

October 2017 | Final Environmental Impact Report
State Clearinghouse No. 2016011073

CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD(S) PROJECT

for Newport-Mesa Unified School District

Prepared for:

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1. Introduction

1.1 INTRODUCTION

This Final Environmental Impact Report (FEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

According to the CEQA Guidelines, Section 15132, the FEIR shall consist of:

- (a) The Draft Environmental Impact Report (DEIR) or a revision of the Draft;
- (b) Comments and recommendations received on the DEIR either verbatim or in summary;
- (c) A list of persons, organizations, and public agencies comments on the DEIR;
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- (e) Any other information added by the Lead Agency.

CEQA Guidelines Section 15088.5(f) outlines parameters for responding to comments when an EIR is recirculated prior to certification.

This document contains responses to comments received on the Recirculated Draft EIR (RDEIR) for the Corona del Mar Middle and High School (CdM MS/HS) Sports Field(s) Project during the public review period, which began August 11, 2017, and closed September 25, 2017. Comments received on the RDEIR during the review period are included as Appendix A (i.e., A1, A2, A3, and A4) to this FEIR.

The Newport-Mesa Unified School District first circulated the Draft EIR on the CdM MS/HS Sports Field Project from February 6, 2017 through March 22, 2017. This FEIR also contains responses received on this initially circulated DEIR. The comments received during this initial public review period were included as Appendix C to the RDEIR and are included as Appendix B (B1, B2, B3, and B4) to this FIER.

This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the RDEIR comprise the FEIR, in accordance with CEQA Guidelines, Section 15132 and 15088.5(f)(1).

1. Introduction

1.2 FORMAT OF THE FEIR

This document is organized as follows:

Section 1, Introduction. This section describes CEQA requirements and content of this FEIR.

Section 2, Master Responses. This section provides consolidated responses to a few of the overarching issues raised by the comments received.

Section 3, Response to Comments on the RDEIR. This section provides a list of agencies and interested persons commenting on the RDEIR; copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (A1 through A3 for letters received from public agencies, B1 through B3 for letters received from non-government groups and organizations, C1 through C79 for letters received from residents in opposition, D1 through D205 for letters received from residents in support). The referenced comment letters are included as Appendix A to the FEIR.

Section 4, Response to Comments on the DEIR. This section provides a list of agencies and interested persons commenting on the DEIR; copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (AA1 through AA4 for letters received from public agencies, BB1 through BB7 for letters received from non-government groups and organizations, CC1 through CC145 for letters received from residents in opposition, DD1 through DD536 for letters received from residents in support). The referenced comment letters are included as Appendix B to the FEIR.

Section 5. Revisions to the RDEIR. This section contains revisions to the RDEIR text and figures as a result of the comments received by agencies and interested persons as described in Section 2, and/or errors and omissions discovered subsequent to release of the RDEIR for public review.

The responses to comments contain material and revisions that will be added to the text of the FEIR. N-MUSD staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the RDEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the RDEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of DEIRs should be “on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional

1. Introduction

specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. ...CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.”

CEQA Guidelines Section 15204 (c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.” Section 15204 (d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to public agencies will be forwarded to those agencies at least 10 days prior to certifying the environmental impact report. The responses will be forwarded with copies of this FEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on EIRs.

1. Introduction

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2. Master Responses

After a review of the individual comments, a few overarching issues were identified that attracted many of the comments. The issues identified are Lighting, Traffic/Parking, Noise, Economic or Social Effects, and Safety of the Natural Turf Field. And there was general opposition to the project without addressing adequacy of the EIR. To aid in the consideration of the comments on these issues, consolidated master responses are provided below. Where appropriate, the consolidated master responses were referenced in the individual comment response to provide a more comprehensive understanding of the issues raised and to reduce repetition.

2.1.1 Adequacy of the EIR

2.1.1.1 GENERAL OPPOSITION

Numerous comments stated general opposition to the proposed sports field without addressing the technical analysis or adequacy of the EIR. These comments asserted that lighting, noise, traffic, and parking impacts would be significant and adverse without referencing any specific analysis or inadequacies in the EIR. The EIR analysis evaluated these environmental impacts in the appropriate RDER sections—5.1, Aesthetics for lighting, 5.6, Noise for event noise, and 5.9 Transportation and Traffic for traffic, access (including emergency vehicle and pedestrian safety), and parking—in accordance with the appropriate CEQA significance thresholds, and determined that these impacts would be less than significant with mitigation. CEQA Guidelines Section 15204 (c) advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.” Therefore, where comments provided a generalized opinions and speculations as facts without any explanation for the comments, data, references, or expert opinion supported by facts, such comments do not warrant further evaluation in the EIR for significance determination. Therefore, while these general oppositions will be forwarded to the District Board of Education (Board) for consideration, no changes to the EIR is required and no further response in the EIR is necessary.

2.1.1.2 PROJECT DESCRIPTION AND USE AGREEMENT CONTRACT

There were several comments regarding a “Use Agreement Contract” among the District, the City of Newport Beach, and Eastbluff Homeowners Community Association, stating that the EIR is incomplete without this use agreement contract. The EIR provides adequate project description in Chapter 3, *Project Description*, and provided analysis based on the provided description. A use agreement contract is not necessary to reduce any of the potentially significant impacts identified in the RDEIR to a less than significant level and its need to be included as part of the EIR has not been substantiated. Pursuant to CEQA Guidelines Section 15204, while these general oppositions will be forwarded to the District Board of Education (Board) for consideration, no further response in the EIR is necessary.

3. Master Responses

2.1.1.3 ALTERNATIVES

Numerous comments stated their support for the project alternative that include two synthetic turf fields with no PA system and no lights. This alternative was evaluated in the RDEIR Chapter 7, *Alternatives*, as Alternative 3: Two Fields, No Light. Along with the Alternative 1: No Project, Alternative 3 was found to be environmentally superior based on the discussed in Section 7.6 of the RDEIR Although Alternative 3 was considered environmentally superior, meaning that it would result in less environmental impacts compared to the proposed project, it would not meet the established project objectives as shown in the RDEIR Table 7-3, *Ability of Each Alternative to Meet the Project Objectives*. The support comments for Alternative 3: Two Fields, No Lights, will be considered by the Board. The Board can approve the proposed project or any of the alternative projects considered in the EIR.

Some of the comment asserted that the District should have included an alternative that provides two synthetic all-weather turf fields and rubber all-weather track with no lighting and no PA system. This is a slight variation of Alternative 3: Two Fields, No Lights, as it will provide additional rubber track on Field 2. A reasonable range of alternatives are included in Chapter 7 of the RDEIR, and this alternative does not warrant further consideration in the EIR. This alternative would have similar environmental impacts as Alternative 3, and would result in encroachment into other baseball/softball fields, requiring reconfiguration of these ball fields and possibly result in inadequate ball field sizes. No further consideration is necessary.

2.1.2 Lighting

2.1.2.1 SIGNIFICANCE THRESHOLD

Pursuant to CEQA Guidelines Section 15064.7, as the lead agency, the District has the responsibility and legal authority to define and establish appropriate significance thresholds to be used in the EIR. Neither the City nor the County of Orange has established their own Lighting Zone designations. Without a specific local or county standards for significance threshold, the District reviewed available information from California Energy Commission's (CEC), Title 24 CCR Part 6 (Building Energy Efficiency Standards), and Illuminating Engineering Society (IES), and based on substantial evidence used 0.8 foot-candle (fc) as threshold of significance for Lighting Zone 3 (LZ3) to evaluate the proposed project's lighting impacts.

The District acknowledge that the CEC definition of designated lighting area does not equate to the IES standards, and that the CEC lighting zones are not intended to serve as a CEQA light or glare threshold. Similarly, the IES lighting zone designation is also primarily intended for installation of proper lighting for an intended use without over-lighting and not to identify a maximum light levels not to be exceeded. Additionally, while the CEC and the Building Energy Efficiency Standards references IES as their technical basis, IES is not a government agency, and the City nor the County adopted the IES' Model Lighting Ordinance (MLO) or lighting zone definitions and standards contained therein to be used as part of their environmental review process.

As acknowledged earlier, the CEC lighting zone designation is not intended to serve as CEQA threshold, therefore, it does not provide ambient illumination standards. The intent of CEC lighting zone designation is primarily to provide the basis to implement 2016 Building Efficiency Standards Section 140.7, *Requirements for*

2. Master Responses

Outdoor Lighting, which provides regulations relating to an outdoor lighting installation and allowed outdoor lighting power calculations. And based on this lighting zone designation, the state determines requirements for outdoor lighting, including lighting power densities and specific control, equipment or performance requirements. However, as shown in Table 10-114-A of the Title 24 CCR Part 6, it identifies lighting zone and short description of ambient illumination characteristics. As shown, lighting zone designation by the state are numbered LZ0, LZ1, LZ2, LZ3 and LZ4, and associated ambient illumination levels are also provided, where the designation based on Census population figures.

Table 10-114-A Lighting Zone Characteristics and Rules for Amendments by Local Jurisdictions

Zone	Ambient Illumination	Statewide Default Location	Moving Up to Higher Zones	Moving Down to Lower Zones
LZ0	Very Low	Undeveloped areas of government designated parks, recreation areas, and wildlife preserves.	Undeveloped areas of government designated parks, recreation areas, and wildlife preserves can be designated as LZ1 or LZ2 if they are contained within such a zone.	Not applicable
LZ1	Low	Developed portion of government designated parks, recreation areas, and wildlife preserves. Those that are wholly contained within a higher lighting zone may be considered by the local government as part of that lighting zone.	Developed portion of a government designated park, recreation area, or wildlife preserve, can be designated as LZ2 or LZ3 if they are contained within such a zone.	Not applicable.
LZ2	Moderate	Rural areas, as defined by the 2010 U.S. Census.	Special districts within a default LZ2 zone may be designated as LZ3 or LZ4 by a local jurisdiction. Examples include special commercial districts or areas with special security considerations located within a rural area.	Special districts and government designated parks within a default LZ2 zone maybe designated as LZ1 by the local jurisdiction for lower illumination standards, without any size limits.
LZ3	Moderately High	Urban areas, as defined by the 2010 U.S. Census.	Special districts within a default LZ3 may be designated as a LZ4 by local jurisdiction for high intensity nighttime use, such as entertainment or commercial districts or areas with special security considerations requiring very high light levels.	Special districts and government designated parks within a default LZ3 zone may be designated as LZ1 or LZ2 by the local jurisdiction, without any size limits.
LZ4	High	None.	Not applicable	Not applicable

Source: Title 24 CCR Part 6

The City of Newport Beach is in LZ3, an urban area as defined by the 2010 US Census with ambient illumination level as moderately high. LZ2 refers to rural areas as defined by the 2010 Census with ambient illumination level as moderate.

3. Master Responses

Title 24 CCR Part 6 also states that a local jurisdiction may officially adopt changes to the lighting zone designation of an area by following a public process that allows for formal public notification, review, and comment about the proposed change. The City of Newport Beach is in LZ3, and the City has not officially adopted changes to lighting zone designation LZ2 in any areas within the City. And the District is not aware of any environmental document where the City applied LZ2 and its associated lighting level standard of 0.3 fc as a CEQA significance threshold in its evaluation of light and glare impacts.

The District is not subject under the standards established by the MLO, but used the information contained in the MLO, in part, to establish a reasonable significance threshold. The MLO was prepared jointly by IES and the International Dark Sky Association (IDA) in 2011, and it is only a “model” ordinance without any jurisdictional authority. This model can be modified and customized to accommodate a community’s needs. The City’s municipal code states that “All outdoor lighting fixtures shall be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures.” (Chapter 20.30.070(A)(1))

The EIR determined that LZ3 of the MLO, described as “areas of human activity where the vision of human residents and users is adapted to **moderately high light levels**”, as most appropriate characterization of the surrounding area, consistent with the CEC’s description of “**moderately high**” ambient illumination the City.

Therefore, the District’s decision to use vertical illuminance of 0.8 fc as significance threshold is appropriate, supported by substantial evidence, and does not conflict with any applicable local plans or policies.

LED Lighting

As stated in the RDEIR page 5.1-57, LED lights provide more sharply focused light with less spill light. Therefore, LED lights would provide more spill light reduction compared to the proposed metal halide lights. Appendix D, Lighting Plans, pages D-11 through D-20 provide lighting plans under LED lights. As shown in page D-15, of Appendix D, with the LED lighting technology under Option A, the maximum lighting level at approximately 90 feet north of the 80-foot light poles would be 0.5 fc, this is a reduction from the proposed maximum lighting level of 0.7 fc with the metal halide lighting system. However, because lighting impacts under the proposed metal halide lighting system was determined to not exceed 0.8 fc, installation of LED lighting technology was not required.

2.1.2.2 POLE HEIGHT

Several comments recommend lowering the heights of the lights to reduce the visual intrusiveness of the lights. Reducing pole heights by 10, 20 or 30 feet would reduce daytime visual impact of the lights, but the heights are directly correlated to nighttime light spill and glare and the RDEIR recognizes the trade-offs with various lighting heights. Taller poles allow fixtures to be aimed more directly on the playing surface, which reduces the amount of light spilling into surrounding areas. Proper fixture angles ensure even light distribution across the playing area and reduce spill light and glare. The proposed Musco lighting fixtures use steep aiming angle of 25 degree and above, not exceeding 45 degree. Illustrations AE-1 and AE-2 on page 5.1-44 explain how lowering pole heights can create significant spill light and glare.

2. Master Responses

While lowering the pole heights would incrementally reduce daytime visual impacts, providing even light distribution across the field and controlling spill light and glare becomes more difficult. These issues are demonstrated by the City's Bonita Creek Park. The fixture angles required to light the field create significant glare for the surrounding residential community. The following two photographs (Exhibits 1 and 2) graphically demonstrate the glare produced with lower pole heights.



