

SAN DIEGO CITY SCHOOLS  
Office of the Superintendent

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT  
AND SELECTION OF A SITE FOR THE PROPOSED  
DEMOLITION, RECONSTRUCTION, AND EXPANSION OF  
LINCOLN HIGH SCHOOL

September 10, 2002

Introductory Statement

Prior to acquiring property for construction and operation of the proposed expanded and reconstructed Lincoln High School, there are numerous conditions that the District must satisfy. The District must comply with the California Environmental Quality Act (CEQA), conduct various investigations, evaluate the property at a public hearing, and make certain findings pursuant to applicable California Education Codes, Government Codes, Public Resource Codes, and California Code of Regulations. The results of the investigations and subsequent findings are presented in this report for Board of Education consideration.

Background

On November 3, 1998, San Diego voters approved Proposition MM, which authorized the sale of up to \$1.51 billion in general obligation bonds to repair, renovate, upgrade and expand existing schools; to acquire property and construct 13 new elementary schools; and to rebuild selected existing schools. Lincoln High School is one of the schools to be rebuilt and expanded. The new Lincoln High School will provide for full 9<sup>th</sup> through 12<sup>th</sup> grade configuration at Lincoln and the other area high schools; Morse and San Diego.

The proposed reconstructed and expanded Lincoln High School will provide a new campus to accommodate the needs of Southeastern San Diego students. The redevelopment of Lincoln High School will coincide with the conversion of Gompers Secondary School to a permanent middle school campus. The proposed high school will be designed to serve an initial capacity of 2,700 students and a master plan capacity of 3,000 students, grades 9-12, and will facilitate District achievement of the standards contained in the Long-Range Facilities Master Plan. The general site design concept will contain a multi-cluster campus design; four separate "schools within a school" with separate buildings and administration, but shared recreation and common areas. The proposed project is to be completed using one of six alternative design scenarios (Alternative Sites A through E) investigated within the Southeastern San Diego Community Planning Area (Attachments A and B).

Community Outreach/Involvement

On April 24, 2001, the District Board of Education (Board) approved a community engagement process for the Lincoln High School project and the formation of the Lincoln/Gompers Redevelopment Committee (LGRC). The LGRC was formed to assist the superintendent and staff in the Lincoln High School reconstruction effort by facilitating the coordination of the Lincoln High School Project and City redevelopment efforts, reviewing and providing input on District proposals for the Lincoln Proposition MM project, disseminating information regarding the project to constituent groups, and conducting town hall meetings to inform and obtain wider

community responses. The LGRC provides broad community representation including community leaders, City Council/redevelopment representatives, parents, post-secondary education representatives, and school principals. Between July and August of 2001, the LGRC sponsored three progressive community workshops, which included a review of potential expansion plans prepared by the District's architects, Martinez + Cutri Corporation. Based on these meetings several expansion options were recommended by the LGRC to District staff and presented to Mooney & Associates for analysis in this Draft Environmental Impact Report (EIR). From April 2001 to September 2002, the LGRC, Lincoln Design Task Force, Lincoln Education Specifications Committee, and the Lincoln Transition Workgroup held over 70 community meetings to inform the community about the progress of the overall project and to obtain community feedback (Attachment L). There is a strong base of support from the community for the reconstruction and expansion concept, and the identified project location.

The District circulated a Notice of Preparation (NOP) for a 30-day public review period commencing November 9, 2001 and ending December 11, 2001. Copies for the NOP were sent to public agencies, organizations, and individuals potentially affected by the project and to all residents and property owners within the study sites and a 300-foot buffer around proposed expansion area. Seventeen letters were received in response to the NOP. All comments were taken into account in preparation of the Draft EIR.

The District circulated the Draft EIR for the for a 45-day public review period commencing June 5, 2002 and ending July 19, 2002. Letters announcing the availability of the document were mailed to all residents and property owners within the study sites and a 300-foot buffer around proposed expansion area. Two comment letters were received during the public review period. The comment letters and responses were included in the Final EIR.

On August 14, 2002, the District conducted a community meeting at Lincoln High School to present the District staff's recommendation for the Lincoln High School expansion and to discuss the process for site selection; environmental review; and property appraisal, acquisition, and relocation. Notification of this meeting was mailed to all recognized area community planning groups, public agencies, and other interested parties that had participated in District planning and site selection activities in the past, and to all residents and property owners within the study sites and surrounding community.

### Site Discussion

As discussed above under Community Outreach/Involvement, six alternative design scenarios were evaluated at a project level in the Draft EIR for the Lincoln High School project. These alternatives were identified as Alternative Sites A, B, C, D, E, and F: Alternative Site A is the western expansion towards 47<sup>th</sup> Street; Alternative Site B is the eastern expansion past Willie James Jones Avenue; Alternative Site C is the expansion to both east and west; Alternative Site D is southern expansion to JFK Park; Alternative E is the vertical development on the existing footprint; and Alternative F is the expansion to both the west and south. A comparison of major site characteristics applicable to each of the six alternatives is presented in the Comparative Site Characteristics Table (Attachment D).

Alternative A - Alternative A will extend the existing Lincoln High School western campus boundary to the edge of 47<sup>th</sup> Street. This site expansion adds approximately 2 acres, resulting in a 20.4-acre school site. The Alternative A expansion area is zoned CSF-1000 and MF-2500, with a Community Plan land use designation of neighborhood commercial and mixed single- and multi-family residential. Schools are a permitted use within the residential zones of the Southeastern

San Diego Planned District; however, they are not a permitted use within the commercial zones. There are currently 14 multi-family residential units and 2 commercial lots, Tony's Autobody and the Regent Gasoline Service Station within the proposed expansion area. Development of Alternative A will result in the demolition of 14 dwelling units and 2 commercial lots, and the displacement of approximately 56 persons.

