



# Communications Hill Update

8/23/2022

Jason E. Vann, Assistant Superintendent - Business Services  
John Dominguez, School Site Solutions  
Tom McCloskey, McCloskey Consultants, Inc.  
Mark Finney, Sugimura Finney Architects

# Fast Approaching Milestones

**Final PEA** - Submit to DTSC (Department of Toxic Substance Control) [August 2022]

**Approval of PEA by DTSC** - Late August 2022

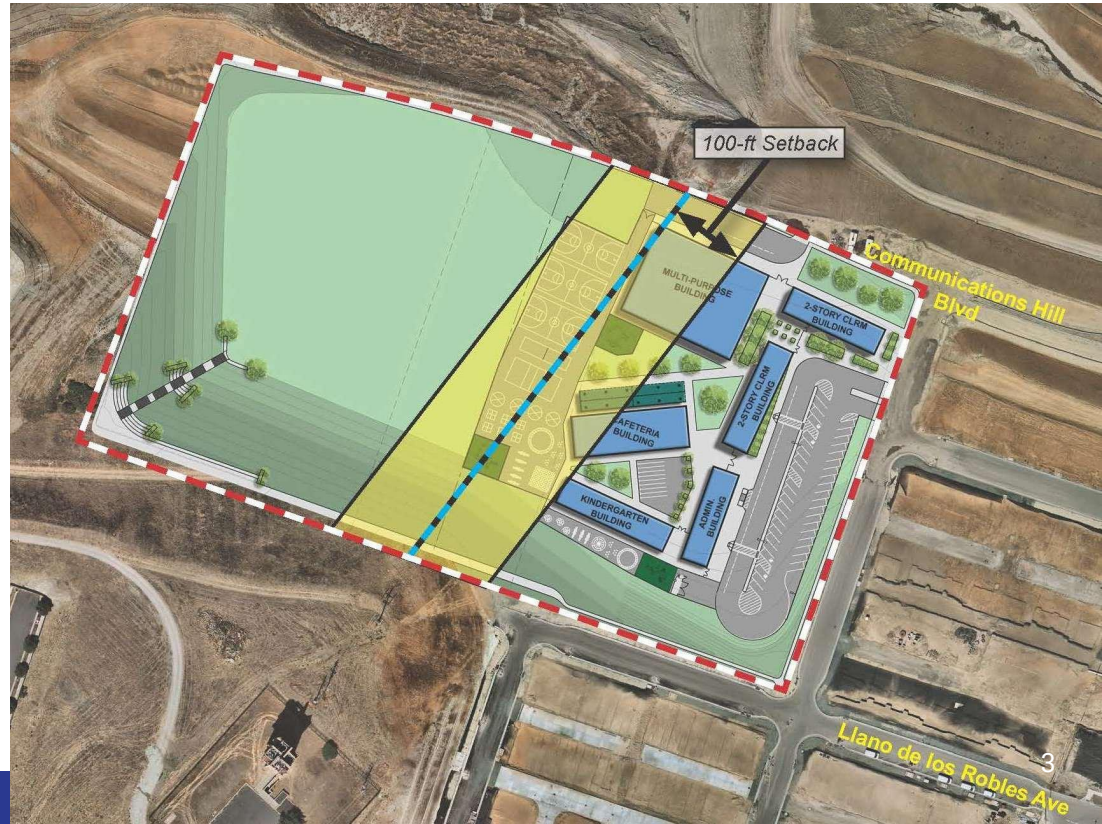
**Finalize LOI / Begin Drafting Agreement** - Landowner interested in opening a Village Center with a restaurant that will serve alcohol within 500 feet of the proposed school site. [See next slide for possible restaurant locations.] Landowner requesting altering school footprint to increase distance between school and restaurant. Alternatively, District can provide assurances to LOI and/or final agreement that FMSD will not oppose such a businesses opening in close proximity to a school.

**Begin and Complete RAW** - [Approx. 9 months] Will start after LOI is finalized. Address how NOAs are mitigated and work practices during grading & maintenance of site to control fiber release.

**Complete California Environmental Quality Act** - [9 months to 1 year]  
Must summarize DTSC process and the impacts of any special studies and the school project.