Exhibit 1: Bonita Creek Park, View from Southeast Corner of Park looking Northeast.

3. Master Responses



Exhibit 2: Bonita Creek Park, Looking From Residential Side of La Salud.

2.1.2.3 HOURS OF FIELD LIGHTING

Comments have been received that the field lights would interfere with sleep patterns. The RDEIR explains in detail the hours lights would be used on the field(s). For example, Illustration AE-3 on page 5.1-46 shows that there are only two months of the year when would lights be on for the maximum three hours, Monday through Thursday and off by 8 PM. Lights would not be used at all during the two summer months and the remaining months of the year the lights would be used from ½ hour to 2.5 hours depending on the position of the sun. When Friday games are scheduled, the lights would stay on an additional hour under Option B (off by 9 PM) or an additional two hours under Option A (off by 10 PM).

At most, only one night a week would lights stay on as late at 9 PM (Option B) or 10 PM (Option A). The impact on sleep patterns from this limited use is not significant.

2.1.2.4 ADDITIONAL COMPARATIVE VISUAL SIMULATIONS FROM EASTBLUFF COMMUNITY

A number of comments indicated that the EIR did not provide adequate number of visual simulations to evaluate project's day and nighttime impacts. Day and night views from four different locations as listed below

2. Master Responses

were provided by a community representative. The visual simulations and associated key maps are included as Figures 1 through 12.





- 2339 Aralia Street (Day and Night)
- 807 Aleppo Street (Day and Night)
- 2327 Alta Vista Road (Day and Night)
- 2415 Blackthorn Street (Day and Night)

3. Master Responses

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Figure 1 - 2339 Aralia St - Key Map (Day/Night)



-  View Location
-  Stadium Light
-  View Limits (Day/Night)
-  Site Line

0 400
Scale (Feet)



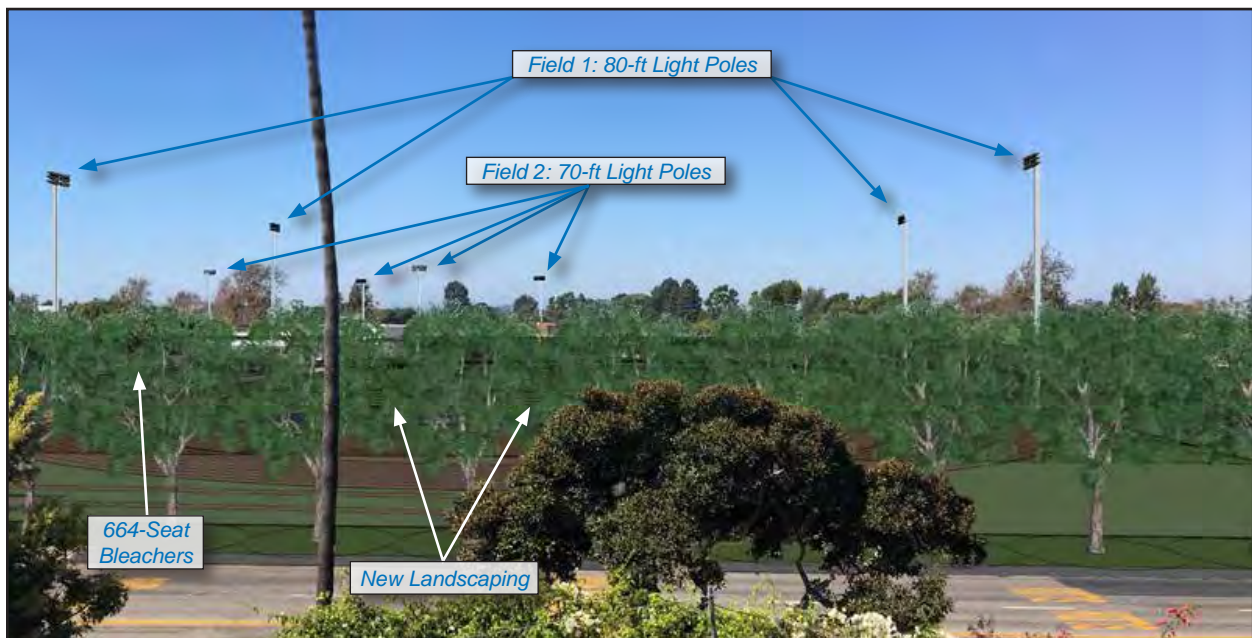
3. Master Responses

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Figure 2 - 2339 Aralia St (Day)



Before



Proposed

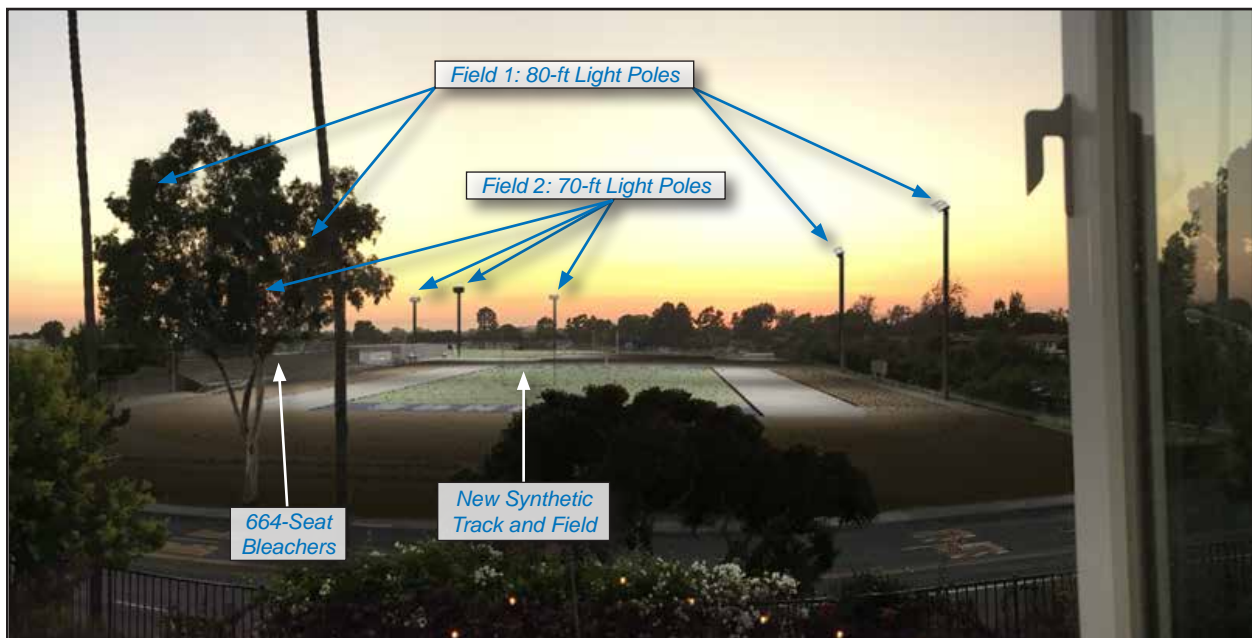
3. Master Responses

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Figure 3 - 2339 Aralia St (Night)



Before







Proposed

3. Master Responses

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Figure 4 - 807 Aleppo St - Key Map (Day/Night)



-  View Location
-  Stadium Light
-  View Limits (Day/Night)
-  Site Line

0 400
Scale (Feet)



Key Map Source: Google Earth Pro, 2017

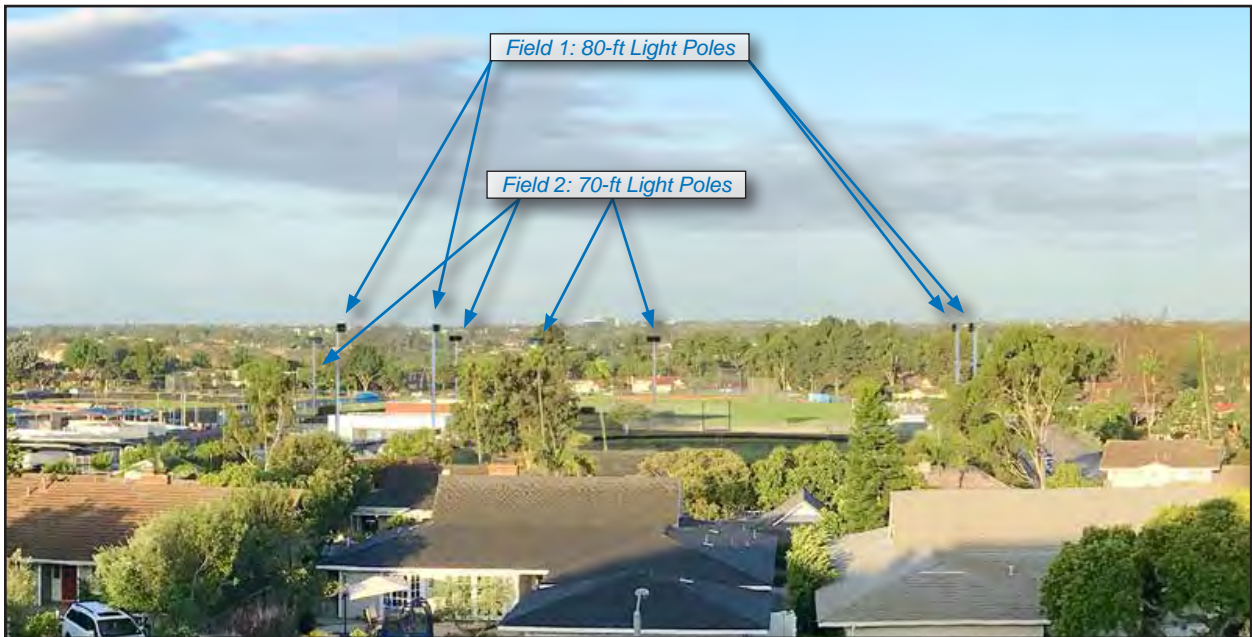
3. Master Responses

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Figure 5 - 807 Aleppo St (Day)



Before



Proposed

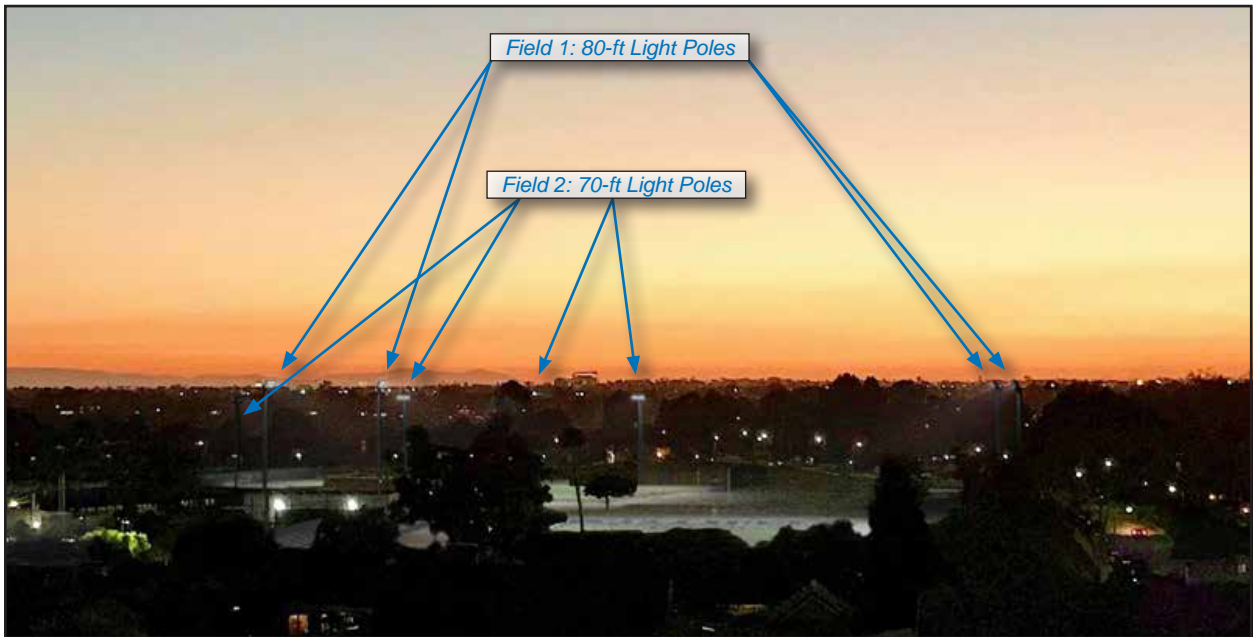
3. Master Responses

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Figure 6 - 807 Aleppo St (Night)



Before








Proposed

3. Master Responses

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Figure 7 - 2327 Alta Vista Rd - Key Map (Day/Night)



-  View Location
-  Stadium Light
-  View Limits (Day)
-  View Limit (Night)
-  Site Line

0 400
Scale (Feet)