Alternative B - Alternative B will extend the existing Lincoln High School eastern campus boundary across Willie James Jones Avenue towards Euclid Avenue, resulting in the closure of a portion of Willie James Jones Avenue between Franklin Avenue and Imperial Avenue and the closure of a portion of Holly Drive east of Willie James Jones Avenue. This site expansion adds approximately 4 acres, resulting in a 22.4-acre school site. The Alternative B expansion area is zoned CSF-2000 and MF-2500, with a Community Plan land use designation of neighborhood commercial and mixed single- and multi-family residential. Schools are a permitted use within the residential zones of the Southeastern San Diego Planned District; however, they are not a permitted use within the commercial zones. There are currently 6 single-family residential units and 4 multi-family residential units located within the proposed expansion area. Development of Alternative B will result in the demolition of 10 residential units and 2 commercial lots, and the displacement of approximately 40 persons.

Alternative C - This expansion alternative combines Alternatives A and B. Alternative C will extend the existing Lincoln High School western campus boundary to the edge of 47<sup>th</sup> Street the eastern campus boundary across Willie James Jones Avenue towards Euclid Avenue. This will result in the closure of a portion of Willie James Jones Avenue between Franklin Avenue and Imperial Avenue and the closure of a portion of Holly Drive east of Willie James Jones Avenue. This site expansion adds approximately 6 acres, resulting in a 24.4-acre school site. The Alternative C expansion area is zoned MF-2500, CSF-2000, and CSF-1000, with a Community Plan land use designation of neighborhood commercial and mixed single- and multi-family residential. Schools are a permitted use within the residential zones of the Southeastern San Diego Planned District; however, they are not a permitted use within the commercial zones. There are currently 6 single-family residential units and 18 multi-family residential units located within the proposed expansion area. Development of Alternative C will result in the demolition of 24 residential units and 4 commercial lots, and the displacement of approximately 96 persons.

Alternative D - Alternative D will extend a portion the existing Lincoln High School southern campus boundary across Franklin Avenue to Ocean View Boulevard. Alternative D will result in the closure of Franklin Avenue from the alley west of 48<sup>th</sup> Street to Gloria Street and the closure of 48<sup>th</sup> Street from between Ocean View Boulevard and Franklin Avenue. The expansion area is zoned MF-2500 and SF-5000, with a Community Plan land use designation of mixed single- and multi-family residential. Schools are a permitted use within the residential zones of the Southeastern San Diego Planned District. The site expansion adds approximately 6 acres, resulting in a 24.4-acre school site. There are currently 23 single-family and 59 multi-family residential units within the proposed expansion area. Development of Alternative D will involve the demolition of 82 residential units and the displacement of approximately 328 persons.

Alternative D1 is a subset of Alternative D, which takes less property within the Alternative D footprint. Alternative D1 will result in the closure of Franklin Avenue from 48<sup>th</sup> Street to Gloria Street. The expansion area is zoned MF-2500 and SF-5000, with a Community Plan land use designation of mixed single- and multi-family residential. Schools are a permitted use within the residential zones of the Southeastern San Diego Planned District. This site expansion adds approximately 4 acres, resulting in a 22.4-acre school site. There are currently 12 single-family and 53 multi-family residential units within the proposed expansion area. Development of

Alternative D1 will result in the demolition of 65 residential units and the displacement of approximately 260 persons.

Alternative E - Alternative E does not involve expansion of the existing school campus. This alternative proposes a reorganization of the existing school facilities within the existing campus footprint. This alternative will involve the creation of three-story school buildings, as well as some below-grade uses. This scenario does not require the acquisition of offsite properties.

Alternative F - Alternative F involves the expansion of the school site to both the south and the west. This alternative combines the acquisition of property described in Alternatives A and D1. Alternative F will result in the closure of a portion of Franklin Avenue between 48<sup>th</sup> Street and Gloria Street. This site expansion adds approximately 6 acres, resulting in a 24.4-acre school site. The Alternative F expansion area is zoned MF-2500, SF-5000, and CSF-1000 with a Community Plan land use designation of neighborhood commercial and mixed single- and multi-family residential. Schools are a permitted use within the residential zones of the Southeastern San Diego Planned District; however, they are not a permitted use within the commercial zones. There are currently 12 single-family residential units and 67 multi-family residential units within the proposed expansion area. Development of Alternative F will result in the demolition of approximately 79 residential units and 2 commercial lots, and in the displacement of approximately 316 persons.

### Analysis

The following sections of this report summarize the various research and analyses conducted by District staff.

#### A. State Requirements

A state-funded school district, before acquiring title to real property for school use, must obtain written approval from the California Department of Education (CDE) using the following procedures pursuant to California Code of Regulations, Title 5, Section 14011.

1. Consultation with School Facilities Planning Division (SFPD) - Title 5, 14011 (a) and (b) requires the District to consult with a field representative from the School Facilities Planning Division (SFPD) to review and evaluate sites under final consideration and obtain a "School Facilities Planning Division Field Site Review," form SFPD 4.0.

District staff met with the CDE field representative to visit and observe the expansion alternatives. Subsequently, CDE provided the District with a written site review. In the event that CDE does not approve the site chosen by the Board, state-matching funds would not be available for this project.

2. Pupil Information and Site Size - Title 5, Section 14011(c) requires the District to prepare a statement reporting the grades to be served, pupil transportation, ultimate enrollment at the site and size of the site as justified by the District's Facilities Master Plan.

A "School Facilities Planning Division School Site Report," form SFPD 4.02, will be prepared for the selected site, as required by the state. This form provides miscellaneous information relative to the sites, concerning the range and organization of grades to be served, the transportation of pupils, and the ultimate maximum pupil enrollment to be housed on each site.

