ Interiors or schedules.</li> <li>☐ Elevations.</li> <li>☐ Demolition plan, if applicable. Identify the location, type, and use of buildings being removed.</li> </ul>
■ Special Studies if Applicable – Contact the SFPD for assistance in determining whether special studies are required. If the LEA is pursuing CDE site approval, the form SFPD 4.0 will identify required special studies. If previously submitted do not re-submit if information is unchanged.
<ul> <li>Physical Education Plan: If the site will be less than or equal to 70% of CDE recommended acres, provide an updated plan or indicate in writing there have been no revisions to the original plan.         <ul> <li>For elementary school, see <a href="http://www.cde.ca.gov/ls/fa/sf/peguideelement.asp">http://www.cde.ca.gov/ls/fa/sf/peguideelement.asp</a></li> <li>For middle and high school see <a href="http://www.cde.ca.gov/ls/fa/sf/peguidemidhi.asp">http://www.cde.ca.gov/ls/fa/sf/peguidemidhi.asp</a></li> </ul> </li> <li>Small School Site Worksheet: If site will be less than or equal to 50% of CDE recommended acres, provide a updated worksheet or indicate in writing there have been no changes to the original worksheet. See</li> </ul>
<ul> <li><a href="http://www.cde.ca.gov/ls/fa/sf/documents/smallsitewksht.xls">http://www.cde.ca.gov/ls/fa/sf/documents/smallsitewksht.xls</a>.