Key Map Source: Google Earth Pro, 2017

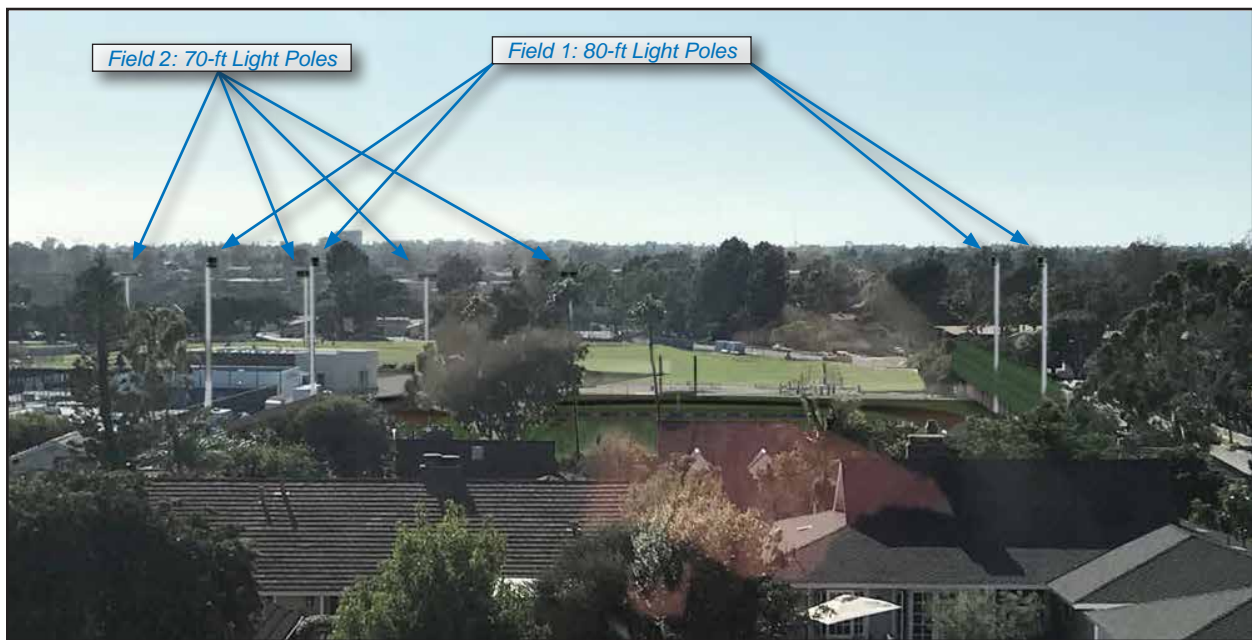
3. Master Responses

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Figure 8 - 2327 Alta Vista Rd (Day)



Before



Proposed

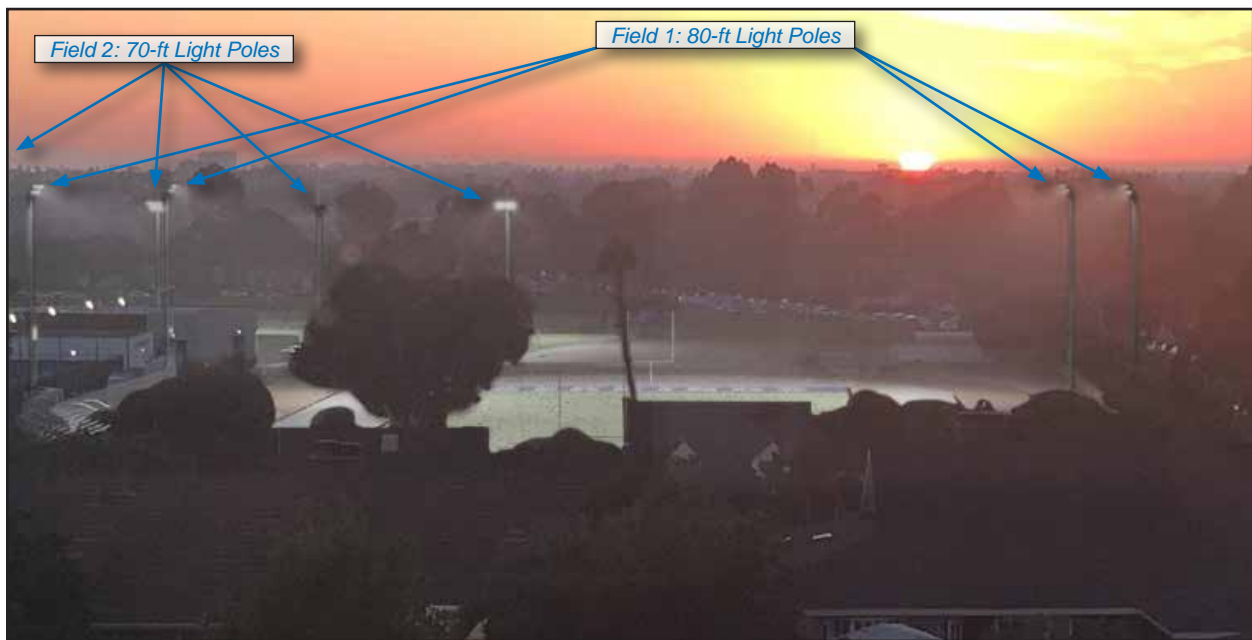
3. Master Responses

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Figure 9 - 2327 Alta Vista Rd (Night)



Before








Proposed

3. Master Responses

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Figure 10 - 2415 Blackthorn St - Key Map (Day/Night)



-  View Location
-  Stadium Light
-  View Limits (Day)
-  View Limit (Night)
-  Site Line

0 400
Scale (Feet)



Key Map Source: Google Earth Pro, 2017

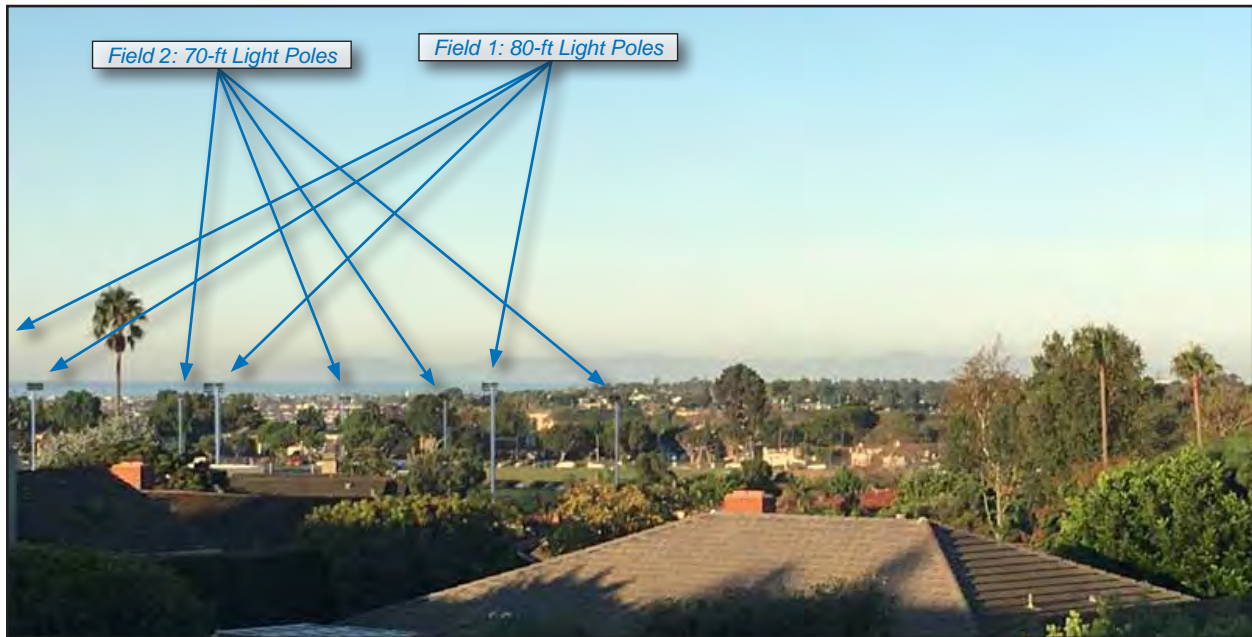
3. Master Responses

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Figure 11 - 2415 Blackthorn St (Day)



Before



Proposed

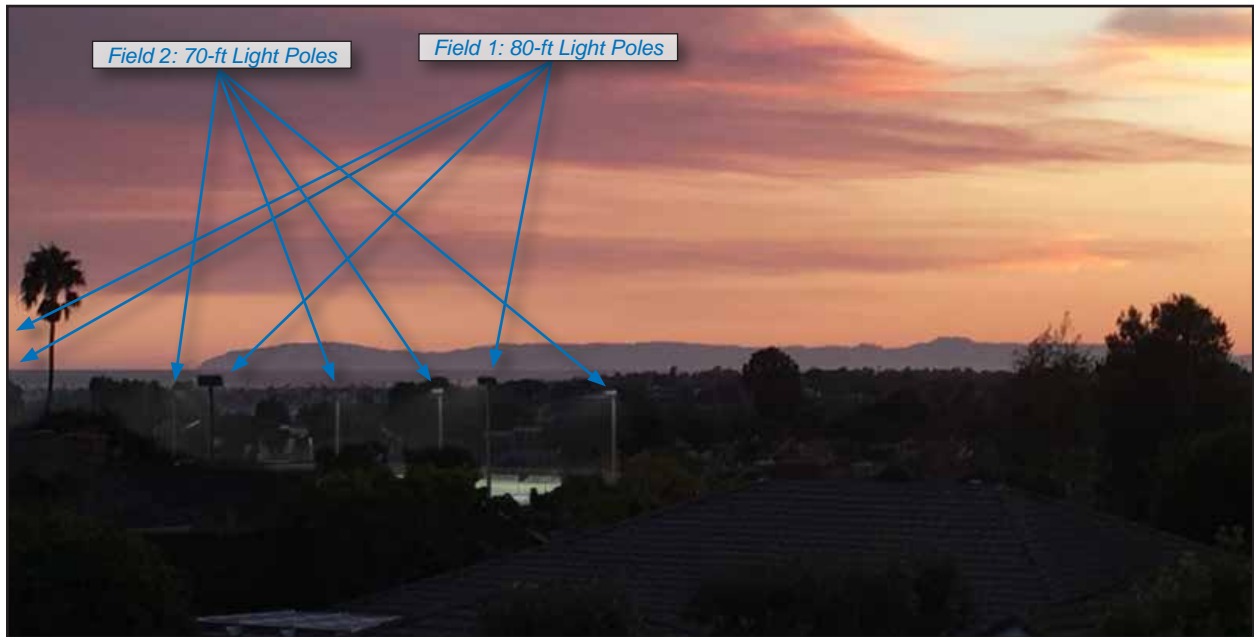
3. Master Responses

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Figure 12 - 2415 Blackthorn St (Night)



Before



Proposed

3. Master Responses

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2. Master Responses

2.1.3 Traffic/Parking

The RDEIR reduced the maximum number of bleacher seats from 1,000 seats to 864 seats, which reflects the current seating capacity of 664 seats for Field 1 pursuant to the adopted Board Resolution No. 28-02-17, and the existing portable bleacher seats totaling 200 that are currently being moved around within campus. Therefore, under both options of the proposed project, there is no increase bleacher seat capacity compared to the existing conditions.

A number of comments asserted that the residents are already experiencing significant traffic congestion problems during school starting and ending times and the proposed project would worsen these existing traffic issues. However, the traffic study prepared for the proposed project substantiated that the traffic impacts during a full-capacity event would be less than significant. Typical school operating hours 8 AM and 3 PM, and 6:30 AM to 3:30 PM, if considering early bell schedule, therefore, outside of the PM Peak hour between 4:00 PM and 6:00 PM. During the AM peak period, 2,557 students would generate approximately 1,100 trips. It should be made clear that the proposed project would allow activities outside of these normal school operating hours, not affecting the AM peak hour traffic. The traffic analysis was also based on a full-capacity sporting event with 864 spectators and not for regular school day practices with fewer attendees. A full-capacity event would not affect the normal school day traffic and parking condition, and worst case full-capacity events under the proposed project would generate fewer trips than on a normal weekday during the AM peak hour. On a normal school day, the proposed project would allow students to remain in school for practices rather than leaving the school, therefore, likely reducing school ending hour traffic. Therefore, the comment asserting that the proposed project would exacerbate the existing traffic is speculative and unsubstantiated opinion. The RDEIR is adequate and no changes to the traffic analysis is required.

2.1.3.1 TRAFFIC MANAGEMENT PLAN

The RDEIR reduced the maximum number of bleacher seats from 1,000 seats to 864 seats, which reflects the current seating capacity of 664 seats for Field 1 pursuant to the adopted Board Resolution No. 28-02-17, and the existing portable bleacher seats totaling 200 that are currently being moved around within campus. Therefore, under both options of the proposed project, there is no increase bleacher seat capacity compared to the existing conditions.

Because the initially circulated DEIR evaluated traffic and parking impacts from a seating capacity of 1,000-seat bleachers, increasing the bleacher seat capacity, a Traffic Management Plan (TMP) was prepare and included as means to further reduce potential impacts, if the needs arise. However, without the bleacher seat capacity increase, no such plan was deemed necessary to be included as part of the EIR, therefore, was removed in the RDEIR. It was not included as a mitigation measure in the DEIR and its implementation was not required.

For impacts that are less than significant, no mitigation is required under CEQA. CEQA Guidelines Section 15126.4[a][2] requires an essential nexus (i.e., connection) between the mitigation measures and impacts and be “roughly proportional” to the project impacts. (CEQA Guidelines Section 15126.4[a][4]). Because less than significant site access and parking impacts were found in the RDEIR, preparation and inclusion of a TMP as recommended by the comment is not warranted.

3. Master Responses

2.1.3.2 PARKING

Several comments asserted that existing traffic and parking impacts to the surrounding neighborhood would be exacerbated by the proposed project. While the District acknowledges the issue during school operating hours, the proposed project would not adversely affect the existing AM peak traffic or parking conditions. The EIR only reviewed the worst-case PM peak hour traffic during a full-capacity event. Provided that there are adequate parking spaces to accommodate a full-capacity event with 864 seats, then adequate parking capacity during practices is assumed, and impacts would be less than significant.