The District's Long-Range Facilities Master Plan (LRFMP) includes District standards used to plan and design new facilities and the modernization of existing facilities. These standards are used as a baseline for evaluating the adequacy of each school sites' existing facilities and for the planning of new facilities. The LRFMP has established a guideline of one acre per 50 students for high schools. A school with 2,000 students requires a site of 40 acres.

The six alternatives offer between 18.4 and 24.4 acres of usable land. While the acreages are below the District's Education Specification Standards, creative architectural design measures, including multi-level school facilities and below ground parking, will allow the site to meet building standards for an enrollment of 3,000 students.

Alternative Site A consists of approximately 20.4 gross acres. The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and limited hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, and a softball field; however, the site will not accommodate on-site multi-use play fields or a varsity baseball field.

Alternative Site B consists of approximately 22.4 gross acres. The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, and a softball field; however, the site will not accommodate on-site multi-use play fields or a varsity baseball field.

Alternative Site C consists of approximately 24.4 gross acres. The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, a softball field, and a multi-use play field; however, the site will not accommodate an on-site varsity baseball field.

Alternative Site D consists of between 22.4 and 24.4 gross acres. The District architects have determined that both Alternative D sites are adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. Under Alternative D (24.4 gross acres), there is adequate space for an on-site football field and track, a softball field, a multi-use play field, and an on-site varsity baseball field. Under Alternative D1 (22.4 gross acres), there is adequate space for an on-site football field and track, a softball field, and a multi-use play field; however, the site will not accommodate an on-site varsity baseball field.

Alternative Site E consists of approximately 18.4 gross acres. The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and multi-level hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, and a softball field; however, the site will not accommodate on-site multi-use play fields or a varsity baseball field.

Alternative Site F consists of approximately 24.4 gross acres. The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. There is

adequate space for an on-site football field and track, a softball field, and a multi-use play field; however, the site will not accommodate an on-site varsity baseball field.

3. Maps - Title 5, Section 14011(d) requires preparation of maps showing present and proposed school sites, significant roads or highways, unsanitary or hazardous installations, such as airports and industries, and the pupil attendance area to be served.

The District has provided a copy of the district-wide map to the California Department of Education, which shows all existing school sites. A map that shows the expansion boundaries for new Lincoln High School is included as Attachment B to this report. Attachment C shows the boundaries for Alternative Site D2. There are no hazardous installations in the vicinity of the proposed school sites that will affect the environmental integrity of the sites.

4. School/Park Planning - Title 5, Section 14011(e) requires the District to meet with appropriate local government, recreation, and park authorities to consider possible joint use of the grounds and buildings and to coordinate the design to benefit the intended users.

Staff from the City of Park and Recreation Department has been involved with the site selection process throughout its duration. City staff supports the plan to enter into a joint-use agreement for design, implementation, and maintenance of a turf playfield on the field area of the proposed school sites. This planning will be coordinated to complement the existing City park within the Lincoln Park Neighborhood.

5. Planning Commission Report - Title 5, Section 14011(f) requires the District to send a written notice to the City Planning Commission before acquiring title to property for a new school site and requests a written report of the investigations and recommendations for the proposed site with respect to conformity with the adopted general plan as required by Public Resources Code Section 21151.2 and Government Code Section 65402. If a report is received from the Planning Commission within 30 days that does not favor acquisition of the property, the District shall not acquire title until 30 days after receiving the Planning Commission report. In accordance with Public Resources Code 21151.2 and Government Code Section 65402, the City of San Diego Planning Commission was notified by letter of the District's proposed intent to acquire Alternative Site D. Should the Board select one of the other alternative sites, appropriate notification will be made.

The City was informed of the proposed project through the environmental review process. Three letters, dated November 23, 2001, December 12, 2001, and July 22, 2002, were received from the City's Environmental Review Manager Lawrence Monserrate. The November 23, 2001 letter included a list of individuals that the City requested be sent copies of the environmental documents. The December 12, 2001 letter was in response to the NOP and included comments that were generally associated with long-range planning, neighborhood compatibility, Community Plan consistency, and transportation and circulation. The July 22, 2002 letter was in response to the Draft EIR and included comments that were generally associated with historical resources, housing and population, long-range planning, Community Plan consistency, and traffic, circulation, and transportation.

One letter dated December 17, 2001 was received from the City's Housing Commission. The primary issue of concern was the loss of affordable housing.

6. Geological Hazards - Title 5, Section 14011(g) requires the District to comply with Education Code Sections 17212 and 17212.5 with particular emphasis upon an engineering investigation made of the site to preclude locating the school on terrain that may be potentially hazardous. A geological study and a soils analysis must be conducted to provide an assessment of the nature of the site and the possibility for earthquake or other geological damage if the prospective school site is located within: (1) the boundaries of any Earthquake Fault Zones, referred to as Special Studies Zone prior to January 1, 1994; or (2) an area designated as geologically hazardous in the safety element of the local general plan.

Based on geotechnical reports prepared by Ninyo & Moore, Alternative Sites A through F are not located within an earthquake fault zone. Furthermore, the sites are not located within Geologic Hazard Category 31, which is an area considered to have a high potential for liquefaction.

7. Environmental Impact Report - Title 5, Section 14011(h) requires the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act.

The EIR for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School evaluated the following environmental issues: aesthetics; air quality; cultural resources; geology and soils; hazards and hazardous materials; noise; population and housing; recreation; transportation and traffic. The EIR also addressed cumulative impacts; other required considerations which include growth inducing impacts and effects found not to be significant; and alternatives that would reduce or avoid significant impacts of the proposed project.

The Draft EIR for the proposed Demolition, Reconstruction, and Expansion of Lincoln High School was distributed for public review on June 5, 2002. The public review period ended on July 19, 2002. Two comment letters were received during the public review period or during subsequent weeks. Responses for all comment letters were prepared and are included in the Final EIR.