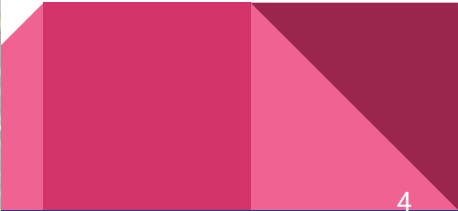
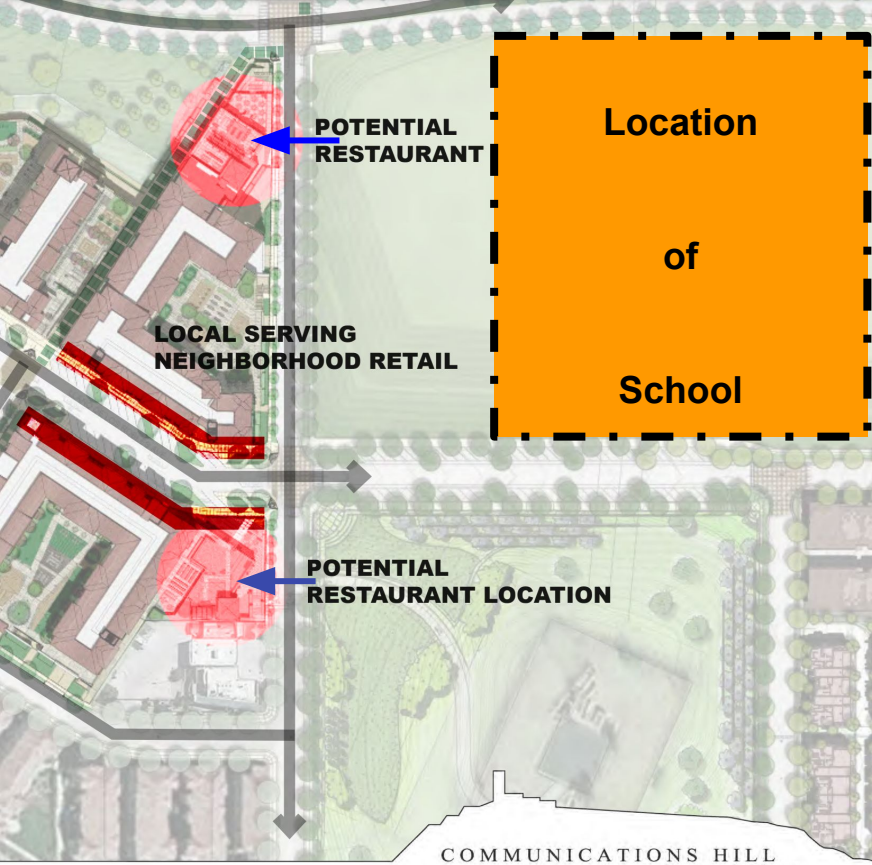
# Considerations As We Move Forward

- Adequate School Footprint
- Moving Power Lines
- Naturally Occurring Asbestos
- Mercury Mines
- Railroad Nearby
- Exchange of Developer Fees
- Naming School
- [Webpage](#) for Community



# Possible Location of Village Center

Planned Development  
Permit Amendments for  
the Village Center  
of Communications Hill  
Project.