</li> <li>Copy of any risk analysis prepared for railroad, power line, pipeline, dam, or other site hazard, if not already submitted at preliminary review. Indicate new studies or updated studies submitted at final review:</li> </ul>

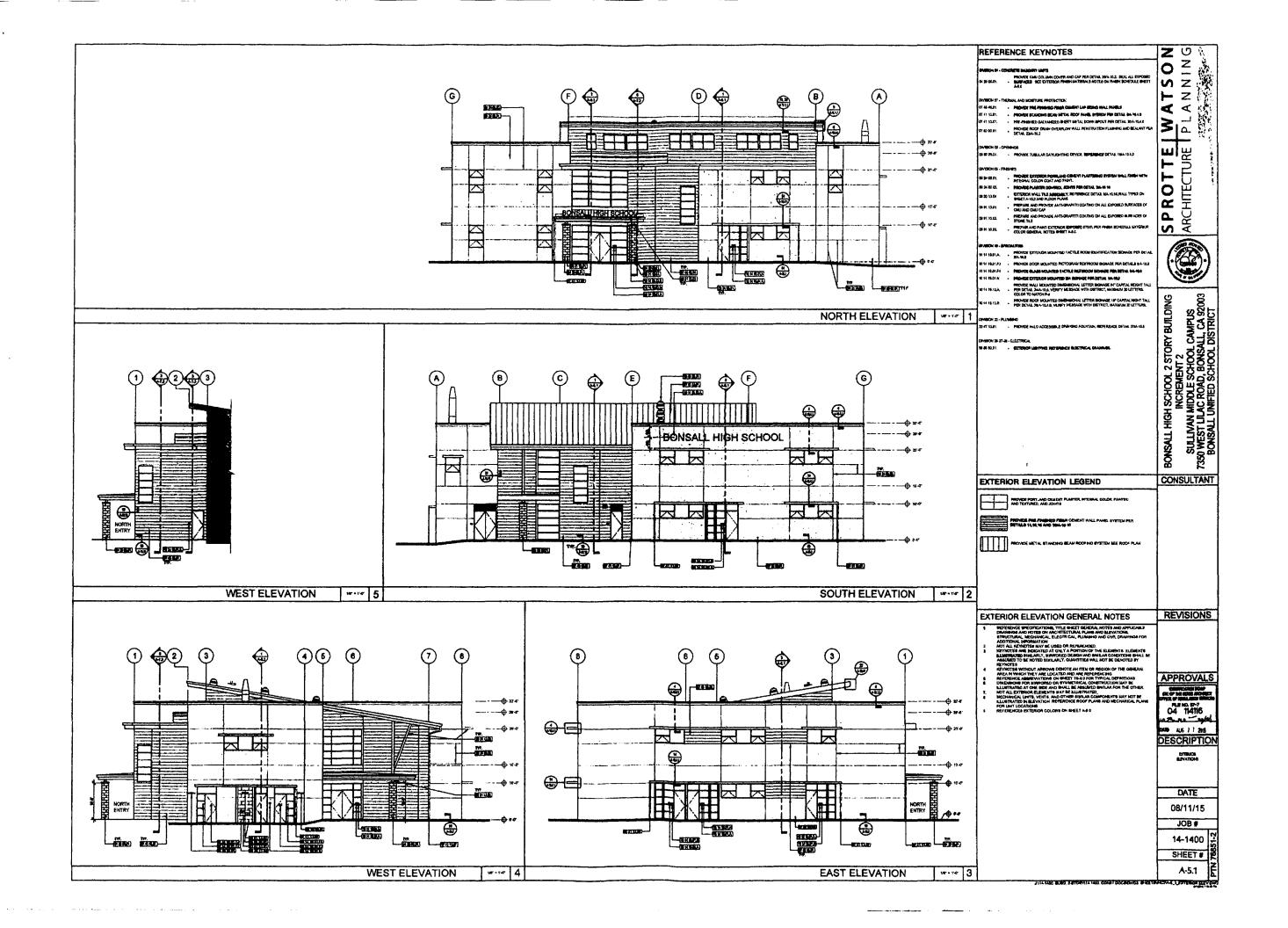