The Final EIR found Alternative Site E to be the “Environmentally Superior Alternative” because it would avoid significant unmitigable population and housing impacts by avoiding the elimination of residential units. Alternative E would also avoid significant hazardous materials impacts on Alternative Sites A, C, and F, and potential cultural resources on Alternative Sites B and C. No road closures would occur as a result of Alternative E. Alternative E involves the least amount of acreage; however, it would require the use of underground and multi-story design techniques (e.g., underground parking, three story buildings), and would not accommodate on-site, multi-use play fields or an on-site varsity baseball field. Alternative E remains consistent with the Southeastern San Diego Community Plan, as the footprint would not change from the existing Lincoln High School site.

The Statement of Overriding Considerations (Attachment F) and the Mitigation, Monitoring and Reporting Program (Attachment G) for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School have been prepared in support of Alternative Sites B, D, and E. Alternative Sites A, C, and F are not viable alternatives at this time due to the presence of on-site hazards and hazardous materials.

The Final EIR for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School has been prepared in compliance with CEQA (Public Resources Code Section 21000, et seq) and the procedures for implementation of CEQA set forth in the Guidelines for Implementation of CEQA (California Code of Regulations, Section 15000, et seq). The District is the lead agency for the purpose of preparing the Final EIR (SCH #200111137) for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School, as defined by Section 15051 of the State CEQA guidelines.

Copies of the Final EIR and Technical Appendices for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School (SCH #200111137) have been provided to the board office for review by the Board of Education prior to the public meeting. Additional copies of the Final EIR are available for review in the District's Facilities Management office, Maintenance and Operations Center Annex, the Valencia Park-Malcolm X Library, and the City of San Diego Central Library. The Final EIR is also available on the District's website at: [www.sandi.net/repairs/ceqa/ceqa.html](http://www.sandi.net/repairs/ceqa/ceqa.html).

8. Hazardous Waste/Air Emissions - Title 5, Section 14011(i), requires the District to comply with Education Code Section 17213, which prohibits the District from purchasing a school site unless it finds that the site is not (1) a current or former hazardous waste disposal site or solid waste disposal site, and, if so, whether the wastes have been removed; (2) a hazardous substance release site identified by the State Department of Health Services for removal or remedial actions; or (3) a site that contains pipelines which carry hazardous substances, acutely hazardous materials, or hazardous waste unless the pipeline is a natural gas pipeline supplying gas to the school or neighborhood.

Based on the Phase I Environmental Site Assessments (ESA), none of the properties located east (Alternative B) and south (Alternative D) of the existing Lincoln High School campus (1) is a current or former hazardous waste or solid waste disposal site; (2) is a hazardous substance release site; or (3) contain pipelines that carry hazardous materials unless the pipeline is a natural gas line, which is used only to supply natural gas to that school or neighborhood. The existing Lincoln High School is identified on the Hazardous Waste and Substances Sites List maintained by the California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC) as a hazardous material release site. Additionally, Tony's Auto Body and Regent Gasoline Service Station are listed on DTSC's Hazardous Waste and Substances Sites List. Lincoln High School campus is included as part of each of the alternatives considered for this project, and Tony's Auto Body and Regent Gasoline Service Station are included within Alternative Sites A, C, and F.

Section 17213 also requires that the District consult with the Air Pollution Control District (APCD) to identify any facilities within one-quarter mile of the site, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous substances, materials or waste.

During the preparation of the Phase I ESA, the District consulted with the APCD, requesting the identification of facilities located within one-quarter mile of the sites, which might reasonably be anticipated to emit hazardous air emissions or handle hazardous or acutely hazardous materials, substances, or waste. According to the APCD, four such facilities exist within the area located immediately west of the existing Lincoln High School campus and bounded by Imperial Avenue to the north, Franklin Avenue to

the south, an alleyway to the east and 47<sup>th</sup> Street to the west. This area would be included within the boundaries of Alternative Sites A, C, and F. Additionally, four other facilities exist north and east of the proposed project area. In the event that Alternatives A, C, or F were selected, the four facilities located within the boundaries of these sites would be demolished and the potentially hazardous emissions from these facilities would be eliminated as a result of the project. Therefore, based on the prevailing wind direction and the non-industrial nature of the businesses, there is a low-likelihood that air emissions from these sites will adversely affect the environmental integrity of the various alternatives being considered.

9. Phase I Environmental Site Assessment (ESA) - Title 5, Section 14011(j) requires the District to comply with Education Code Sections 17210.1, 17213.1, and 17213.2. The Education Codes cover the requirements and processing of a Phase I ESA and any additional investigations.

In accordance with these requirements, Ninyo & Moore completed a Phase I ESA for the proposed Lincoln High School study area on January 18, 2002. Because the exact configuration of the boundaries for the proposed Lincoln High School site had not been decided when the Phase I ESA was prepared, the entire Lincoln High School study area was divided into five separate Block Areas that, alone or in combination, would comprise each of the six alternatives being considered. The Block Areas that were investigated during the Phase I ESA include the following:

- Block Area 1 (Alternative E) includes the existing Lincoln High School Campus.
- Block Area 2 (Alternative B) includes the approximate 4-acre area located east of the existing high school campus.
- Block Area 3 (Alternative A) includes the approximate 2-acre area located west of the existing high school campus.
- Block Area 4 (Alternative D1) includes an approximate 2-acre area located south of the existing high school campus.
- Block Area 5 (Alternative D) includes an approximate 4-acre area located south of the existing high school campus.