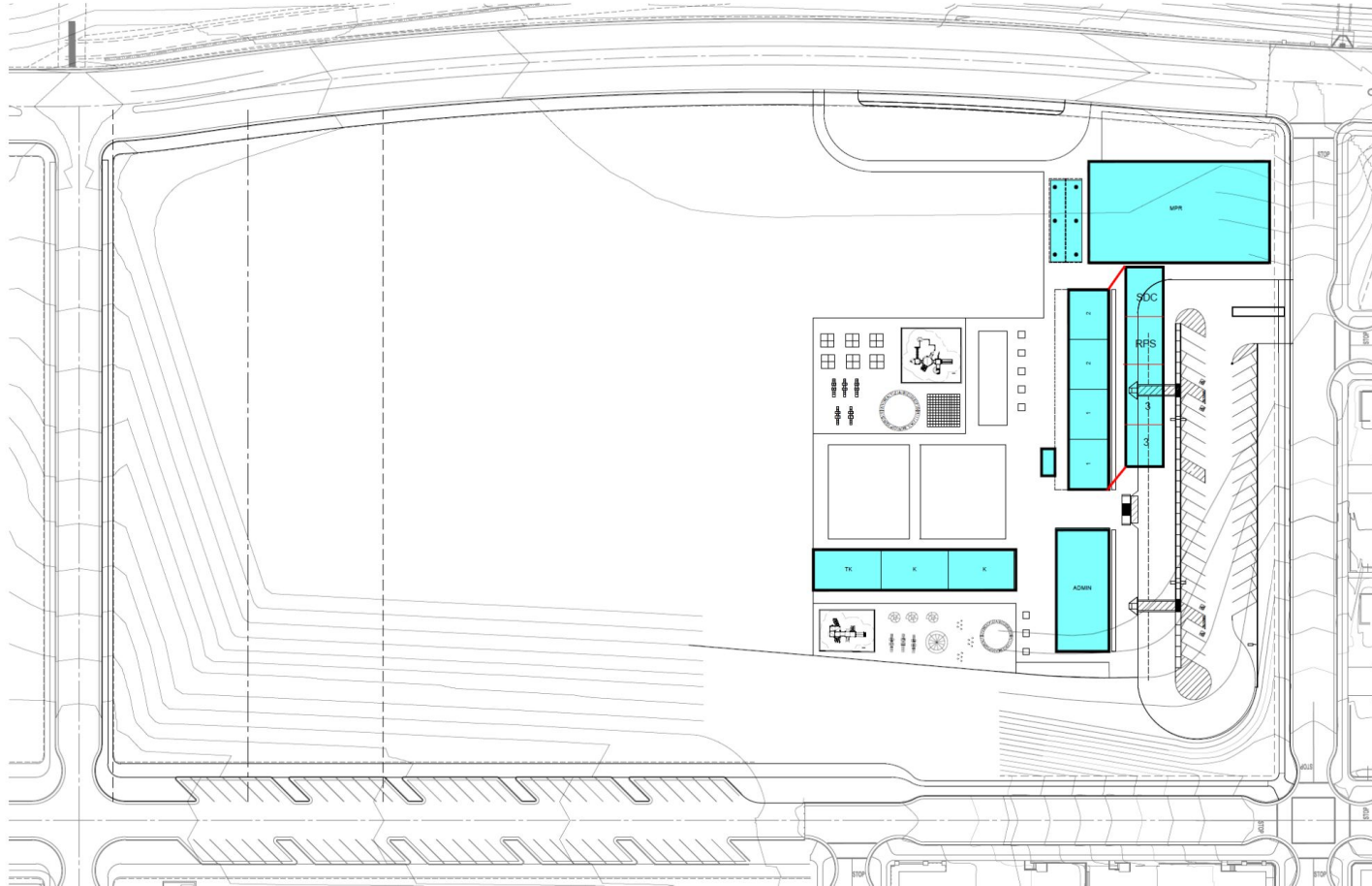
# Future Items - Critical Path

- **Submit to the California Department of Education for Site Approval** - 3 month review timeline
- **Begin Educational Specification Development and a Physical Education Site Size Justification Study**
- **Commence Preliminary Schematic Design** - Need to define stakeholder team that will provide input and allow adequate time for input. This will provide direction for the District and SFA to finalize design.