Proposed portable classrooms that will move offsite when High School students move to Gird Road Facility are: 43A, 43B, 42, 41, 26, 27, 21, and 22

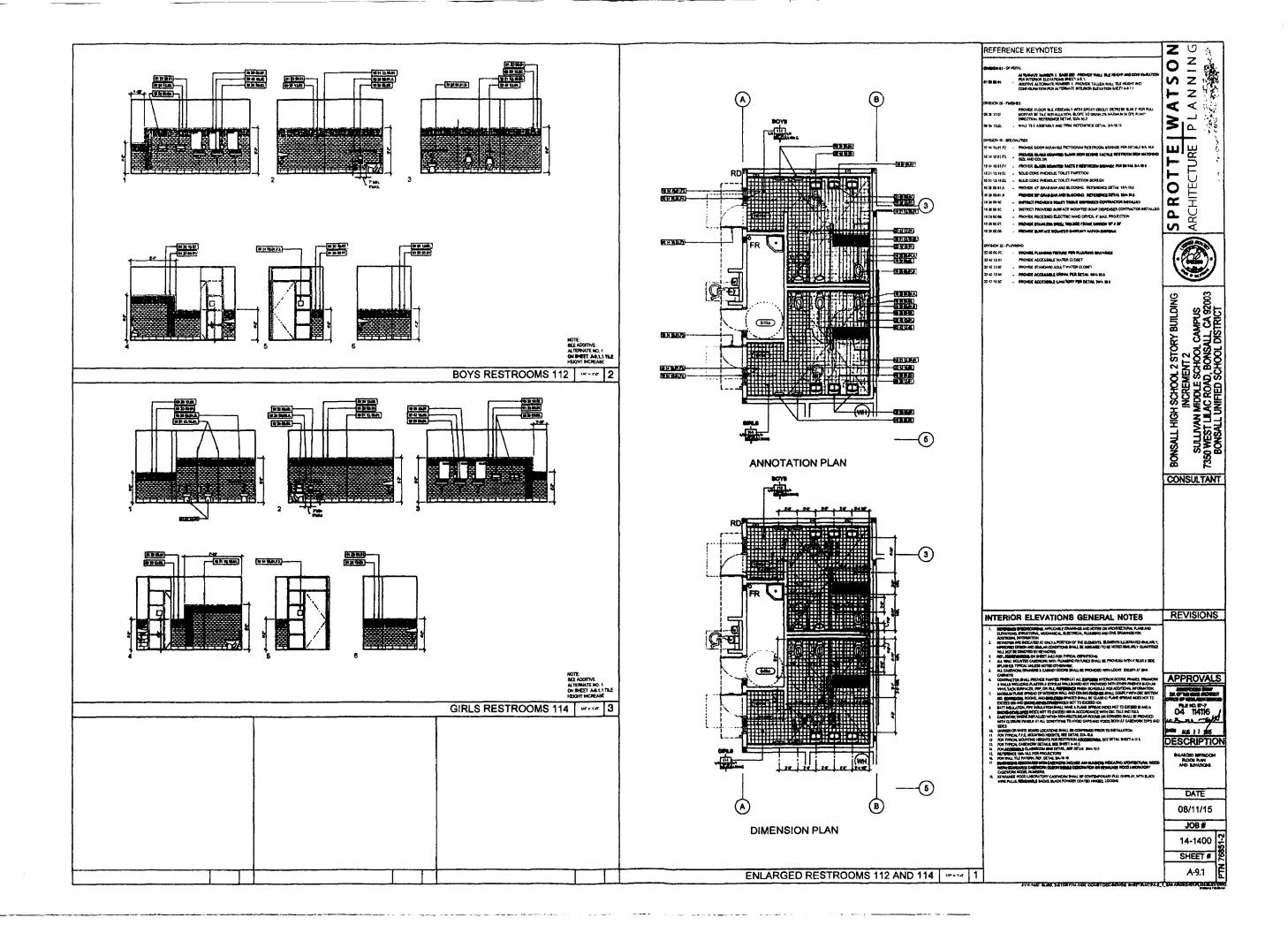


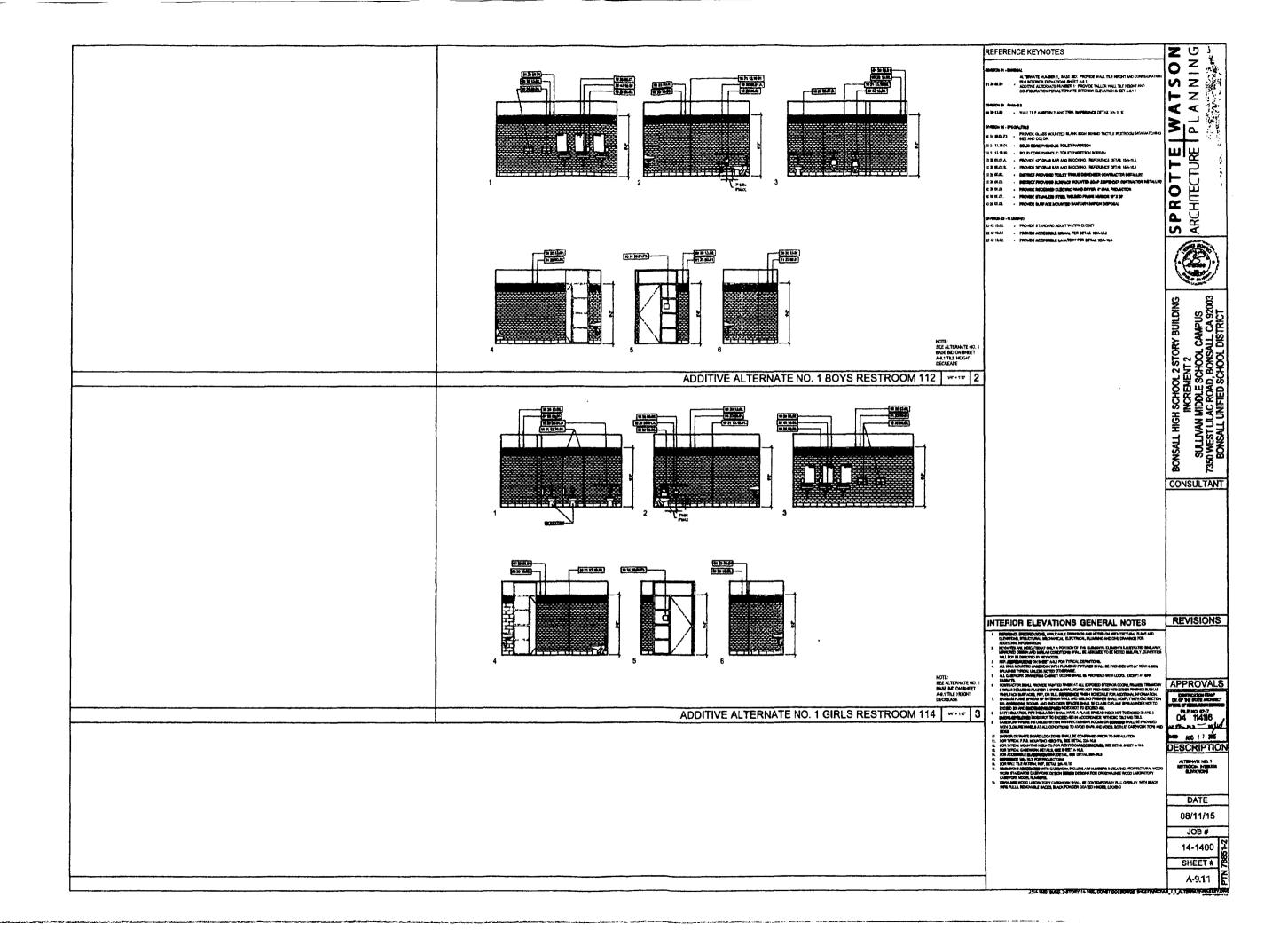


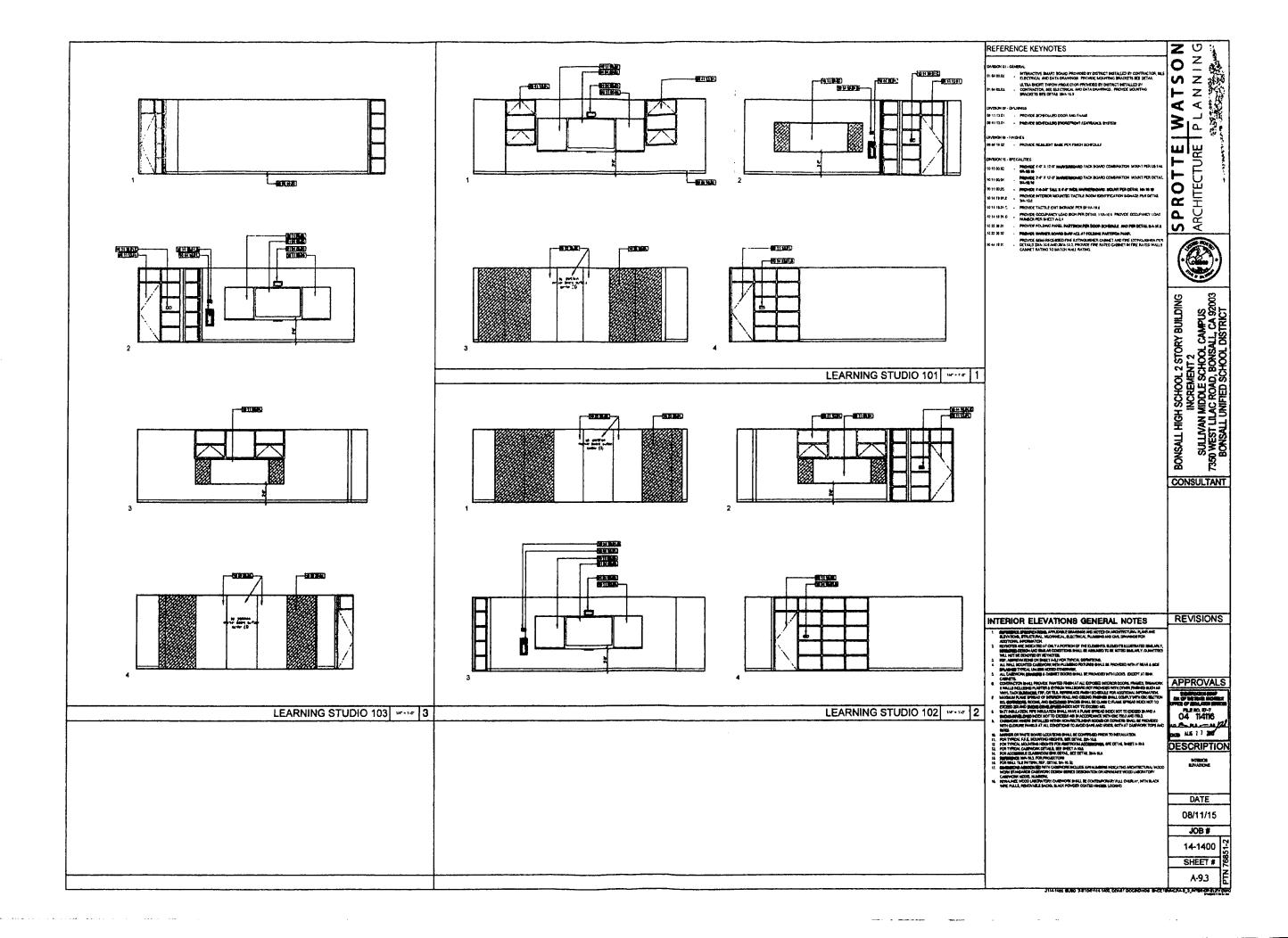


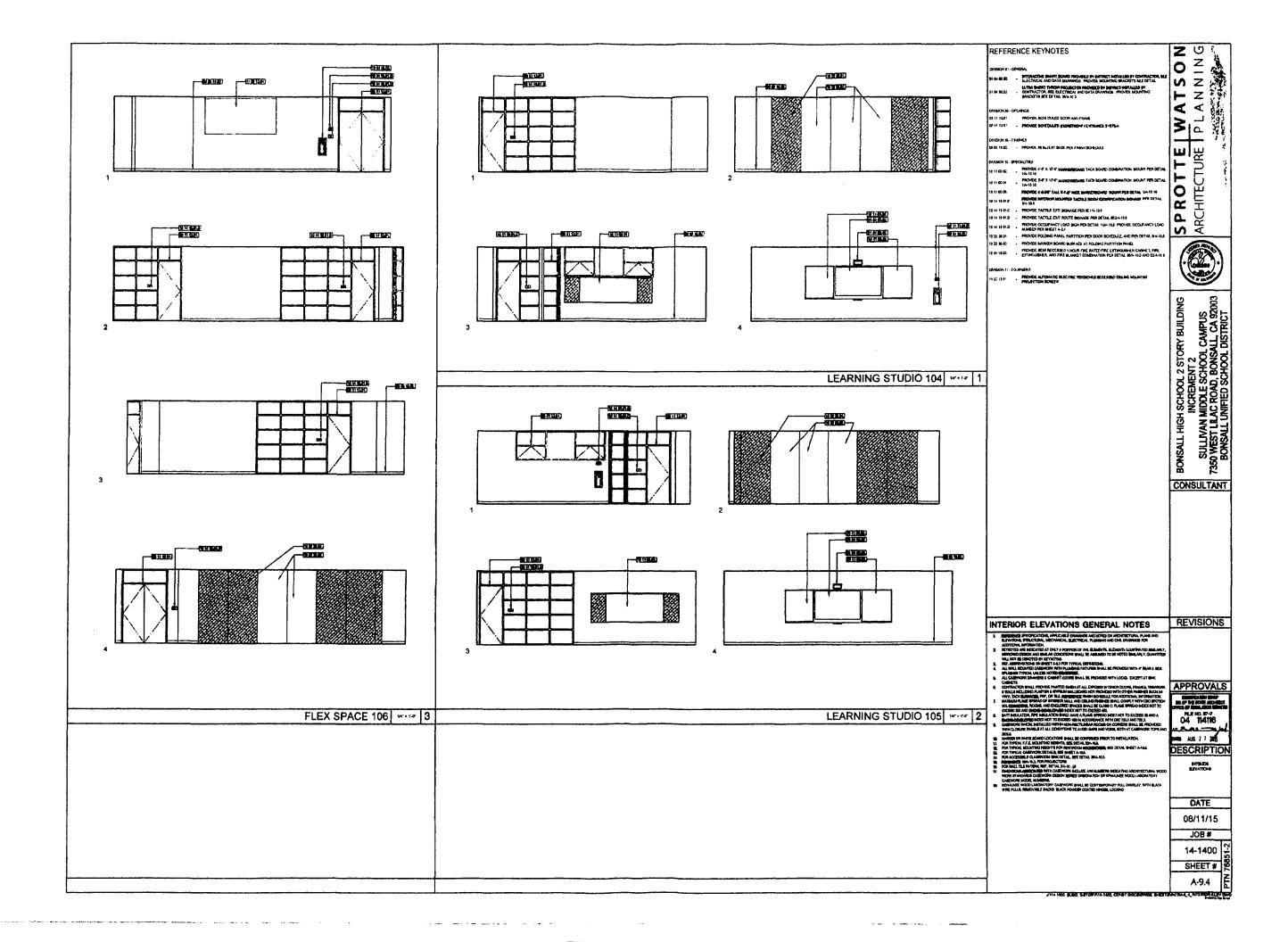