The Phase I ESA concluded:

- Block Area 1 (Alternative E) – further investigation would be required due to the presence of the on-site hydraulic lifts.
- Block Area 2 (Alternative B) – further investigation would be required due to migration of contaminants in soil and groundwater from the Fire Station located north of Block Area 2.
- Block Area 3 (Alternative A) – further investigation would be required due to releases of hazardous substances at the Regent Gasoline Station and Tony’s Auto Body facilities.
- Block Area 4 (Alternative D1) – no recognized environmental conditions were identified.
- Block Area 5 (Alternative D) – no recognized environmental conditions were identified.

The Phase I ESA was forwarded to the California Department of Education (CDE) for submission to DTSC for review and approval. Based on information provided in the Phase I ESA dated February 26, 2002 and supplemental information provided in an

addendum dated May 8, 2002, DTSC issued a determination letter for the five Block Areas included within the Lincoln High School study area (Attachment H). DTSC determined that a Preliminary Endangerment Assessment (PEA) would be required for Block Areas 1 (Alternative E) and 3 (Alternative A) to determine whether reported releases or threatened releases of hazardous substances, that may pose a threat to public health or the environment, exist at these Block Areas. Additionally, DTSC determined that potential lead-based paint (LBPs) and asbestos containing building material (ACBMs) are present within all five Block Areas. ACBMs and LBPs are the only recognized environmental conditions present within Block Areas 2 (Alternative B), 4 (Alternative D1), and 5 (Alternative D) that warrant investigation and possible mitigation. As such, a post-acquisition Focused PEA for LBPs and ACBMs would be required for Block Areas 2, 4, and 5.

Based on DTSC's determination, the following actions would be required for each of the various alternatives being considered:

Alternative Site A (Block Areas 1 and 3) - A PEA would be required for Block Area 1 to address volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), total petroleum hydrocarbons (TPHs), and semi-volatile organic compounds (SVOCs), LBPs, and ACBMs associated with the hydraulic lifts located in Building 300 and on-site buildings and/or structures. A PEA would be required for Block Area 3 to address concerns associated with the reported releases of hazardous substances from the Regent Gasoline Station and Tony's Auto Body facilities as well as ACBMs and LBPs associated with on-site buildings and/or structures.

Alternative Site B (Block Areas 1 and 2) - A PEA would be required for Block Area 1 to address VOCs, PCBs, TPHs, SVOCs, LBPs, and ACBMs associated with the hydraulic lifts located in Building 300 and on-site buildings and/or structures. A post-acquisition Focused PEA would be required for Block Area 2 to address ACBMs and LBPs associated with on-site buildings and/or structures.

Alternative Site C (Block Areas 1, 2, and 3) - A PEA would be required for Block Area 1 to address VOCs, PCBs, TPHs, SVOCs, LBPs, and ACBMs associated with the hydraulic lifts located in Building 300 and on-site buildings and/or structures. A post-acquisition Focused PEA would be required for Block Area 2 to address ACBMs and LBPs associated with on-site buildings and/or structures. A PEA would be required for Block Area 3 to address concerns associated with the reported releases of hazardous substances from the Regent Gasoline Station and Tony's Auto Body facilities as well as ACBMs and LBPs associated with on-site buildings and/or structures.

Alternative Site D (Block Areas 1 and 5) - A PEA would be required for Block Area 1 to address VOCs, PCBs, TPHs, SVOCs, LBPs, and ACBMs associated with the hydraulic lifts located in Building 300 and on-site buildings and/or structures. A post-acquisition Focused PEA would be required for Block Area 5 to address ACBMs and LBPs associated with on-site buildings and/or structures.

Alternative E (Block Area 1) - A PEA would be required for Block Area 1 to address VOCs, PCBs, TPHs, SVOCs, LBPs, and ACBMs associated with the hydraulic lifts located in Building 300 and on-site buildings and/or structures.

Alternative F (Block Areas 1, 3, and 4) - A PEA would be required for Block Area 1 to address VOCs, PCBs, TPHs, SVOCs, LBPs, and ACBMs associated with the hydraulic lifts located in Building 300 and on-site buildings and/or structures. A PEA would be required for Block Area 3 to address concerns associated with the reported releases of hazardous substances from the Regent Gasoline Station and Tony's Auto Body facilities as well as ACBMs and LBPs associated with on-site buildings and/or structures. A post-acquisition Focused PEA would be required for Block Areas 4 and 5 to address ACBMs and LBPs associated with on-site buildings and/or structures.

Following DTSC's review, the District will request contingent site approval from the California Department of Education. CDE approval is not required prior to approving or purchasing the site; however, it is required prior to application for state funding. It should be noted that because the District owns the existing Lincoln High School property, the PEA that would be required for Block Area 1 (Alternative E) could be conducted after the Board approves the EIR. Similarly, because LBPs and ACBMs are the only recognized environmental conditions associated with Block Areas 2 (Alternative B), 4 (Alternative D1), and 5 (Alternative D), the Focused PEA could be conducted after the Board approves the EIR. In the event that an alternative is selected that would include Block Area 3 (Alternative Sites A, C, and F), the PEA for Block Area 3 would need to be completed prior to Board approval of the EIR.

10. Airports - Pursuant to Title 5, Section 14011(k), the District is required to evaluate proposed new school sites relative to airport runways, existing and planned, within two miles of the proposed site as required by Education Code 17215. No airport runways are located within two miles of any of the alternative sites.
11. Site Standards - Education Code Section 17211 requires the Board of Education to evaluate the State Department of Education Site Selection Standards at a public hearing using the site selection standards described in Title 5, Section 14010. An evaluation of Alternative Sites A through F is provided below. The public will have an opportunity at the public hearing to comment on the following standards.