As a lead agency, the District is authorized to establish a significance threshold for parking impacts. The EIR used 0.367 as appropriate parking generation rate in determining parking impacts. This parking generation rate was calculated based on a parking survey and averaging multiple parking rates used for different schools in the area.

As stated in the EIR, a parking occupancy counts was performed during a varsity football game at Estancia High School between CdM HS and Northwood HS, resulting in a parking generation rate of 0.833. However, because there were other campus activities occurring on Estancia High School when the counts were taken, it should be noted that more appropriate parking generation rate for the varsity football game itself is 0.40, not 0.833. Additionally, no varsity football will be played on CdM sports field, and soccer or lacrosse game attendance is generally lower than a varsity football game. Therefore, the parking rates of 0.833 and 0.40 were not applied directly to the proposed project, but used to calculate more suitable parking generation rate for the proposed project.

The City of Newport Beach Municipal Code Section 20.40.040 requires one parking space per three seats for assembly/meeting facilities (0.33 space per seat), while no specific parking demand for stadium seating is provided.

Estancia High School is in the City of Costa Mesa. The City of Costa Mesa Municipal Code requires one space for each three fixed seats for theaters and auditoriums (0.33 space per seat). As with the City of Newport Beach, no specific parking demand for stadium seating is provided.

Rates from four previous high school stadium studies were 0.2 space per seat for Costa Mesa High School (1,000 seats, City of Costa Mesa), 0.23 space per seat for Irvine High School (3,500 seats, City of Irvine), 0.24 space per seat for Estancia High School (2,600 seats, Costa Mesa), and 0.333 space per seat for El Toro High School (4,000 seats, City of Lake Forest). These high schools represent a wide range of parking generation rates used for high school stadiums with seating capacity of 1,000 seats or more with separate home side and visitor side bleachers. The proposed project would not include bleacher side bleachers.

Therefore, a rate of 0.367 space per seat was deemed appropriate for the proposed sports field, which was calculated by averaging the observed overstated 0.833 space per attendee from the parking survey with the parking rates from four other area high school stadium use (i.e., $0.833 + 0.2 + 0.23 + 0.24 + 0.333 / 5 = 0.367$). Note that this is a conservative estimate compared to the Cities of Newport Beach and Costa Mesa standards and other area schools. It should also be noted that the parking counts were conducted during varsity football game which generally have higher attendance rate and participants than the lacrosse or soccer games anticipated

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at the CdM sports field(s) project. No varsity football games would be played on the CdM sports fields. There were comments that said the EIR only evaluated impacts from spectators. This is not the case, as the parking demand rate accounts for not just the spectators, but other event participants and attendees such as coaches, bands, cheerleaders.

Therefore, during a full capacity event under Option A, 244 spaces would be required ($664 \text{ seats} \times 0.367 = 244$ spaces) and under Option B, 318 spaces would be required ($864 \text{ seats} \times 0.367 = 318$). Additionally, a parking survey was taken at CdM on a Friday at 6 PM, 7 PM, and 8 PM, and found that the highest number parked on campus was 61 vehicles at 6 PM, and on-street was 39 vehicles at 8 PM.

Provided that the on-campus parking capacity exceeds these parking demands—244 spaces for Option A and 318 spaces for Option B—parking impacts were considered less than significant.

There are 592 on-campus parking supply in three parking lots combined. Therefore, there is adequate on-campus parking capacity to accommodate the proposed project under both options. There are also excess parking supplies to accommodate other campus activities.

2.1.4 Noise

2.1.4.1 SIGNIFICANCE THRESHOLD

Pursuant to CEQA Guidelines Section 15064.7, as the lead agency, the District has the responsibility and legal authority to define and establish appropriate significance thresholds to be used in the EIR. The District established significance threshold for noise impact using the City's exterior and interior noise level standards and the perceptible noise level increase of 3 dB or more. An increase of 3 dB is based on the basic characteristics of sound as described in the RDEIR Section 5.6.1.1, *Characteristics of Sound*, where ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud). Changes of 1 to 3 dB are detectable under quiet, controlled conditions, and changes of less than 1 dB are usually not discernible (even under ideal conditions). A 3 dB change in noise levels is considered the minimum change that is detectable by human hearing in outside environments. A change of 5 dB is readily discernible to most people in an exterior environment, and a 10 dB change is perceived as a doubling (or halving) of the sound.

Several comments indicated that Tables 5.6-15, *Full-Capacity Event, Predicted Community Noise Levels (Option A)*, and 5.6-17, *Full-Capacity Event Predicted Community Noise Levels (Option B)*, identified noise levels exceeding the City's standards. However, based on the significance threshold established by the District, noise level impacts were considered significant when the levels exceeded the City's standards, and the project contribution was 3 dB increase or more. Where the predicted noise levels exceeded the City's standards and the increased level was 3 dB or more in these tables,

Because Tables 5.6-15 and 5.6-17 showed noise levels near a generalized modeling receiver location, additional modeling was performed to evaluate more accurate receiver locations and increased noise levels for that sensitive receptor. The same significance threshold was applied to this specific building façade analysis. The modeling results were included in Tables 5.6-16 and 5.6-18. Because Option A modeling results indicated discernable noise increase over 3 dB, the impacts were determined to be potentially significant, and mitigation

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measures were provided to reduce impacts. However, because Option B modeling results did not identify noise increase over 3 dB at any of the locations, noise impacts were determined to be less than significant and no mitigation measures were provided.

It should be noted that once the project is constructed, commissioning of a noise monitoring has been committed by the District to ensure that project-generated noise does not exceed the significance threshold stated in the EIR.

2.1.4.2 PORTABLE SPEAKER SYSTEM

There were a number of comments indicating that the RDEIR did not evaluate noise impacts from portable speaker system. As stated in the RDEIR page 5.6-41, Section 5.6.3, *Environmental Impacts, Option B*, under Option B, the noise model included a sporting event with 664 spectators in Field 1 and 200 spectators in Field 2 occurring concurrently, and Table 5.6-17, Full-Capacity Event Predicted Community Noise Levels (Option B), provides the predicted L_{eq} noise levels produced under this scenario, which includes an event-long, averaged combination of spectator noise (with contributions for screaming), athletic activities (e.g. referee whistles, player noise), and a **portable speaker system**. It should also be noted that Option B modeling included the swimming pool event noise.

2.1.5 Economic or Social Effects

2.1.5.1 PROPERTY VALUES AND QUALITY OF LIFE

One of the legislative intents of the CEQA process is to develop and maintain a high-quality environment for the people (California Public Resources Code Division 12, Chapter 1, Section 21000, Legislative Intent). Each topical analysis contained in the DEIR evaluates whether the Proposed Project may have a “significant effect on the environment.” The DEIR evaluates project impacts according to Appendix G of the CEQA Guidelines and as it relates to the studied environmental topics. The DEIR complies with the requirements of CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Administrative Code Section 15000 et seq.) and is a legally sufficient document.

CEQA Section 15131(a) provides, “Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the *physical changes*.” [Emphasis added.] No evidence has been submitted to support the assertion that property values would decline as a result of the Proposed Project. Because no evidence supports such a finding, resulting economic or social effects are speculative. Therefore, the effects on property value are not required to be analyzed in the EIR. No changes were made to the DEIR.

Although economic and social effect of the project may be included in the EIR, evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment are beyond the scope of CEQA (CEQA Guidelines 15131, PRC 21082.2(2)).

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2.1.5.2 URBAN DECAY

There is no substantial evidence that the proposed project may result in urban decay or deterioration. Although there are court cases (Joshua Tree Downtown Business Alliance v. County of San Bernardino, Bakersfield Citizens for Local Control v. City of Bakersfield, and Bakersfield Citizens for Local Control v. City of Bakersfield) where social economic effects caused by a project could result in a reasonably foreseeable environmental impact, such as urban decay, they involved “big-box” retail projects, where big-box retail projects could cause other businesses in the area to close down, therefore, potentially causing physical effect.

An EIR is to disclose and analyze the direct and the reasonably foreseeable indirect environmental impacts of a project, if they are significant. The comment that construction and operation of synthetic-turf athletic field(s) and nighttime lighting on the existing middle/high school athletic field(s) would cause residents to move out of their homes to less congested areas and increase number of vacant homes, therefore, would cause urban decay is speculative and is not supported by any factual evidence.

Considering there are other District athletic fields operating in residential neighborhood with nighttime lighting, including Newport Harbor High School’s Davidson Field with a 5,000-seat stadium with lighting surrounded by multi-million-dollar homes, it is not reasonably foreseeable that the proposed project under both options would result in urban decay that were suspected under big-box retail project. An economic investigation showing that the proposed project would not result in urban decay is not warranted and is not a critical gap in the EIR.

2.1.6 Safety of the Natural Turf Field vs. Artificial Turf Field on Injuries

Similar to the property values and quality of life issue, safety of the natural turf field compared to the synthetic turf field on personal injuries is not a CEQA issue to be addressed in the EIR. As stated before, each topical analysis contained in the DEIR evaluates whether the Proposed Project may have a “significant effect on the environment” according to Appendix G of the CEQA Guidelines and as it relates to the studied environmental topics. The EIR does not provide a judgment on whether the artificial turf field is better than the natural turf field. It is the District’s intent to provide artificial turf field(s) to reduce field maintenance downtime by installing durable year-round surface materials. Artificial turf field(s) would also provide equity among other District high school athletic facilities, where other District high school athletic teams are already practicing and playing on artificial turf fields. However, the EIR does not provide a value judgment on whether or not the artificial turf is better or safer than the natural turf field. This issue is not covered under CEQA’s and is beyond the scope of the EIR. The DEIR complies with the requirements of CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Administrative Code Section 15000 et seq.) and is a legally sufficient document.

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3. Response to Comments on the RDEIR

Section 15088 of the CEQA Guidelines requires the Lead Agency (Newport-Mesa Unified School District [District or N-MUSD]) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the RDEIR and prepare written responses.

This section provides all written responses received on the RDEIR and the District's responses to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the RDEIR are excerpted in this document, the sections are shown indented. Changes to the RDEIR text are shown in underlined text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons that submitted comments on the RDEIR during the public review period from August 11, 2017 through September 25, 2017.

Letter Reference ID	Appendix Page No.	Commenting Person/Agency	Date of Comment	Response Page No.
A – Government Agencies				3-9
A1	A1-1	City of Newport Beach	September 22, 2017	3-11
A2	A1-73	Southern California Gas Company	August 22, 2017	3-29
A3	A1-74	Orange County Transportation Authority	September 25, 2017	3-31
B – Community Groups and Organizations				3-33
B1	A2-1	Bremer Whyte Brown & O'Meara LLP	September 20, 2017	3-35
B2	A2-6	Eastbluff Homeowners Community Association	September 25, 2017	3-37
B3	A2-111	Peterson Law Group	September 25, 2017	3-49
C – Individual Residents (In Opposition)				3-51
C01	A3-1	Steve & Judy Jones	September 11, 2017	3-53
C02	A3-2	Gretchen Gibbs	September 8, 2017	3-53
C03	A3-3	Alma Wu	September 10, 2017	3-53
C04	A3-4	Susie Meindl	September 17, 2017	3-53
C05	A3-5	Carolyn Goates	September 17, 2017	3-54
C06	A3-9	Karen Tuckerman	September 17, 2017	3-55
C07	A3-11	Carol Strauss	September 25, 2017	3-55
C08	A3-12	Lynn Welker	September 23, 2017	3-55
C09	A3-13	Carolyn Cooper	N/A	3-55
C10	A3-14	Steve Jones	N/A	3-55
C11	A3-16	Judie Carlson	September 12, 2017	3-56
C12	A3-17	Daniel Livingston	September 13, 2017	3-56
C13	A3-18	Bill Fallon	September 13, 2017	3-56
C14	A3-20	David James	September 20, 2017	3-56

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C15	A3-21	Hall Seely	September 21, 2017	3-56
C16	A3-22	Diane Tang	September 21, 2017	3-57
C17	A3-23	Rhoda Sweeney	September 22, 2017	3-57
C18	A3-24	Judy Tracy	September 22, 2017	3-57
C19	A3-25	Debra Downing	September 23, 2017	3-57
C20	A3-26	Michael Ringo	September 23, 2017	3-57
C21	A3-27	Marjorie Tussing/ Tussing Family	September 23, 2017	3-57
C22	A3-28	Steve Tumbarello	N/A	3-57
C23	A3-29	David Hornes	N/A	3-58
C24	A3-30	Lynn Welker	September 23, 2017	3-58
C25	A3-31	James Burton	September 23, 2017	3-58
C26	A3-32	Virginia Hee	N/A	3-58
C27	A3-33	Marxine Golden	September 23, 2017	3-58
C28	A3-35	Lisa Lannini	September 23, 2017	3-58
C29	A3-36	Cherie Sharp	September 24, 2017	3-59
C30	A3-37	Marcus Rosencrantz	September 24, 2017	3-59
C31	A3-38	Judy Tracy	September 23, 2017	3-59
C32	A3-39	Mark Hopkins & Jim Kerrigan	September 23 & 24, 2017	3-59
C33	A3-42	Sydney & Gerald Springer	September 25, 2017	3-60
C34	A3-43	Ronald Madaras	September 22, 2017	3-60
C35	A3-44	Katherine Meleski	September 25, 2017	3-60
C36	A3-46	Scara	N/A	3-60
C37	A3-47	Matthew Harris	N/A	3-60
C38	A3-48	Selena Harris	N/A	3-60
C39	A3-49	Elizabeth & Albert Adams	September 25, 2017	3-60
C40	A3-50	Dr. and Mrs. Donald L. Weld	September 24, 2017	3-61
C41	A3-51	Carol Strauss	September 23, 2017	3-61
C42	A3-52	Gluski	N/A	3-61
C43	A3-53	Karen Tuckerman	September 24, 2017	3-61
C44	A3-54	Beverly Moosmann	September 25, 2017	3-61
C45	A3-55	Marlene Bergdahl	N/A	3-61
C46	A3-56	The Schwindt Family	September 25, 2017	3-62
C47	A3-57	Bob Tung	September 24, 2017	3-62
C48	A3-58	Jim Petrilli	September 22, 2017	3-62
C49	A3-77	Russel Yensen	September 25, 2017	3-63
C50	A3-79	Kim Doud	September 25, 2017	3-63
C51	A3-80	Carolyn Jerger	September 25, 2017	3-63
C52	A3-81	Ana Ziebell	September 25, 2017	3-63
C53	A3-82	Dheeraj & Shyamala Lal	September 25, 2017	3-63
C54	A3-83	Shery Mansouri	September 25, 2017	3-64
C55	A3-84	Annie Lindt	September 25, 2017	3-64
C56	A3-85	Jeff Dvorak	September 25, 2017	3-65
C57	A3-86	Leslie Daigle	September 25, 2017	3-66
C58	A3-91	Gail York	September 25, 2017	3-69
C59	A3-92	Emily Ziebell	September 25, 2017	3-69