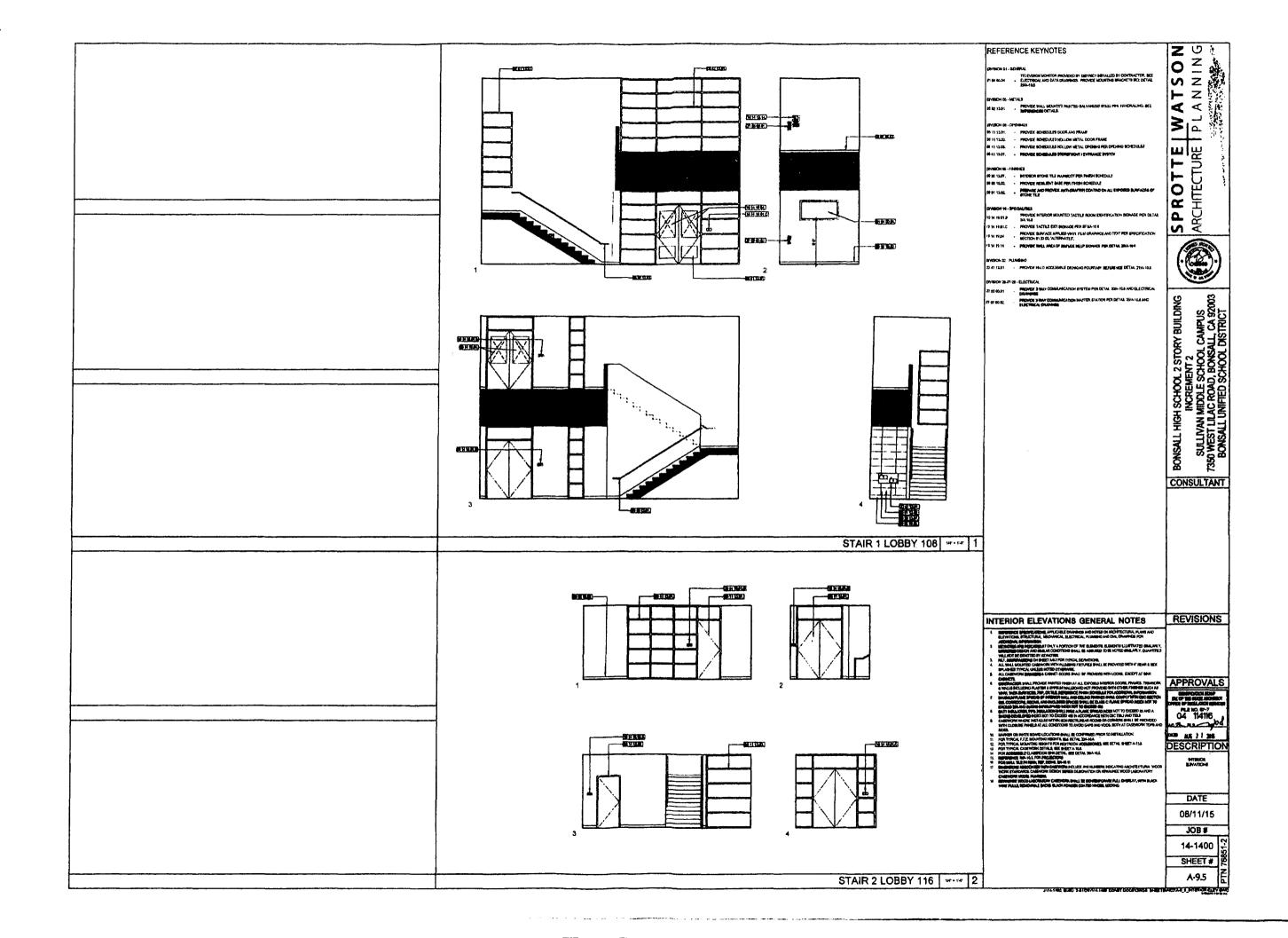




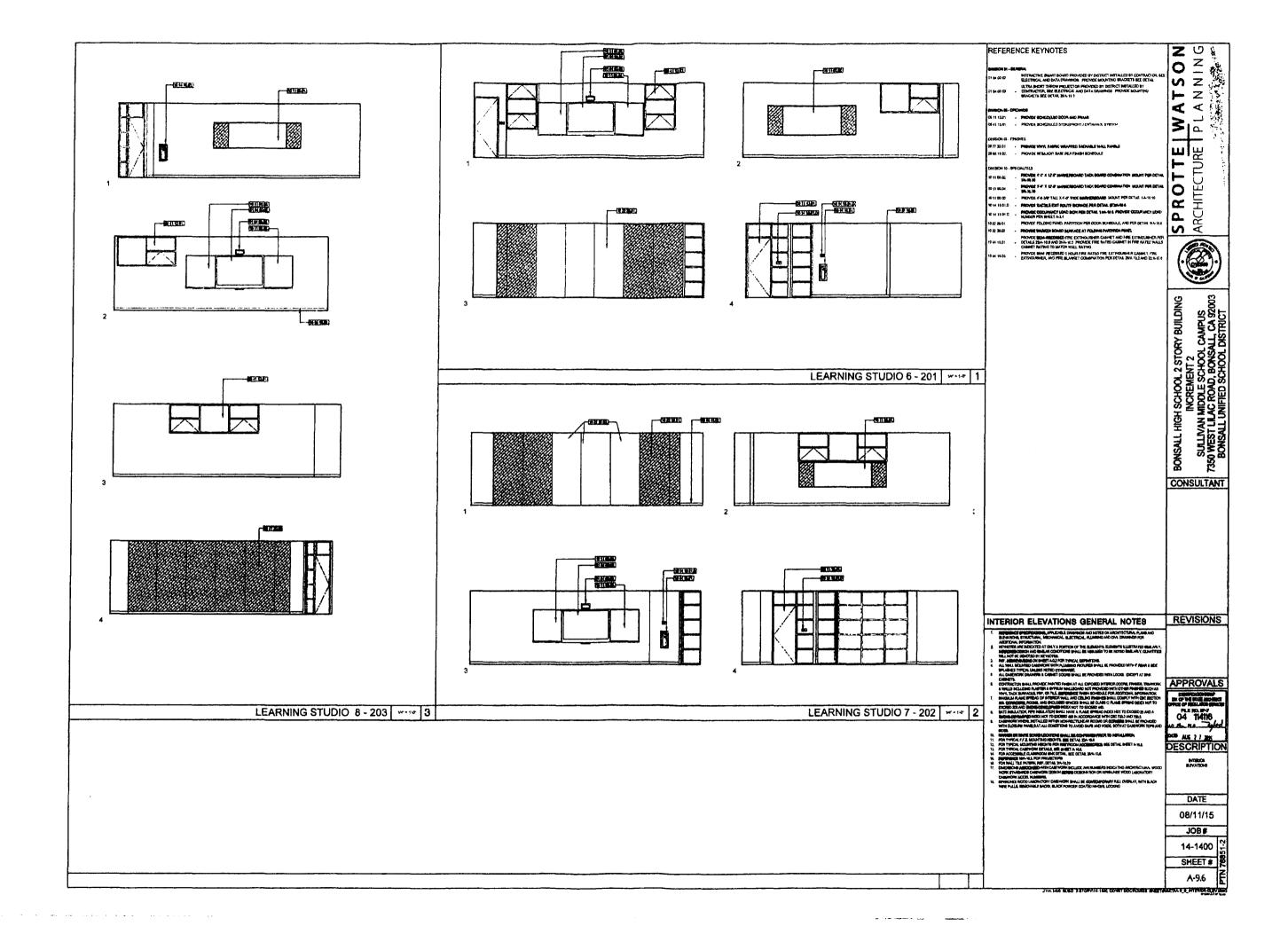


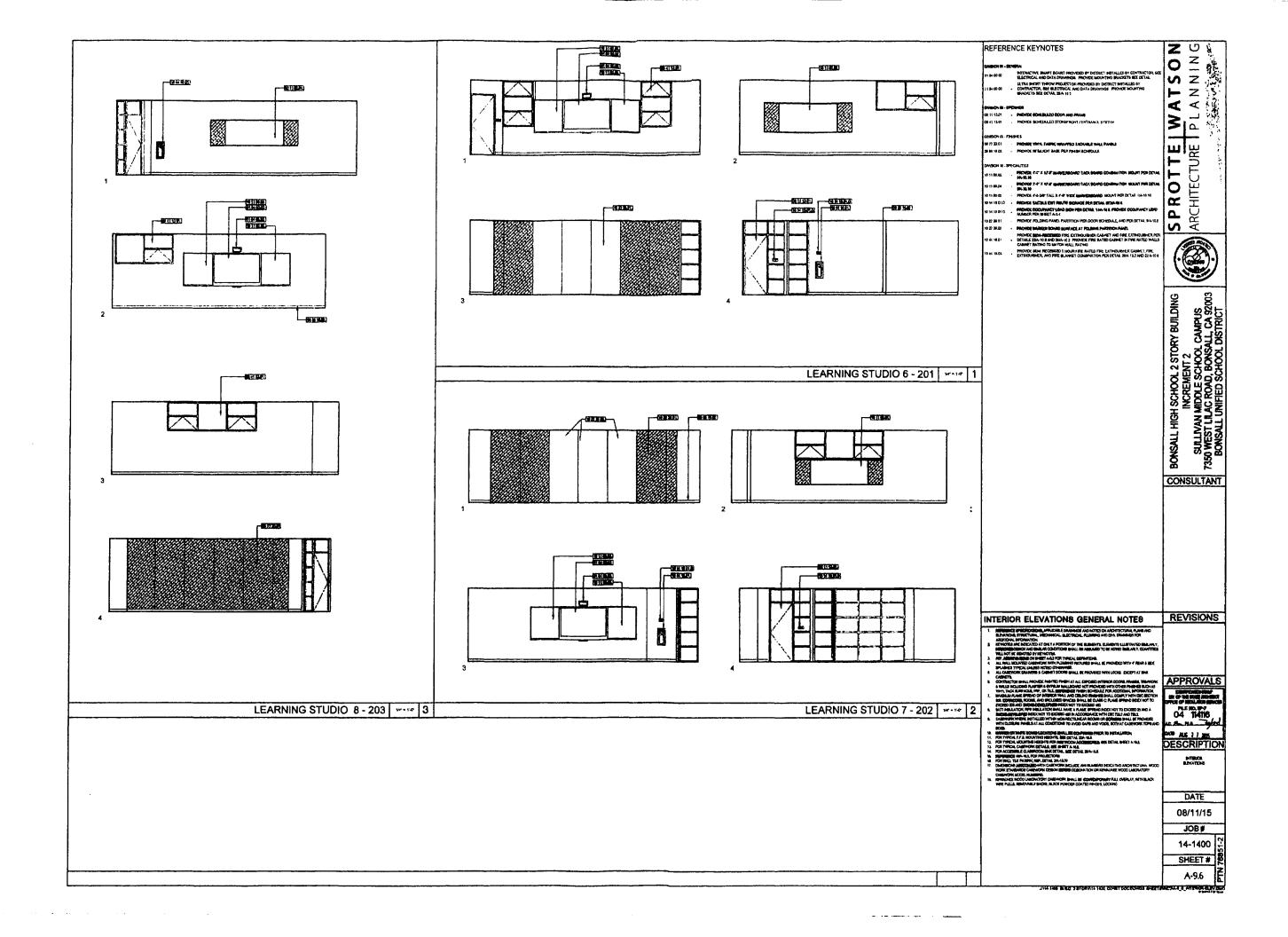


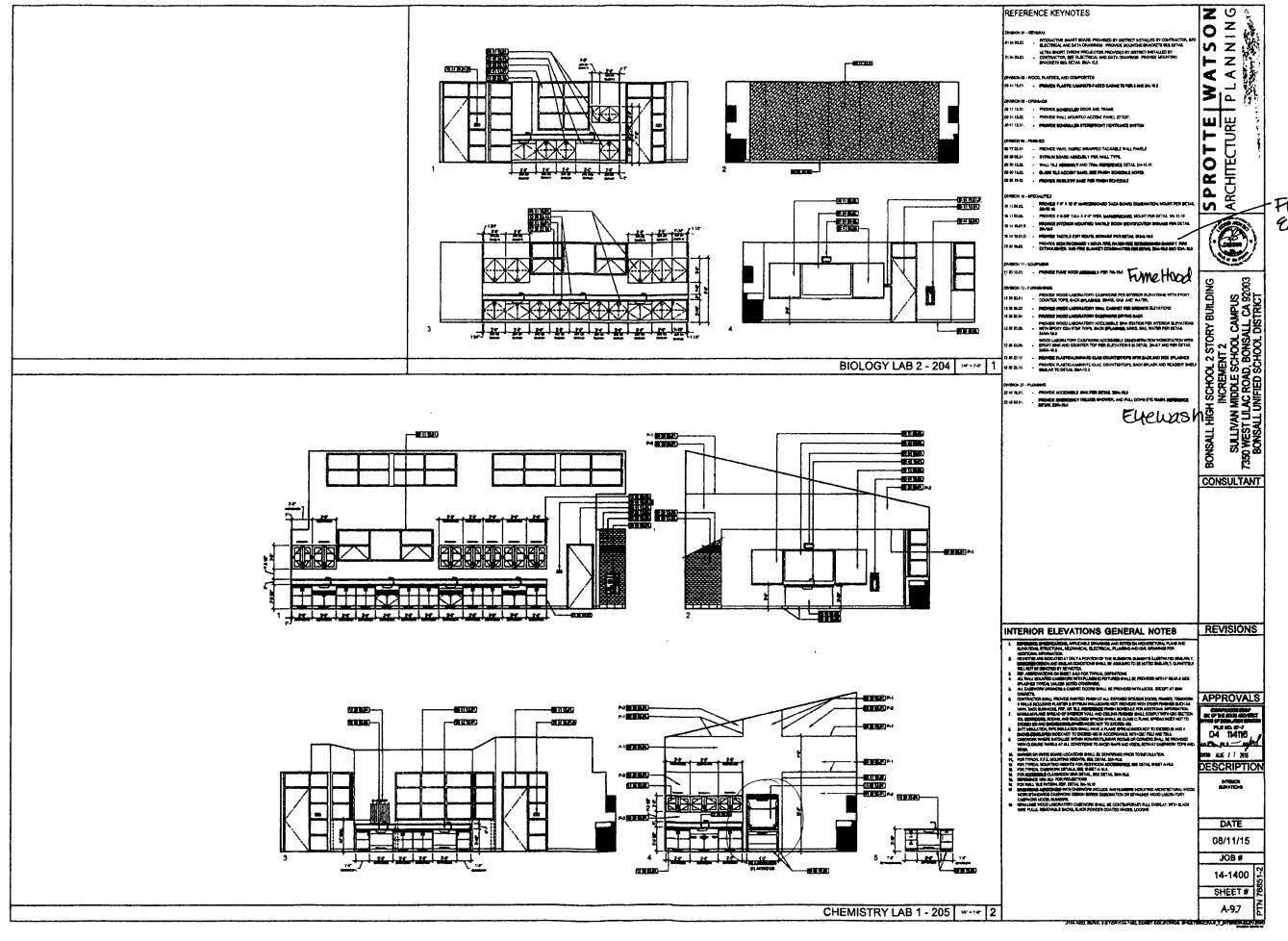




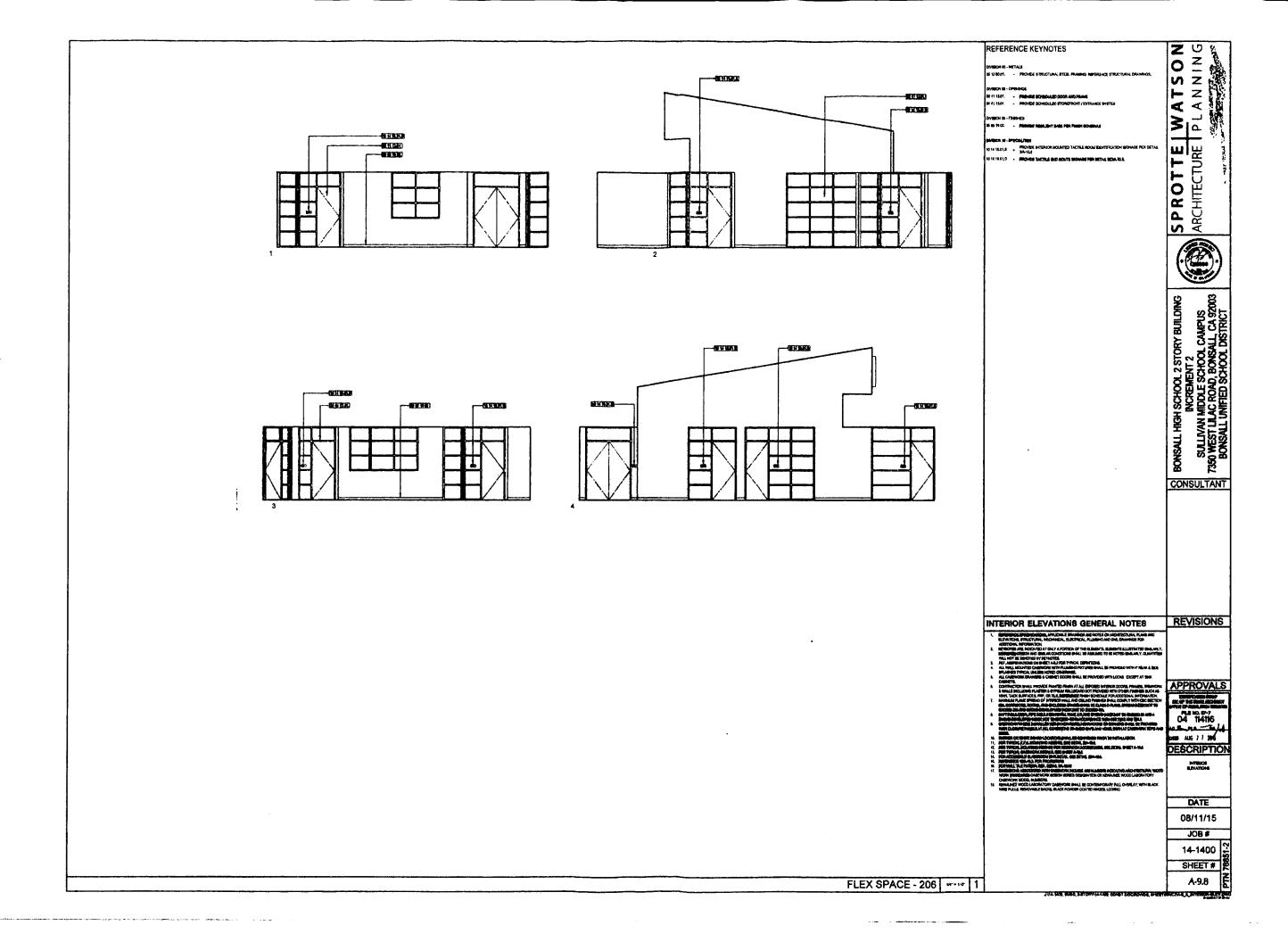
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