14010 (a) - The 2000 Edition of the "School Site Analysis and Development" published by the California Department of Education recommends 60 net usable acres for an enrollment of 3,000 students. The actual net acreages for each of the alternatives are as follows:

- Alternative A – 20.4 acres
- Alternative B - 22.4 acres
- Alternative C - 24.4 acres
- Alternative D – 24.4 acres
- Alternative D1 – 22.4 acres
- Alternative E – 18.4 acres
- Alternative F – 24.4 acres

14010 (b) - The 2000 Edition of the "School Site Analysis and Development" Manual published by the California Department of Education provides site size recommendations based on the assumption that "single-story buildings and campus style layouts likely will continue to be the predominant design style for California schools in most communities." The site size requirements provided are therefore based on this assumption. Due to the

high cost and rarity of available land in urban areas, smaller sites are necessary. Strategies for efficient site utilization should be considered, such as two-story structures where possible, and staggered lunches and breaks to maximize use and reduce congestion on the playfields and lunch areas. The net acreage for the six alternative scenarios will allow the District to provide for all the educational requirements.

14010 (c) – All alternative sites are at least the following distances from the edge of respective power line easements:

- 100 feet for 50 –133 kV line.
- 150 feet for 220-230 kV line.
- 350 feet for 500-550 kV line.

14010 (d) – All alternative sites are at least 1,500 feet from a railroad track easement.

14010 (e) - As documented in the EIR, the results of a traffic study and noise study concluded that with appropriate mitigation measures, the adjacent roads will not cause safety problems or sound levels that will adversely affect the educational program at any of the alternative sites.

14010 (f) - As documented in the Geological Hazard Reports, none of the alternative sites contain an active earthquake fault or fault trace.

14010 (g) - As documented in the Geological Hazard Reports, none of the alternative sites are located within a dam flood inundation area, or within the 500-year flood area

14010 (h) – Except as noted, none of the alternative sites are located within 1,500 feet of an aboveground or underground pipeline or located near an aboveground water or fuel storage tank that can pose a safety hazard.

All of the alternative sites are located within 1,500 feet of a 20-inch, 400-psi, high-pressure natural gas line adjacent to 47<sup>th</sup> Street. A Pipeline Risk Assessment was prepared in accordance with California Code of Regulations, Title 5 for the pipeline. The PRA concluded that the probability of pipeline failure is unlikely and the individual risk of fatality is “negligible”. On this basis, the pipeline risks would not preclude the proposed alternatives as suitable for a school.

All of the alternative sites are located within 1,500 feet of a water pipeline. There is a 36-inch-diameter, reinforced concrete steel, water pipeline adjacent to the existing Lincoln High School site along Imperial Avenue. The EIR determined a low-likelihood that the water pipeline represents a potential safety concern to occupants of the school site should rupture occur.

A second 30-inch-diameter, rod-wrapped steel, water pipeline is located 400 feet east of Euclid Avenue. Based on the distance of the pipeline from the proposed alternatives, there is a low likelihood that this water pipeline will present a potential safety concern to occupants of the proposed school site, should rupture occur.

14010 (i) - As documented in the Geological Hazard Assessment, none of the alternative sites are expected to be subject to liquefaction or landslides.

14010 (j) - Once a final site is selected and approved by the Board, the actual design of the new school and grounds will be completed. The selected alternative will be designed to allow for proper building layout, parking, and playfields that can be safely supervised and will not exceed the allowed passing time to classes for the District.

14010 (k) – All of the alternative sites have proper access from arterial roads. As documented in the EIR, the actual design for the school and grounds is not yet completed and, therefore, the location and layout of the driveways has not been determined. Design of the driveway sight distances will be performed in accordance with the Sight Distance Standards established in the Highway Design Manual, Table 201.1, published by the Department of Transportation, July 1, 1990 edition and other appropriate guidance.

14010 (l) – All alternative sites are located on or near a major arterial street with heavy traffic patterns. As documented in the EIR, the actual design for the school and grounds is not yet completed and, therefore, specific traffic safety measures have not been determined. Design of the school and off-site improvements will include these considerations and specific safety measures will be developed cooperatively with City of San Diego in accordance with the School Area Safety Manual published by the California Department of Transportation and other appropriate guides.

14010 (m) - As documented in the Phase I ESA, none of the properties located east (Alternative Site B) and south (Alternative Site D) of the existing Lincoln High School campus (1) is a current or former hazardous waste or solid waste disposal site; (2) is a hazardous substance release site; or (3) contain pipelines that carry hazardous materials unless the pipeline is a natural gas line, which is used only to supply natural gas to that school or neighborhood. The existing Lincoln High School is identified on the DTSC Hazardous Waste and Substances Sites List as a hazardous material release site. Additionally, Tony's Auto Body and Regent Gasoline Service Station are listed on DTSC's Hazardous Waste and Substances Sites List. Lincoln High School campus (Alternative E) is included as part of each of the alternatives considered for this project, and Tony's Auto Body and Regent Gasoline Service Station are included within Alternative Sites A, C, and F. Because the District owns the existing Lincoln High School property, the PEA that would be required for Alternative E could be conducted after the Board approves the EIR. Similarly, because LBPs and ACBMs are the only recognized environmental conditions associated with Alternative Sites B and D, the Focused PEA could be conducted after the Board approves the EIR. In the event that an alternative is selected that would include Alternative Site A (i.e., Alternative Sites A, C, and F), the PEA would need to be completed prior to Board approval of the EIR.

In accordance with Public Resources Code 21151.2 and Government Code Section 65402, the City of San Diego Planning Commission was notified by letter of the District's proposed intent to acquire Alternative Site D. Should the Board select one of the other alternative sites, appropriate notification will be made. As documented in the EIR the actual design for the school and grounds is not yet completed and, therefore, specific traffic safety measures have not been determined. Design of the school and off-site improvements will include these considerations and specific safety measures will be developed cooperatively with City of San Diego officials in accordance with the School Area Safety Manual published by the California Department of Transportation and other appropriate guides.