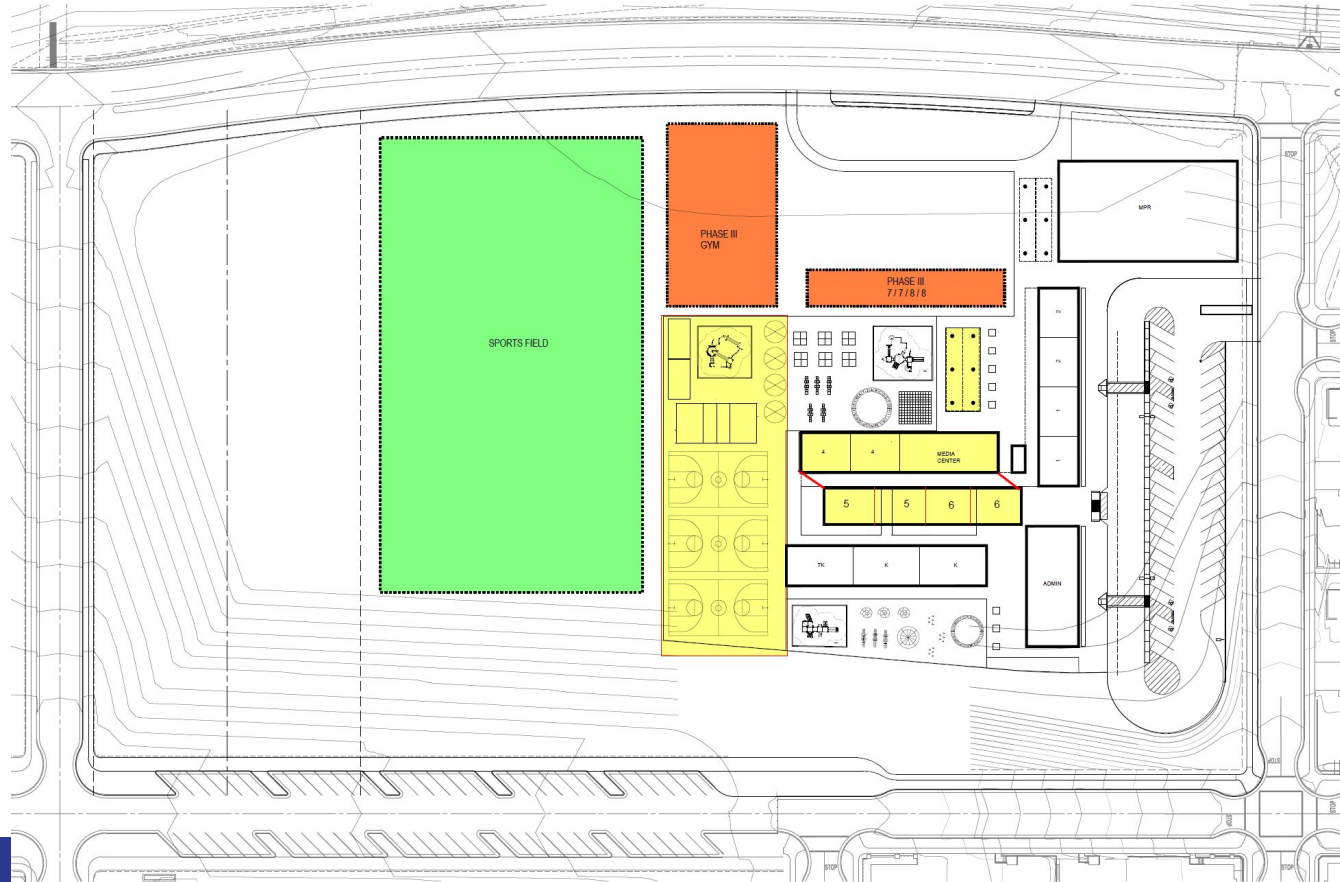
# Communications Hill Project

- **\$63.3 million [2020-21 estimate]**
  - **Per SFA - estimate inflation to be about 4% per year**
  - For a brand new site with a 2 floor building capable of housing 600 TK-8 students, Admin Building, Solar Panel system, Multi-Purpose with Kitchen, Library/Media Center, General Education & Special Education classrooms, Resource Specialist, Gymnasium, Parking Lot, Turf, Covered Eating Structure and Walkways
  - Also includes cost to cap NOAs at site
  - May be an additional cost to move power lines
  - Completed in 3 to 4 years once construction begins
  - 8.09 acres
- **Spent to Date - \$174K**
- **Earmarked Under Current Bond Measures - \$5M**

# Phase I - Communications Hill School [approx. 20 months]



# Phase II & III - Communications Hill School [approx. 20 months]





# Layout To Start Input Discussion



# Appendix: Information Previously Shared with the Board

# Timeline of Previous Events (Excludes events from Jan. 2001 to May to 2018)

**June 2018** - Awarded Architectural Services to Sugimura Finney Architects

**July 2018** – Contracted with Cornerstone Earth Group and SFA to perform soils testing on-site to determine feasibility study.

**September 2018** – Update demographic study with a focus on students generated by Communication Hill

**November 2018** – Tom McCloskey (outside Consultant for District) and SFA to review soil results and consider what the district needs KB to perform to move forward with plans for a school.

**May 2019** - Provide action plan and other related information to KB Homes for their consideration.

**November 2019** - Contracted with School Site Solutions for California Environmental Quality Act Compliance and CDE Approval Services

**January 2020** - EMF Survey and Field Management Plan completed

# Timeline of Previous Events

**Feb - Mar 2020** - Viability Assessment / Passed Bond Measure R to raise \$80m for FMUSD

**June 2020** - Title 5 Geo & Safety Hazard Evaluation completed

**July 2020** - Placeworks completed Health Risk Assessment related to carcinogens - No risk noted

**March-May 2021** - Communication Hill Update to Board During Closed Session - No action taken

**April 2021** - Board passed a resolution declaring intent to acquire the land on Communications Hill from the owner to build the school (based on certain requirements being met).

**May to July 2021** - Met with CDE on Site Review Process and feasibility to get State Matching Funds

**Sept 2021** - Finalized Letter of Intent to acquire land at Communications Hill from Landowner based on various District requirements and sent to Landowner, Developer and owners Legal Council and waiting for a response

# Timeline of Previous Events

**March 2022** - Contract for Preliminary Site Investigation/DTSC Determination with qualified consultant. The district is currently using McCloskey and Associates and the company has volumes of background information. SSSI recommended contracting with McCloskey to complete the DTSC due diligence requirements. Contract completed March 2022.

**December 2022** - Enter an Environmental Oversight Agreement/Schools Clean Up Agreement with the Department of Toxic Control Completed December 7, 2021.

**January 2022** - Scheduled DTSC/FMSD Communication Hill Scoping Meeting for the Preliminary Environmental Assessment Equivalent. Completed January 25, 2022.

**June 2022** - Provided update to the Board on Communications Hill Project Completed June 28, 2022. Drafted PEA submitted to DTSC and available for viewing by public at District Service Center. Public Comment Period for PEA was 30 days and ended on July 23, 2022; Comments received by District are shared with DTSC but there were no comments received from General Public.