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Letter Reference ID	Appendix Page No.	Commenting Person/Agency	Date of Comment	Response Page No.
C60	A3-93	Lessor- Snow	September 25, 2017	3-69
C61	A3-94	William Ippolito	September 22, 2017	3-69
C62	A3-95	Rubino- Esterley	September 22, 2017	3-70
C63	A3-97	Paul Doremus	September 25, 2017	3-70
C64	A3-102	Shery Mansouri	September 25, 2017	3-72
C65	A3-103	Lorie Lewis	September 25, 2017	3-72
C66	A3-104	Jennifer Lane	September 25, 2017	3-72
C67	A3-105	Glickman	September 25, 2017	3-72
C68	A3-106	Janet Lester	September 25, 2017	3-72
C69	A3-107	Joy Roy Emerson	September 25, 2017	3-72
C70	A3-108	Signed Petition	September 25, 2017	3-72
C71	A3-110	Carl Ossipoff	September 25, 2017	3-73
C72	A3-111	Vivian Liu	September 25, 2017	3-73
C73	A3-112	Washington	N/A	3-73
C74	A3-113	Carmelita Moore	N/A	3-73
C75	A3-114	Gene York	August 12, 2017	3-73
C76	A3-115	Virginia Tadjalli	N/A	3-73
C77	A3-116	Karen Kovach	N/A	3-73
C78	A3-117	Lealy Sheridan	N/A	3-74
C79	A3-118	Sally Shipley - Signed Petition (12)	September 25, 2017	3-74
D – Individual Residents (In Support)				3-75
D01	A4-1	Julie Means	September 25, 2017	3-77
D02	A4-2	Hannah Lee	September 26, 2017	3-77
D03	A4-6	Max Johnson	September 24, 2017	3-77
D04	A4-8	Shadi Mosslehi	September 22, 2017	3-78
D05	A4-9	Abbie Jensen	September 22, 2017	3-78
D06	A4-10	Adam Werthmuller	September 22, 2017	3-78
D07	A4-11	Aidan Holmes	September 22, 2017	3-78
D08	A4-12	Alec Gekehyan	September 22, 2017	3-78
D09	A4-13	Alex Ianni	September 22, 2017	3-78
D10	A4-14	Alexa Conti	September 22, 2017	3-78
D11	A4-15	Alexa Wood	September 22, 2017	3-78
D12	A4-16	Aliukas Hoshimi	September 22, 2017	3-78
D13	A4-17	Allison Flood	September 22, 2017	3-78
D14	A4-18	Alyssa McKenzie	September 22, 2017	3-78
D15	A4-19	Amanda Eckert	September 22, 2017	3-78
D16	A4-20	Angeline Clabaugh	September 22, 2017	3-78
D17	A4-21	Anna McCartney	September 22, 2017	3-78
D18	A4-22	Annabella Rivera	September 22, 2017	3-78
D19	A4-23	Anthony DiFerdinando	September 22, 2017	3-78
D20	A4-24	Asher Hanilton	September 22, 2017	3-78
D21	A4-25	Ashley Woroniecki	September 22, 2017	3-78
D22	A4-26	Ashley Zieper	September 22, 2017	3-78
D23	A4-27	Ashvin Wijay	September 22, 2017	3-78
D24	A4-28	Audrey Arenal	September 22, 2017	3-78

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D25	A4-29	Austin Floriani	September 22, 2017	3-78
D26	A4-30	Austin Lamkin	September 22, 2017	3-78
D27	A4-31	Ava Donaldson	September 22, 2017	3-78
D28	A4-32	Ava Duncan	September 22, 2017	3-78
D29	A4-33	Aynsley Ramsaur	September 22, 2017	3-78
D30	A4-34	Ben Marks	September 20, 2017	3-78
D31	A4-35	Benjamin Blackstone	September 22, 2017	3-78
D32	A4-36	Benjamin Foxcroft	September 22, 2017	3-78
D33	A4-37	Berkeley Gauntlett	September 22, 2017	3-78
D34	A4-38	Blair Hodges	September 22, 2017	3-78
D35	A4-39	Blaire Roberts	September 22, 2017	3-78
D36	A4-40	Blake Brawley	September 22, 2017	3-78
D37	A4-41	Bonnie Misetich	September 22, 2017	3-78
D38	A4-42	Brandel Turner	September 22, 2017	3-78
D39	A4-43	Bridgid Kennelly	September 22, 2017	3-78
D40	A4-44	Brock Preston	September 22, 2017	3-78
D41	A4-45	Brooke Diaz	September 22, 2017	3-78
D42	A4-46	Brooke Healy	September 22, 2017	3-78
D43	A4-47	Brooke Kenerson	September 24, 2017	3-78
D44	A4-48	Bryce Dvorak	September 22, 2017	3-78
D45	A4-49	Brynn Dahlberg	September 22, 2017	3-78
D46	A4-50	Caitlin Purdy	September 22, 2017	3-78
D47	A4-51	Cameron Prudhomme	September 22, 2017	3-78
D48	A4-52	Cami Junk	September 22, 2017	3-78
D49	A4-53	Carley Mcculley	September 21, 2017	3-78
D50	A4-54	Carolina Feibush	September 22, 2017	3-78
D51	A4-55	Caroline Cannon	September 22, 2017	3-78
D52	A4-56	Carrie Sullivan	September 22, 2017	3-78
D53	A4-57	Carter Duss	September 22, 2017	3-78
D54	A4-58	Catherine Webb	September 22, 2017	3-78
D55	A4-59	Charlie Hanson	September 22, 2017	3-78
D56	A4-60	Chase Hartsell	September 22, 2017	3-78
D57	A4-61	Chase Zanck	September 21, 2017	3-78
D58	A4-62	Chloe Liu	September 22, 2017	3-78
D59	A4-63	Chloe Mirhashemi	September 22, 2017	3-78
D60	A4-64	Chloe Pharris	September 22, 2017	3-78
D61	A4-65	Chris Rosensitto	September 22, 2017	3-78
D62	A4-66	Christian Boudreau	September 22, 2017	3-78
D63	A4-67	Christopher Dolak	September 22, 2017	3-78
D64	A4-68	Chynna Linkon	September 22, 2017	3-78
D65	A4-69	Coco Chinnici	September 22, 2017	3-78
D66	A4-70	Cole Carson	September 22, 2017	3-78
D67	A4-71	Cole Rameson	September 22, 2017	3-78
D68	A4-72	Cole Whitelaw	September 22, 2017	3-78
D69	A4-73	Colleen Weber	September 22, 2017	3-78

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D70	A4-74	Conner Brooks	September 22, 2017	3-78
D71	A4-75	Connor McDonald	September 22, 2017	3-78
D72	A4-76	Abbie Jensen	September 22, 2017	3-78
D73	A4-77	Courtney Fisher	September 22, 2017	3-78
D74	A4-78	Dana Levenson	September 22, 2017	3-78
D75	A4-79	Danielle Martin	September 22, 2017	3-78
D76	A4-80	David Crouch	September 20, 2017	3-78
D77	A4-81	David Dahlberg	September 22, 2017	3-78
D78	A4-82	Dean Shaw	September 22, 2017	3-78
D79	A4-83	Derek Tague	September 22, 2017	3-78
D80	A4-84	Diego Fernandez Del Valle	September 22, 2017	3-78
D81	A4-85	Dolce Sutton	September 22, 2017	3-78
D82	A4-86	Dominic Petrucci	September 21, 2017	3-78
D83	A4-87	Drcian Pene	September 22, 2017	3-78
D84	A4-88	Duncan Taylor	September 22, 2017	3-78
D85	A4-89	Effrosyni Okeana Kosmatou	September 22, 2017	3-78
D86	A4-90	Elizabeth Holton	September 22, 2017	3-78
D87	A4-91	Elizabeth McRae	September 22, 2017	3-78
D88	A4-92	Elizabeth Prado	September 22, 2017	3-78
D89	A4-93	Ellery Amdor	September 22, 2017	3-78
D90	A4-94	Elliot Stone	September 22, 2017	3-78
D91	A4-95	Elsa Van Cleve	September 22, 2017	3-78
D92	A4-96	Emily Freyman	September 20, 2017	3-78
D93	A4-97	Emily Palhetas	September 22, 2017	3-78
D94	A4-98	Emma Heilman	September 20, 2017	3-78
D95	A4-99	Emma Horn	September 22, 2017	3-78
D96	A4-100	Emma Joyce	September 22, 2017	3-78
D97	A4-101	Emma Montgomery	September 22, 2017	3-78
D98	A4-102	Emma Wang	September 22, 2017	3-78
D99	A4-103	Ethan Jajonie	September 22, 2017	3-78
D100	A4-104	Ethan Kharrazi	September 22, 2017	3-78
D101	A4-105	Ethan Sparks	September 22, 2017	3-78
D102	A4-106	Evan Stein	September 22, 2017	3-78
D103	A4-107	Faith McGrath	September 22, 2017	3-78
D104	A4-108	Faith O'Donnell	September 22, 2017	3-78
D105	A4-109	Felix Fontaeus	September 22, 2017	3-78
D106	A4-110	Fotima Maksumova	September 22, 2017	3-78
D107	A4-111	Gabrielle Castillo	September 22, 2017	3-78
D108	A4-112	Gabrielle Montgomery	September 22, 2017	3-78
D109	A4-113	Gavin Reynolds	September 22, 2017	3-78
D110	A4-114	General Booty	September 22, 2017	3-78
D111	A4-115	George E. Reinhardt	September 22, 2017	3-78
D112	A4-116	Gigi Lee	September 22, 2017	3-78
D113	A4-117	Gio Broderick	September 22, 2017	3-78
D114	A4-118	Gio Vindel	September 22, 2017	3-78

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Letter Reference ID	Appendix Page No.	Commenting Person/Agency	Date of Comment	Response Page No.
D115	A4-119	Grabowiec Wiktorja	September 21, 2017	3-78
D116	A4-120	Grace Shackelford	September 22, 2017	3-78
D117	A4-121	Grace Walter	September 22, 2017	3-78
D118	A4-122	Grant Byers	September 22, 2017	3-78
D119	A4-123	Grant Glessing	September 22, 2017	3-78
D120	A4-124	Greg Chinnici	September 22, 2017	3-78
D121	A4-125	Griffen Guizan	September 22, 2017	3-78
D122	A4-126	Gustavo Gomes	September 22, 2017	3-78
D123	A4-127	Hailey Butcher	September 21, 2017	3-78
D124	A4-128	Hailey Glenn	September 22, 2017	3-78
D125	A4-129	Hailey Kardos	September 22, 2017	3-78
D126	A4-130	Haley Green	September 22, 2017	3-78
D127	A4-131	Halie Kliger	September 22, 2017	3-78
D128	A4-132	Hayden Hill	September 22, 2017	3-78
D129	A4-133	Hayden Prime	September 22, 2017	3-78
D130	A4-134	Hayley Zamolo	September 22, 2017	3-78
D131	A4-135	Henry Pierzak	September 22, 2017	3-78
D132	A4-136	Hunter Goldschwartz	September 22, 2017	3-78
D133	A4-137	Hutton Grabiell	September 22, 2017	3-78
D134	A4-138	Irene Gorman	September 22, 2017	3-78
D135	A4-139	Jack Bendetti	September 22, 2017	3-78
D136	A4-140	Jack Chambers	September 22, 2017	3-78
D137	A4-141	Jack Harty	September 22, 2017	3-78
D138	A4-142	Jack Johnston	September 22, 2017	3-78
D139	A4-143	Jackson Guizan	September 22, 2017	3-78
D140	A4-144	Jaik Suri	September 22, 2017	3-78
D141	A4-145	Jake Caldwell	September 22, 2017	3-78
D142	A4-146	James Lee	September 22, 2017	3-78
D143	A4-147	Jared Kang	September 22, 2017	3-78
D144	A4-148	Jared Tomlinson	September 22, 2017	3-78
D145	A4-149	Jillian Hughes	September 22, 2017	3-78
D146	A4-150	Jordan Pratt	September 22, 2017	3-78
D147	A4-151	Josh Karam	September 22, 2017	3-78
D148	A4-152	Joshua Friedman	September 22, 2017	3-78
D149	A4-153	Joshua Montana Flores	September 22, 2017	3-78
D150	A4-154	Joy Correa	September 22, 2017	3-78
D151	A4-155	Julia Tung	September 22, 2017	3-78
D152	A4-156	Kara Pauley	September 22, 2017	3-78
D153	A4-157	Karly Recker	September 22, 2017	3-78
D154	A4-158	Kate Montgomery	September 21, 2017	3-78
D155	A4-159	Kate Wirta	September 22, 2017	3-78
D156	A4-160	Kelly Kobayashi	September 21, 2017	3-78
D157	A4-161	Kendall Kipp	September 22, 2017	3-78
D158	A4-162	Krista Hanessian	September 22, 2017	3-78
D159	A4-163	Krystal Larrea	September 22, 2017	3-78