14010 (n) – All alternatives are located in the neighborhood from which students would be drawn which will encourage student walking and avoid the need for extensive vehicular transportation of students.

14010 (o) – Only Alternatives C, D, and F will have the opportunity for development of joint-use play fields. Alternatives A, B, and E will have space restrictions that will not allow for the development of joint-use play fields. All of the alternatives will allow for the joint use of various on-site facilities such as hardcourts.

14010 (p) - As documented in the EIR, all alternatives will have adequate public services.

14010 (q) - As documented in the District Education Specifications and the CDE Site Selection Guidelines environmental factors of light, wind, noise, and aesthetics must be considered in the site selection process. This has been done for all alternative sites.

14010 (r) – No existing easements will restrict access or building placement on the proposed alternative design footprints.

14010 (s) - The cost and complications of utility supply, site preparation, acquisition of property, long-term landscaping and maintenance costs, and existing biological resources have been considered in the site selection process. None of these is expected to result in undue delays or unreasonable costs.

14010 (t) - As documented in the Phase I ESA, none of the alternative sites are located within 2,000 feet of a significant disposal of hazardous waste. The Phase I ESA that was prepared for the alternative sites was reviewed by DTSC. Based on their review of the Phase I report, DTSC determined that none of the alternative sites are considered a Hazardous Waste Property or Border Zone Property.

#### Resolution:

The state standards for school site selection are set forth in Section 14010 of Title 5 of the California Code of Regulations. District compliance with these standards has been discussed above (reference Item 11, Site Standards). Attached is a resolution (Attachment I), which finds that all of the Lincoln High School alternatives could meet the standards for school site selection pursuant to Education Code Section 17251(b) and Section 14010 of Title 5 of the California Code of Regulations. Alternative Sites B, D, and E currently meet the state standards since the DTSC determined that the PEA required for these sites can be conducted after the Board approves the EIR. However, because Alternative Sites A, C, and F contain hazards and hazardous materials within their respective project footprints, these sites do not currently meet the state standards and a PEA would need to be completed prior to Board approval of the EIR. Therefore, Alternative Sites A, C, and F are not considered viable alternatives at this time.

12. Request for Exemption from standard in Section 14010 - Title 5, Section 14011(n) authorizes the District to submit a request to the California Department of Education for an exemption to the school site selection standards required by Title 5, 14010, including a description of the mitigation that overrides the standard.

Alternative Sites B, D, and E meet the California Department of Education's standards for safety and educational adequacy. None of these alternative sites require any

exemptions. Alternative Sites A, C, and F, have on-site hazards and hazardous materials that will require a PEA prior to EIR approval by the Board of Education.

13. Certification of School Site Availability - Pursuant to Title 5, Section 14011(o), there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.

## B. Architectural Evaluation

District architects have evaluated Alternative Sites A through F. Based on their location and configuration, these sites will meet the minimum site requirements for a 3,000-student high school. Evaluation consequences of the various site scenarios are outlined below:

Alternative Site A consists of approximately 20.4 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and limited hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, and a softball field; however, the site will not accommodate on-site, multi-use play fields or a varsity baseball field. This alternative will require the use of off-site facilities in order to accommodate recreational needs. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of below-grade structures.

Alternative Site B consists of approximately 22.4 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, and a softball field; however, the site will not accommodate on-site, multi-use play fields or a varsity baseball field. This project alternative will require the use of off-site facilities in order to accommodate recreational needs. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of at-grade and below-grade structures.

Alternative Site C consists of approximately 24.4 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, a softball field, and a multi-use play field; however, the site will not accommodate an on-site varsity baseball field. This alternative will require the use of off-site facilities in order to accommodate recreational needs. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of at-grade structures.

Alternative Site D consists of between 22.4 and 24.4 gross acres. Both Alternative D sites are adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. Under Alternative D (24.4 gross acres), there is adequate space for an on-site football field and track, a softball field, a multi-use play field, and an on-site varsity baseball field. No use of off-site recreational facilities. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of at-grade structures.

Under Alternative D1 (22.4 gross acres), there is adequate space for an on-site football field and track, a softball field, and a multi-use play field; however, the site will not accommodate an on-site varsity baseball field. This alternative will require the use of

off-site facilities in order to accommodate recreational needs. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of at-grade structures.

Alternative Site E consists of approximately 18.4 gross acres. The site is adequately sized to meet facilities standards (building area, parking area, and multi-level hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, and a softball field; however, the site will not accommodate on-site, multi-use play fields or a varsity baseball field. This alternative will require the use of off-site facilities in order to accommodate recreational needs. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of below-grade structures.

Alternative Site F consists of approximately 24.4 gross acres. The District architects have determined that the site is adequately sized to meet facilities standards (building area, parking area, and full hardcourt space) for an enrollment of 3,000 students. There is adequate space for an on-site football field and track, a softball field, and a multi-use play field; however, the site will not accommodate an on-site varsity baseball field. This alternative will require the use of off-site facilities in order to accommodate recreational needs. Approximately 400-500 on-site parking spaces will be provided for students, faculty, staff, and visitors. Parking will be provided by use of at-grade structures.

C. Cost Comparison

A comparison of the estimated costs associated with acquisition of land and demolition of structures for Lincoln High School is summarized below. The costs are indicated in “millions.” The acquisition cost estimates are based on recent sales of comparable properties in the area with adjustments made for escalation and uncertainties. See Budget Implications below for a discussion of the total project budget.

DESCRIPTION	ALTERNATIVE A (20.4 gross acres – 14 dwelling and 2 commercial units)	ALTERNATIVE B (22.4 gross acres – 10 dwelling and 2 commercial units)	ALTERNATIVE C (24.4 gross acres – 24 dwelling and 4 commercial units)	ALTERNATIVE D (24.4 gross acres – 82 dwelling units)	ALTERNATIVE E (18.4 gross acres – existing school site)	ALTERNATIVE F (24.4 gross acres – 65 dwelling units)
Site Acquisition	\$9.21	\$5.90	\$14.99	\$15.70	N/A	\$19.58
Demolition	\$1.01	\$1.00	\$1.33	\$1.62	\$0.68	\$1.63
Environmental	\$0.64	\$0.45	\$0.66	\$0.60	\$0.44	\$0.65
<b>TOTAL ESTIMATED COSTS</b>	<b>\$10.86</b>	<b>\$7.35</b>	<b>\$16.98</b>	<b>\$17.92</b>	<b>\$1.12</b>	<b>\$21.86</b>

#### D. Conclusion

District staff recommends the approval of Alternative Site D for the following reasons:

1. Development of the proposed Lincoln High School on the Alternative D site will meet the project objective of providing a 3,000-student public high school that will serve the Southeastern San Diego Community Planning Areas.
2. Development of the proposed high school on the Alternative D site will provide a neighborhood high school option for students currently transported outside of Southeastern San Diego, as well as students currently attending Gompers Secondary School, which will be converted to a middle school. The new Lincoln High School will also provide classroom space for students currently attending Morse High School and San Diego High School, which are both overcrowded.
3. The development of proposed high school on the Alternative D site is consistent with the stated goals of SEDC's Central Imperial Redevelopment Project.
4. Development of the proposed high school on the Alternative D site will assist the District in achieving the enrollment standards contained in the Long-Range Facilities Master Plan (LRFMP).
5. Alternative D is the only site configuration that will allow for all recreational/athletic facilities to be located on site (i.e., multi-use playfields and an on-site varsity baseball field).
6. The Lincoln Design Task Force identified Alternative D as the most effective footprint for the expanded and reconstructed Lincoln High School.
7. The Lincoln/Gompers Redevelopment Committee identified Alternative D as the most effective footprint for the expanded and reconstructed Lincoln High School.

#### Instructional Implications

Proposition MM was designed to improve classroom health, safety, and instruction in every neighborhood school by various methods including the reconstruction and expansion of existing schools. Certification of the site for acquisition will allow for timely construction of the proposed expanded and reconstructed Lincoln High School.

#### Facilities Implications

The Lincoln High School project is part of the Proposition MM program and will serve up to 3,000 students. The project will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the Long-Range Facilities Master Plan (LRFMP).

### Budget Implications

The total project budget for the demolition, expansion, and reconstruction of Lincoln High School is \$89.9 million. The projected cost of expansion area site acquisition alternatives ranges between \$1.12 and \$21.86 million as presented in the Cost Comparison Section. The cost of the alternative selected must be managed within the total project budget.

### Public Support and Engagement Implications

Proposition MM was approved by San Diego voters in November 1998, to improve classroom health, safety, and instruction in every neighborhood school by various means, including the construction of 11 new elementary schools and two new schools to be identified later. The new Lincoln High School will serve to provide proper enrollment capacity and assist the District in achieving the standards contained in the Long-Range Facilities Master Plan. The community expects the District to complete Proposition MM projects in a timely manner. Construction of new Lincoln High School will support the District's commitment to meet community expectations.

### Policy Implications

This report is consistent with board policies E-2050, E-2100, E-2250, E-2300, E-2350, E-2400, E-2500 and E-4000. No revision of administrative procedure is required.

### Recommendations

The superintendent recommends that the Board of Education:

1. Conduct a Public Hearing to evaluate the property for the proposed reconstructed and expanded Lincoln High School using standards described in Section 14010 of Title 5 of the California Code of Regulations.
2. Adopt a Resolution of Findings Regarding Site Selection Standards for the proposed Lincoln High School, which finds that the properties meet the standards for school site selection pursuant to Section 14010 of Title 5 of the California Code of Regulations. (Attachment I).
3. Certify that there are no available alternative school district-owned sites for the project deemed usable for school purposes by the California Department of Education.
4. Certify that: (1) the Final EIR (SCH# 2001111137) for Lincoln High School has been prepared in compliance with CEQA; (2) the Final EIR was presented to the Board of Education which reviewed and considered the information contained in the Final EIR prior to approving the project; and (3) the Final EIR reflects the District's independent judgment and analysis.
5. Adopt the Findings as set forth in Attachment E for each significant environmental effect identified in the Final EIR for the Lincoln High School project.
6. Adopt the Statement of Overriding Considerations set forth in Attachment F for the impacts found to be unavoidable in the Final EIR for the Lincoln High School project.
7. Adopt the Mitigation, Monitoring, and Reporting Program set forth in Attachment G for the Lincoln High School project in order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented.

8. Certify that the Board of Education, by vote of two-thirds of its members, renders the City zoning ordinances for the proposed Lincoln High School sites inapplicable to the proposed use of the property by the District. (Not required for Alternative Site D or E).
9. Certify that the proposed Lincoln High School project will have a de minimis effect on fish and wildlife pursuant to Section 711.4 of the California Department of Fish and Game. (Attachment J)
10. Authorize staff to file the Notice of Determination for the Lincoln High School Final EIR with the Recorder/County Clerk of San Diego County, California (Attachment K).
11. Authorize that the project be carried out as defined in the Final EIR for the proposed Lincoln High School - Alternative Site D.
12. Authorize staff to commence with the appraisal process, relocation plan, and other related procedures required to acquire the necessary property for proposed Lincoln High School - Alternative Site D.

Report prepared by Louis M. Smith, Chief Operating Officer, Facilities Management; Jim Bray, Civil/Environmental Engineering Coordinator, Facilities Management.