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Letter Reference ID	Appendix Page No.	Commenting Person/Agency	Date of Comment	Response Page No.
D160	A4-164	Kyle Petrucci	September 22, 2017	3-78
D161	A4-165	Kymmberly Binnquist	September 21, 2017	3-78
D162	A4-166	Lauren Griffin	September 24, 2017	3-78
D163	A4-167	Lex Farzine	September 22, 2017	3-78
D164	A4-168	Luca Bacci	September 22, 2017	3-78
D165	A4-169	Lucy McFadin	September 22, 2017	3-78
D166	A4-170	Macey Mullane	September 22, 2017	3-78
D167	A4-171	Maddie Rosen	September 22, 2017	3-78
D168	A4-172	Madison Cooper	September 20, 2017	3-78
D169	A4-173	Marbella Marlo	September 22, 2017	3-78
D170	A4-174	Marla Glabman	September 21, 2017	3-78
D171	A4-175	Martin Stuka	September 21, 2017	3-78
D172	A4-176	Mason Gecowets	September 22, 2017	3-78
D173	A4-177	Maya Galante	September 22, 2017	3-78
D174	A4-178	Maya Paul	September 21, 2017	3-78
D175	A4-179	Miles Johnson	September 22, 2017	3-78
D176	A4-180	Nicholas Wynn	September 22, 2017	3-78
D177	A4-181	Nicole Harr	September 22, 2017	3-78
D178	A4-182	Nolan Rhodes	September 21, 2017	3-78
D179	A4-183	Olivia Forrester	September 22, 2017	3-78
D180	A4-184	Phoebe Alva	September 22, 2017	3-78
D181	A4-185	Pierce Hemphill	September 24, 2017	3-78
D182	A4-186	Megan Fisk	September 21, 2017	3-78
D183	A4-187	Quinn Kelly	September 22, 2017	3-78
D184	A4-188	Ruth Kobayashi	September 21, 2017	3-78
D185	A4-189	Ryann McTague	September 20, 2017	3-78
D186	A4-190	Zachary Cohen	September 22, 2017	3-78
D187	A4-191	Zach Wein	September 22, 2017	3-78
D188	A4-192	William Miller	September 22, 2017	3-78
D189	A4-193	Will Pellegrini	September 21, 2017	3-78
D190	A4-194	Vinny Provenza	September 22, 2017	3-78
D191	A4-195	Tristan Wardwell	September 22, 2017	3-78
D192	A4-196	Trey Teteak	September 21, 2017	3-78
D193	A4-197	Trenton Blanchard	September 22, 2017	3-78
D194	A4-198	Tracy Sargent	September 22, 2017	3-78
D195	A4-199	Tiffany Esquino	September 21, 2017	3-78
D196	A4-200	Tia Grippo	September 22, 2017	3-78
D197	A4-201	Thuy Pham	September 22, 2017	3-78
D198	A4-202	Tessa Montgomery	September 21, 2017	3-78
D199	A4-203	Taylor Demarais	September 22, 2017	3-78
D200	A4-204	Tamra Barilo	September 22, 2017	3-78
D201	A4-205	Tae Le	September 22, 2017	3-78
D202	A4-206	Stephen Weinstock	September 21, 2017	3-78
D203	A4-207	Sophia Tung	September 22, 2017	3-78
D204	A4-208	Simone Oberreiter	September 22, 2017	3-78

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Letter Reference ID	Appendix Page No.	Commenting Person/Agency	Date of Comment	Response Page No.
D205	A4-209	Shayna Wein	September 21, 2017	3-78

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3.1 RESPONSE TO COMMENT FROM AGENCIES (A)

3. Response to Comments on the RDEIR

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3. Response to Comments on the RDEIR

A1. Response to Comments from Patrick Alford, Planning Program Manager, City of Newport Beach, dated September 22, 2017.

- A1-1 This paragraph describes some of the history of the project. No response is necessary.
- A1-2 This comment indicates that the City still has concerns about the project and the RDEIR. Detailed comments and responses follow.
- A1-3 The City of Newport Beach Community Development Department is not a responsible agency because the Newport-Mesa Unified School District exempted the site from local zoning per Government Code Section 53094. This action was taken in approving Resolution 44-06-11 on June 14, 2011. The City's statement that "minor site development review" is required for this project is incorrect. The District plans to approve the exemption again as part of current project and following approval will provide such notice to the City.
- A sports field is considered a "classroom facility" under the case City of Santa Cruz v. Santa Cruz City School Board of Education (1989) 210 Cal.App.3d 1. The specific quote from the case is: "In our view, this evidence is sufficient to support a finding that Memorial Field serves an important educational purpose at Santa Cruz High and is directly used for student instruction. Although the particular sort of instruction, especially evening interscholastic athletic competition, may appear to be extracurricular activity, we note our Supreme Court has itself observed in a different context that so called 'extracurricular activities' [citation omitted] such as sports and drama, are an integral and vital part of an educational program and that they are "educational" within the free education guaranteed by the California Constitution."
- A1-4 The RDEIR includes a review of existing parking conditions beginning on page 5.9-9. Figure 5.9-2 shows the street network surrounding the campus and identifies applicable parking controls. The parking analysis (Impact 5.9-5) was completed with an understanding of these controls. The parking supply survey was conducted on a Friday at 6:00 PM, 7:00 PM and 8:00 PM, after normal student hours when campus parking would be most convenient. The peak parking count during that survey was 61 occupied spaces.
- A1-5 The District has carefully defined the proposed project and these elements are part of the project, including type, location and heights of lights, and operational limitations. The District is not required to repeat the project description as project design features or mitigation measures.
- A1-6 The determination that lighting impacts are less than significant does not rest on the statement that the joint City/District pool lights could be improved by adding shielding or other modification.

3. Response to Comments on the RDEIR

- A1-7 As explained in the CDMHS Sports Field Project Recirculated Initial Study beginning on page 55, the proposed project would require removal of 30 trees along Vista del Oro. The mature trees on and near the sports field could be used for nesting by migratory birds protected under the federal Migratory Bird Treaty Act (MBTA) (United States Code, Title 16, Sections 703-712). The federal MBTA prohibits direct impacts to nesting birds and their nests. Also, the California Fish and Game Code (Section 3503.5) prohibits activities that take, possess or destroy the nest of eggs of any such bird. The District is required to comply with the MBTA. Prior to the start of grading activities between January 15 to September 1 (bird nesting season), the District is required to conduct a site survey for nesting birds by a qualified biologist before commencement of grading activities. If nesting birds are found, the District is required to consult with the US Fish and Wildlife Service regarding means to avoid or minimize impacts to nesting birds in accordance with MBTA requirements. Compliance with the MBTA regulations and Fish and Game Code Section 3503.5 would ensure that impacts to migratory birds are less than significant.
- The MBTA is current law and repeating legal requirements as mitigation is not necessary.
- A1-8 No response is necessary.
- A1-9 The District has the responsibility and authority to establish an appropriate threshold for lighting impacts, which it has done. A threshold of 0.8 fc is appropriate for this project given the environment in which the project is located. Please refer to Section 2.1.4 for a master response to LZ2 vs. LZ3 comments.
- A1-10 The noise model for Option B included portable loudspeaker sources directly in front of the bleachers for both fields. The noise model used the noise reference level for a non-directional loudspeaker, with the sound power level of 97.8 dBA per unit. The reference sound power level used in this analysis is a conservative estimate for a maximum volume portable loudspeaker. An actual portable loudspeaker used at the project site would have an average sound level much less than the estimated sound level, because the portable loudspeaker would only be used for intermittent music and announcements. The noise analysis found the use of portable loudspeaker systems in Option B to be less than significant.
- A1-11 Please refer to the appropriate location for responses. Responses A1-47 through A1-52 and A1-106 through A1-115.
- A1-12 The very purpose of this project is to bring sporting events and activities back to the CdM campus to reduce travel. Impact 5.4-1 beginning on page 5.4-19 of the RDEIR concluded that the impact of the project on GHG would be less than significant and Impact 5.9-2 beginning on page 5.9-65 determined that the project would result in a reduction (benefit) in vehicle miles travelled; hence, the project GHG emissions would be reduced.

3. Response to Comments on the RDEIR

The City's Attachment B includes mitigation measures for GHG emissions. The District notes that the proposed project is consistent with the "smart growth" principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods." The State should consider adopting a policy promoting schools with comprehensive facilities on campus to capture unnecessary travel to remote locations as a GHG emissions-reduction mitigation measure.

A1-13 The District affirms its belief that the cumulative analysis is appropriate for each topical section of the RDEIR. No details are provided to refute this position.

A1-14 The proposed project would occur within the existing CdM MS/HS campus and would not change its intended land use as a sports field supporting the school's existing athletic programs. Therefore, the proposed project is consistent with the City's General Plan Policies LU 5.6.1 (Compatible Development), LU 5.6.2 (Form and Environment), and LU 5.6.3 (Ambient Lighting). Additional discussion on its consistency is provided below.

LU 5.6.1 Compatible Development – Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors. (Imp 2.1)

Consistent: The proposed project would occur within the existing MS/HS campus sports facility boundaries. School uses are part of existing residential neighborhood character and serves the students within the community. No significant aesthetic and lighting/glare impacts were found in the EIR. The proposed project is consistent with the General Plan Policy LU 5.6.1.

LU 5.6.2 Form and Environment – Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns. (Imp 2.1)

Consistent: The proposed project would occur within the existing MS/HS campus sports facility boundaries. School uses are part of existing residential neighborhood character and serves the students within the community. The proposed sports facilities under both Option A and Option B are not unique or unusual in character for supporting existing school athletic programs. As stated in the RDEIR, visual impact evaluation is subject by nature. The RDEIR indicated that while the proposed project would alter the existing visual character, alteration alone does not represent significant and adverse impact. The proposed project would replace the existing 664 portable bleacher seats with permanent bleachers and a 3,000-SF restroom/concession/ticket building is also compatible with the existing school uses, and would not result in abrupt changes in scale, building form, and architectural style. The proposed project also would not result in excessive illumination as

3. Response to Comments on the RDEIR

discussed in the EIR. The proposed project is consistent with the General Plan Policy LU 5.6.2.

LU 5.6.3 Ambient Lighting – Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location. (Imp 2.1)

Consistent: Please refer to Master Responses 2.1.2.1, *Lighting, Significance Threshold*. The proposed project is consistent with the General Plan Policy LU 5.6.3.

Response to Attachment 1, March 20, 2017 Comment Letter. (This letter is included as part of Appendix A1 and Appendix B1)

- A1-15 No response is necessary.
- A1-16 The request for notice is acknowledged.
- A1-17 Refer to Response A1-3 above explaining that the District exempted site from local zoning in 2011.
- A1-18 A sports field is considered a “classroom facility” under the case *City of Santa Cruz v. Santa Cruz City School Board of Education* (1989) 210 Cal.App.3d 1. The specific quote from the case is: “In our view, this evidence is sufficient to support a finding that Memorial Field serves an important educational purpose at Santa Cruz High and is directly used for student instruction. Although the particular sort of instruction, especially evening interscholastic athletic competition, may appear to be extracurricular activity, we note our Supreme Court has itself observed in a different context that so called ‘extracurricular activities’ [citation omitted] such as sports and drama, are an integral and vital part of an educational program and that they are “educational” within the free education guaranteed by the California Constitution.”
- A1-19 As explained in Response A1-3, the District exempted the campus site from local zoning controls. The District plans to approve the exemption again as part of current project and following approval will provide such notice to the City.
- A1-20 The RDEIR contains additional detail on the use of field(s). Table 3-1 presents the demand for field use by CdM Athletic teams by season, Table 3-2 presents the number of participants and spectators and number of events by sport and Tables 3-6 and 3-6 present the use of fields by time and month and highlights when lights will be on for Options A and B, respectively. Because of the very high demand for fields by existing students, these tables demonstrate there is little additional time that will be available for other users. The CdM administrator and the District have discretionary authority to allow or deny the use permit requests. Only District-approved public organizations would be issued permits. These permits control the use of the fields, including time, number of participants, etc.

3. Response to Comments on the RDEIR

- A1-21 The District does not agree with the comment that the project baseline and setting is so incomplete and misleading. Response to detailed comments are provided below.
- A1-22 The 30 pepper trees are a 30-foot ornamental tree species. They are pepper trees ranging from 20 to 30 feet in height. Although they are in good condition, they are difficult to maintain and should be replaced regardless of this project. They produce numerous leaflets that fall and have branches that break frequently. They also have roots that spread everywhere in search of water and nutrients, breaking pavement and invading sewers and drains. Therefore, these trees are nuisance and replacement would benefit the overall maintenance. The RDEIR stated that although no specific tree species have been determined, 24-inch box evergreen trees would be planted at a minimum replacement ratio of 1:1. Furthermore, because of maintenance issues associated with these trees, the District plans to remove them regardless of this project.
- A1-23 The RDEIR Section 3.4.1, *Demolition and Clearance*, described these pepper trees and indicated that they will be removed and replaced as part of the proposed project. As correctly stated in the Recirculated IS, the federal Migratory Bird Treaty Act (MBTA) prohibits direct impacts to nesting birds and their nests. Prior to the start of grading activities between January 15 to September 1 (bird nesting season), the District is required to conduct a site survey for nesting birds by a qualified biologist before commencement of grading activities. If nesting birds are found, the District is required to consult with the US Fish and Wildlife Service regarding means to avoid or minimize impacts to nesting birds in accordance with MBTA requirements.
- A1-24 A regulatory requirement is not a mitigation measure, and mitigation is required only when there is an essential nexus between the mitigation measures and impacts. No significant impact was identified for biological resources impact, and no mitigation was provided. The project site is a developed MS/HS campus athletic fields, and there is substantial evidence that impacts to biological resources would be less than significant. The comment does not provide how removing these trees would result in a significant biological impact. As stated above, the District plans to remove the pepper trees regardless of this project. The proposed project would replace these with evergreen trees at a minimum ratio of 1:1. No changes to the EIR is required.
- A1-25 Figure 4-17 provides the distances between each light pole and the nearest residences.
- A1-26 Figure 5.9-2 of the RDEIR shows parking restrictions along nearby streets and description is provided on page 5.9-10.
- A1-27 The RDEIR contains additional detail on the use of field(s). Table 3-1 presents the demand for field use by CdM Athletic teams by season, Table 3-2 presents the number of participants and spectators and number of events by sport and Tables 3-6 and 3-6 present the use of fields by time and month and highlights when lights will be on for Options A and B, respectively.

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- A1-28 The RDEIR evaluates the impacts of the project as defined by the District. There has been attempt to compress “the analysis of impacts and mitigation measures into a single issue” as stated in this comment. The analysis objectively and thoroughly evaluates the potential impacts of the project and identifies mitigation where appropriate. Mitigation measures are not required except to reduce or eliminate significant environmental effects.
- A1-29 These “practices” are simply the state of the art in lighting controls as they evolved. Mitigation Measure AE-1 includes the requirement that actual spill light levels be tested after installation to ensure that the lights meet the performance standard of 0.8 fc. This procedure is sufficient to ensure impacts are less than significant.
- A1-30 Neighbors have lodged complaints about the pool lights. The RDEIR discusses the issues surrounding the pool lights, but such modification is not part of the project. Also, changing of the pool lights is not required as mitigation as there is not significant light/glare impact. The pool lights were installed jointly by the City of Newport Beach and the District and City and District may consider jointly replacing those lights in the future, independently of this project.
- A1-31 It is unnecessary to duplicate applicable laws and regulations as mitigation measures.
- A1-32 As explained in the responses above, the project as proposed by the District has been evaluated fully in the RDEIR. No effort has been made to avoid mitigation where appropriate. Revisions to the RDEIR are unnecessary.
- A1-33 No response is necessary; detailed comments follow.
- A1-34 Responses to Attachment A follow at the end of this letter.
- A1-35 Pacific Coast Highway is an “eligible” state scenic highway approximately 1.65 miles to the southwest, but it is not “officially designated.” The Newport Beach General Plan Natural Resources Element also identifies several public viewpoints and coastal view roads throughout Newport Beach. The public viewpoints and coastal roads primarily provide views toward Upper and Lower Newport Bay, Balboa Island, Lido Isle, and the Pacific Ocean. Figure 5.1-1 of the RDEIR shows designed Coastal View Roads. The 30 trees mentioned in this comment are not visible from these locations and their removal and replacement will not create a significant on scenic resources. It should be noted that these trees will be removed due to their maintenance issues regardless of this project.
- A1-36 Section 2.1.4 above discusses the lighting significance threshold. There are existing street lights along the entirety of the high school’s frontage along Eastbluff Drive and Vista Del Oro.
- A1-37 Refer to the RDEIR for more details concerning the visual impacts of the proposed project. The analysis is based on the fact that the project site is not within a scenic resource and views from the Newport Bay, for example, and not perceptible. This is easily

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recognizable from the daytime and nighttime visual simulations (Figures 5.1-3 – 5.1-6 and Figures 5.1-22 through 5.1-23. While 30 trees will be removed, they will be replaced with trees more suitable to the location, without the current maintenance problems.

A1-38 The sound noise wall was eliminated from the project along with the adjoining visitor bleachers. The simulated views include the 10-foot perimeter fencing but this is difficult to see at this scale.

A1-39 The RDEIR includes a revised section on lighting, but there was no attempt to argue that the field lights were not significant due to a comparison to the pool lights. The conclusion that the lighting impact is less than significant is based on the totality of the analysis contained in Section 5.1.

A1-40 For the reasons explained in Section Xxx, the significance threshold established in the RDEIR is stringent and appropriate. The District declines to adopt the 0.3 fc standard as unnecessary to eliminate a significant impact.

The District has considered using LED lights, but is unnecessary to reduce to a less than significant impact.

While 50 to 55-foot poles would reduce the daytime visual intrusiveness, lower-angled lights would exacerbate spill lighting, increasing glare and creating a new significant impact. Note that Newport Harbor High School field has ten light poles to cover the field because of the lower lights. Refer to Section 2.1.4 for a discussion of the significant glare impacts created at Bonita Creek Park created by its lower pole heights.

The 10-foot fence surrounding the artificial field(s) is needed to enforce additional controls for this important recreational resource. This is not considered a significant visual impact.

A1-41 This comment refers to the timing and location of the noise measurements in the DEIR. The comment notes that the short-term (15-minute) measurements are not representative of the hours of projected peak use of the sports field. To account for this in the RDEIR, rather than estimating the ambient noise environment using the nearest short-term measurement, the ambient noise environment was estimated using the nearest long-term (24-hour) measurement, specifically the lowest 1-hour noise level between 3 PM and 10 PM. This method represents the lowest hourly noise level over the time period when an evening sporting event is anticipated to occur. Using this method, short-term measurements are not needed.

A1-42 Section 5.6.2, Thresholds of Significance, lists the noise checklist items from CEQA Appendix G. The specific noise limit criterion used is provided in Section 5.6.1.3, Regulatory Framework; criteria applicable to each Impact Item (Section 5.6.3 Environmental Impacts) is referenced in that respective Impact Item. Additional

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references to Section 5.6.1.3, Regulatory Framework, in Section 5.6.2, Thresholds of Significance, is not needed.

A1-43 This comment requests additional mitigation measures that would reduce project-related event noise. The RDEIR included an additional mitigation measure that removes the use of a PA System from the Option A design. Analysis presented in Table 5.6-21 shows that this mitigation measure reduces project-related event noise to less than significant levels.

A1-44 Mitigation Measure N-1 was revised in the RDEIR. After introducing the good-neighbor policy included in the DEIR, N-1 now states that “The District shall authorize a representative responsible for enforcing this policy”. The revised mitigation measure also says that signs shall be posted that “present a contact name and telephone number of the District-authorized representative to contact in the event of a noise complaint. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the District.”

A1-45 This comment addresses inconsistencies presented in Section 5.6.1.3, Regulatory Framework. The RDEIR included revisions to this section that addresses the concerns related to this comment.

A1-46 The implementation of a sound wall as a mitigation measure was removed in the RDEIR; additional discussion on the sound wall requirements is not applicable.

A1-47 The traffic study and related section of the RDEIR were revised accordingly. Refer to Section 5.9 of the RDEIR and Appendix H.

A1-48 The traffic study and related section of the RDEIR were revised accordingly. Refer to Section 5.9 of the RDEIR and Appendix H.

A1-49 Regardless, Threshold T-7 is included in the RDEIR and potential parking impacts were evaluated.

A1-50 The referenced court case is for a Mitigated Negative Declaration/Initial Study, not an EIR. Courts’ decision on an MND is based on the substantial evidence standard, and an EIR is based on the fair argument standard. Usage of this court case is inappropriate. The RDEIR provided expert opinion supported by facts, explaining why a direct application of 0.833 parking rate was not used and how 0.376 rate was established as appropriate. A direct tie to the CdM’s varsity football game rate is not suitable, as the CdM sports field would not hold a varsity football game. The comment does not provide substantial evidence on why this rate should be used.

Please also refer to Master Responses 2.1.3.2, *Parking*.

A1-51 An analysis of VMT is included in the RDEIR. Refer to Impact 5.9-2 beginning on 5.9-65. The analysis concludes that the project would result in a reduction in VMT.

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A1-52 The RDEIR replaced the referenced mitigation measure with another mitigation under the control of the District.

A1-53 As identified in Section 5.4, Greenhouse Gas Emissions, the proposed project would result in less than significant GHG emissions impact.

The District disagrees with the commenter's assertion that the GHG threshold should be based on its end-of-life year rather than the buildout year of the project. This would be internally inconsistent with the methodology applied for other cumulative impacts, such as air quality, noise, and traffic. Furthermore, the California Air Resources Board's (CARB) Scoping Plan outlines measures that would allow the State to achieve a trajectory to the goals in Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and Executive Order S-03-05. The strategies and goals in the Scoping Plan are based on the operational year (e.g., annual emissions trends based on forecast of socioeconomic trends) and not an end-of-life analysis for achieving the States GHG reduction goals. For example, the energy goals in the Scoping Plan include updates to the California Building and Energy Efficiency Standards that ramp up building energy efficiency to achieve a zero-net energy (ZNE) goal by 2030. Non-residential projects constructed in year 2020 are not required to achieve the ZNE goal that is forecast to be implemented by 2030. Because the buildout year of the project aligns with the 2020 horizon of AB 32, the efficiency metric used to assess GHG emissions impacts would be based on the State's 2020 emission target and the 2020 population and employment for land use sectors.

More importantly, because the proposed project did not exceed the bright-line GHG threshold identified by the South Coast Air Quality Management District (SCAQMD), an analysis of the project with the post-2020 thresholds efficiency thresholds in the CARB Scoping Plan is not warranted. The SCAQMD bright-line threshold is not based on the efficiency targets outline in the Scoping Plan but based on a capture rate, which was identified in the 2008 California Air Pollution Control Officer's Association (CAPCOA) Whitepaper on GHG thresholds. The 3,000 metric tons of carbon dioxide-equivalent (MTCO_{2e}) threshold is set to capture 90 percent of all project. Because the proposed project would not generate GHG emissions that exceed this screening threshold, emissions generated by the project would not cumulatively contribute to GHG emissions impacts.

A1-54 See Response to Comment A1-53. The proposed project did not utilize methodology based on the 29 percent reduction from business as usual.

A1-55 See Response to Comments A1-53 through A1-54. The proposed project fell under the SCAQMD screening threshold, which is based on the 90 percent capture rate, and not the efficiency target.

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- A1-56 See response to Comment A1-43. The proposed project would not exceed the SCAQMD bright-line threshold of 3,000 MTCOe. Mitigation measures to reduce GHG emissions are not necessary since no significant impacts were identified.
- A1-57 This comment defines cumulative impacts and makes no specific comment on the RDEIR.
- A1-58 This comment describes a process to determine whether a project's contribution to cumulative effect is cumulatively considerable. The RDEIR was prepared in this manner and the comment contains no specific comments that may be answered.
- A1-59 The RDEIR includes a revised section on lighting, but there was no attempt to argue that the field lights were not significant due to a comparison ("ratio theory") to the pool lights.
- A1-60 The Board of Education made several changes to the proposed project and requested inclusion of a second option. As a result, the RDEIR includes a thorough review of Options A and B. Once Options A and B were analyzed, the alternatives section was revised based on the revised project objectives and the environmental conclusions for Options A and B. Chapter 7 was substantially revised focused on these alternatives: Alternative 1: No Project, Alternative 2, Two Fields and Portable Lights and Alternative 3, Two Fields, No Lights.
- A1-61 Refer to the aesthetics, noise, traffic/parking sections and alternatives analysis in the RDEIR for updated and revised analyses of these issues.
- A1-62 Refer to Tables 7-1 and 7-2 for a comparison of each alternative against Options A and B, respectively.
- A1-63 The RDEIR includes a revised discussion of the environmentally superior alternative (Section 7.7) and Table 7-3, which details whether Options A and B and the three alternatives would achieve the project's objectives.
- A1-64 Inclusion of an alternative with 50-foot light poles would significantly increase glare for the surrounding community. This is explained in Section 2.1.2.2 and the issue was explored in the Two Fields, Portable Lights alternative, which included 30-foot portable lights. This alternative was rejected from further consideration due to its greater impact on spill light and glare.
- A1-65 The RDEIR added analysis of VMT in Impact 5.9-2, which concluded that the project would result in a reduction in VMT. Chapter 5.10, Energy, concluded the project would result in a reduction in energy consumption.
- A1-66 The RDEIR included a revised energy section, which concluded the project would result in a reduction in energy consumption. Further mitigation is not required.

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- A1-67 The RDEIR added analysis of VMT in Impact 5.9-2, which concluded that the project would result in a reduction in VMT. Chapter 5.10, Energy, concluded the project would result in a reduction in energy consumption.
- A1-68 This comment states that city ordinances must be consistent with the general plan. No reference to city ordinances that apply to this project are reference and no response is necessary.
- A1-69 The proposed project involves sports field improvements and lighting on existing campus. The project is not a commercial or industrial development, and it the project would result in a reduction in energy consumption, a benefit. This comment does not reference a specific general plan policy.
- A1-70 This comment reference a court case, but does not reference a specific general plan policy related to this project. Detailed comments follow.
- A1-71 This comment reference a court case, but does not reference a specific general plan policy related to this project. Detailed comments follow.
- A1-72 The proposed project involves the replacement of grass sports fields with artificial turf, replacement of bleachers of the same seating capacity, new landscaping and replacement trees, lights, and in the case of Option A, a concession stand/restroom building. In further consideration of the community's concerns, the bleachers and noise wall on the north side of the main field have been eliminated from the project. Despite being exempt from City zoning and design controls, the project has been sensitively designed to fit within the community.
- A1-73 The new structures in Option A would be in keeping with the visual character of the other campus buildings in terms of surfaces and colors. The bleachers are simply a replacement of existing bleachers. The lighting impacts are fully addressed in the RDEIR and determined to be less than significant.
- A1-74 Lighting has been designed to limit spill light and glare to a less than significant level. Refer to Section 5.1-3 of the RDEIR.
- A1-75 Refer to Impact 5.9-5 for a review of parking impacts, which are found to be less than significant.
- A1-76 The project would not change existing parking lots, but the paths from parking to fields have been carefully designed to encourage use of parking lots over on-street parking.
- A1-77 Refer to Impact 5.9-5, which determined that the project would not result in a significant parking impact and a parking management mitigation program is not necessary.

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- A1-78 Refer to Section 5.6 of the RDEIR for a complete review of potential noise impacts. This section indicates that Option B would not have a significant noise impact and Option A would not have a significant impact with imposition of a mitigation measure eliminating the PA system.
- A1-79 No sensitive land uses are proposed as part of the project and surrounding residences would not be impacted as indicated in A1-78.
- A1-80 The hours of use by field under Options A and B are provided in Tables 3-5 and 3-6. Further reduction in hours of use is not necessary to avoid a significant noise impact.
- A1-81 Further discussion of the proposed project in the DEIR is unnecessary given that the project is limited in nature and consists of elements typical of the existing land use, a high school. Responses to specific comments follow.
- A1-82 Refer to Response A1-3 above.
- A1-83 As explained in detail in Impact 5.1-3 beginning on page 5.1-32 of the RDEIR, the lighting has been carefully designed and meets all requirements.
- A1-84 As explained in Response A1-3, the proposed project is not subject the City's minor site plan review process.
- A1-85 Refer to Response A1-73
- A1-86 Refer to Response A1-86
- A1-87 The northern visitor bleachers and noise wall have been eliminated from the project. As explained in Response A1-3, the proposed project is not subject the City's minor site plan review process. While the lights are tall and visible, their profile is narrow and the impact on views is considered less than significant.
- A1-88 The threshold was established per the Appendix G of the CEQA Guidelines and addition of the stated AE-5 threshold is not required. Furthermore, the District is the lead agency, and the City of Newport Beach does not have jurisdiction over the project. The proposed project is also consistent under Policies LU 5.6.2 and 5.6.3, as described in Response A1-14.

The referenced NBMC 20.030.070 (C) Outdoor Lighting Standards for Buildings, Statues, Other Manmade Objects, and Landscapes, states the following: "Spotlighting or floodlighting used to illuminate buildings, statues, signs, or any other objects mounted on a pole, pedestal, or platform or used to accentuate landscaping shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated to minimize glare, sky glow, and light trespass. The beam width shall not be wider than that

3. Response to Comments on the RDEIR

needed to light the feature with minimum spillover. The lighting shall not shine directly into the window of a residence or directly into a roadway. Light fixtures attached to a building shall be directed downward.”

The proposed lighting system is directionally shielded with steep aiming angles that do not emit lights above the horizontal plane. The luminaires are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated to minimize glare, sky glow, and light trespass. It should be noted that full cut-off design is an old term that is no longer recognized in the industry. The luminaires are fully shielded, meaning that they do not emit light above the horizontal plane.

The referenced NBMC 20.030.070 (D) Outdoor Recreation/Entertainment Areas, states the following: “Sports courts and similar facilities used for outdoor recreation or entertainment, located within a residential zoning district or closer than two hundred (200) feet to the boundary of a residential zoning district, shall not be lighted unless a minor site development review has been approved in compliance with Section 20.52.080 (Site Development Reviews).:

As explained in Response A1-3, the proposed project is not subject the City’s minor site plan review process.

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|-------|---|
| A1-89 | The proposed project is also consistent under Policies LU 5.6.2 and 5.6.3, as described in Response A1-14. |
| A1-90 | The RDEIR has been revised to exclude noise wall and northern bleachers. The 10-foot chain link fence is difficult to see at the scale of the visual simulations. Refer to Figure 5.1-10 where the location of the fence is noted. |
| A1-91 | The northern bleachers and the noise wall have been eliminated from the project. The open areas remain essentially where they area under Option B. Option A adds the restroom building/concession building on the east side, but these are single story structures. |
| A1-92 | The size and number of signs are regulated by the District and only be allowed on designated areas. It is not anticipated that the number of these signs would increase significantly. |
| A1-93 | Refer to Master Response 2.1.2, <i>Lighting</i> . |
| A1-94 | Refer to Master Responses 2.1.2, <i>Lighting</i> . |
| A1-95 | Refer to Master Responses 2.1.2, <i>Lighting</i> . |
| A1-96 | Refer to Master Responses 2.1.2, <i>Lighting</i> . |

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- A1-97 Refer to Master Responses 2.1.2, *Lighting*. Also, Figure 5.1-23 shows the proposed field lights within the backdrop of the Park Newport Tennis Court lights and Fashion Island, which provides a good view of the backdrop of city lights.
- A1-98 Refer to Master Responses 2.1.2, *Lighting*. The suggested mitigation measure is unnecessary.
- A1-99 Mitigation Measure N-2 was revised in the RDEIR. Rather than providing design requirements for the PA System for the proposed project, Mitigation Measure N-2 in the RDEIR removes the use of a PA System from the proposed project entirely. With implementation of the revised mitigation measure, the use of a sound monitor regarding the PA System is not applicable.
- A1-100 The mitigation measures included in the RDEIR removes the use of the PA System. The Option B sound model included the use of portable loudspeakers in addition to sport-event noise. Including the use of portable loudspeaker systems (the model used a non-directional loudspeaker with the sound power level of 97.8 dBA per unit), project-related event noise is less than significant. With removal of the project's permanent PA System, use of smaller portable loudspeakers would be less than significant.
- A1-101 Section 5.7 was updated in the RDEIR accordingly.
- A1-102 Section 5.7 was updated in the RDEIR accordingly.
- A1-103 Section 5.7 was updated in the RDEIR accordingly.
- A1-104 Section 5.7 was updated in the RDEIR accordingly.
- A1-105 Section 5.8 was corrected in the RDEIR.
- A1-106 This information is included in the review of existing parking conditions. Refer to page 5.9-9 of the RDEIR.
- A1-107 Spectator events that might fill the parking lots would occur after school hours. Parking issues at CdM have generally occurred during the school day, not during the evenings.
- A1-108 The proposed site plans for the two options include consideration of the path of travel from the parking lots to the field(s). The more convenient the path, the more likely visitors will use the parking lots instead of parking in neighboring areas. The drop-off zones are still relevant as parents will drop off students for games.
- A1-109 The revised and update traffic study includes the requested review of conditions per the Traffic Phasing Ordinance.
- A1-110 The cumulative project list was updated as part of the revised traffic study and RDEIR>

3. Response to Comments on the RDEIR

- A1-111 New traffic counts were taken as part of the revised traffic study and RDEIR.
- A1-112 The traffic study was revised with this requested change.
- A1-113 The 61 occupied spaces reflect regular after-school activity (non-sports field event Friday evening between 6PM and 8PM. Exact uses are immaterial to the analysis. The data was collected to determine baseline parking conditions, assuming no major event. As such, the parking could reflect after school activities like practice.
- A1-114 The Traffic Management Plan was eliminated from the RDEIR as the project was reduced in size and use and no significant impact was found.
- A1-115 Objection to this mitigation measure is noted. The RDEIR developed other mitigation to eliminate the need for this mitigation measure.

Response to Comments from Tony Brine, City Traffic Engineer

- A1-116 The Traffic Study correctly referenced the values. RDEIR was revised to be consistent with Traffic Study.

Page 5.9-39, Section 5.9-3, *Environmental Impacts*, Table 5.9-9, *Estancia High School PM Peak-Hour Trip Generation Estimate*, is hereby modified as follows per comments.

Table 5.9-9 Estancia High School PM Peak-Hour Trip Generation Estimate

ITE Code	Land Use	Unit	Quantity	PM Peak Rates			PM Peak Trips		
				Enter	Exit	Total	Enter	Exit	Total
530	High School Sports Field	Students	1,200	0.53 0.47	0.47 0.53	0.13	73	83	156
Trip Reduction							73	83	156

- A1-117 The comment is correct in that the ITE PM peak hour rate is associated with typical school-related uses, and other outside activities on campus that are creating more trips would not be reflected in this trip generation estimate. However, this would not result in any changes to the analysis, as the traffic counts taken for the study intersections around the school will already reflect these trips. Furthermore, the RDEIR traffic analysis did not apply the ITE PM trip rate to the proposed project, instead, the ITE rate for the PM peak hour was used for the on-site driveway counts taken at Estancia HS to determine the football game trip generation. No changes to the RDEIR are required.
- A1-118 The referenced average daily trip rate from the City of San Diego was outdated, therefore, was revised to reflect the current generation of 50 trips per acre. The reference to calculated trips per attendee for CdM was also eliminated to be internally consistent. The full capacity event would occur during the peak hour. Therefore, the EIR was modified to show the

3. Response to Comments on the RDEIR

updated average daily trips per the City of San Diego's current trip generation rate for an outdoor sports facility. The proposed project under Option B area totals nine acres. Therefore, with 50 trips per acre generation rate, the total would be 450 average daily trips, with a 0.52 per seat trip generation. Therefore, the EIR was revised accordingly. However, this change would not affect any other analysis, since the traffic analysis was based on the PM peak analysis.

Page 5.9-40, Section 5.9-3, *Environmental Impacts, Average Daily Trips*, is hereby modified as follows per comments.

Daily trip generation for a high school or middle school sports field use is highly variable and depends on a number of local factors, including demographics, weather patterns, team performance, and other site-specific criteria. A high school sports field is not one of the land use categories in the ITE manual, so ~~two other sources were~~ City of San Diego Municipal Code Land Development Code Trip Generation Manual was used to estimate the daily trip rate for the proposed sports field(s) project: ~~1) the San Diego Municipal Code, Land Development Code, Trip Generation Manual, and 2) the calculated trip rate per attendee for a sports field (i.e., Table 5.9-11).~~

The City of San Diego Traffic and Engineering Division's recommended daily trip generation rate for a sports-facility land use is ~~one 50 trips per acre~~ attendee. A spectator-sport facility is defined as a specially designed land use where people gather to watch a team sport or other attraction, such as the San Diego Qualcomm Stadium, the Sports Arena, or the Del Mar Race Track. This type of land use generally attracts more regional trips than a local high school sports field and would be expected to have a higher daily trip generation rate. ~~Therefore, an average of the San Diego trip rate for a Sports Facility (one trip per attendee) and the calculated trips per attendee for the proposed sports field (0.304 trip per seat) was used to calculate the daily trip generation rate of 0.65 trip per seat for the proposed project.~~

The daily traffic volume for a spectator event at the proposed sports field is forecast to be ~~564~~450 trip—~~282~~ 225 inbound trips and ~~282~~ 225 outbound trips throughout the day. A total area of 9 acres calculated from the project site and parking lots is used to estimate the trips. The 450 daily trips with a maximum occupancy of 864 seats corresponds to a rate of 0.52 trips per seat. The proposed sports field trips would not be generated on typical weekdays throughout the year. Total driveway trips of ~~564~~ 450 are only expected on days when a full-capacity special event fills both of the sports fields under Option B. These special events would not contribute to the typical daily traffic volumes year round.

- A1-119 As stated in the RDEIR, the project-related trips would occur outside the school operating hours, which could start as early as 6:30 AM before the early bell and 3:30 PM after the last period. The current parking supply and demand for the CdM campus was stated for informational purposes and does not affect the parking analysis for the proposed project.

3. Response to Comments on the RDEIR

The RDEIR was revised to reflect the city's comment that the public street parking spaces cannot be counted toward meeting the campus parking demand. The proposed project would not affect the overall parking demand during normal school operating hours and would be accommodated without the need for on-street parking. The conclusion of the parking analysis would not change.

Page 5.9-72, Section 5.9-3, *Environmental Impacts, Impact 5.9-5, Parking Supply*, is hereby modified as follows per comment.

Currently, first bell is at 7:55 AM and the last period ends at 3:00 PM. As such, typical school activities occur between 8:00 AM to 3:00 PM, but early bell is at 6:50 AM. The existing track and field without the nighttime lights accommodates various practices and games before sundown and the proposed project would allow activities to occur during evening times. ~~According to ITE's *Parking Generation* (4th ed.), the maximum expected parking generation for the CdM high school use is 536 spaces, calculated by using the conservative generation rate of 0.31 vehicle per student from the ITE's parking generation rate value range of 0.14 to 0.31 during the peak period (9:00 AM to 11:00 AM). And the maximum expected parking generation for the CdM middle school use is 92 spaces, calculated by using the conservative generation rate of 0.11 from the ITE's middle school parking generation range of 0.07 to 0.11. Therefore, the combined total parking demands for the CdM campus would be 628 spaces. With a total of 592 on-campus parking spaces and 246 off-site street parking spaces, the AM peak parking demands of 628 spaces for the entire CdM campus could be accommodated.~~

- A1-120 On-campus activities on March 4, 2016 when the parking survey was conducted included: drama rehearsal, tennis, volleyball practice, Academic Pentathlon, football boosters, Sage hill school track practice, and the City's swimming pool use. It is unknown what outside activities were occurring outside of the campus. However, the street parking survey indicated that only 39 spaces out of 246 on-street parking spaces were occupied. It is true regular on-campus parking count could be higher if more activities were to take place at the same time. However, on-campus activities are limited to permitted activities, and would be controlled by the District. The proposed project would allow sports field activities during outside normal school hours and there are adequate parking to accommodate these activities. Mitigation Measure TRAN-1 also restricts other on-campus activities to 756 attendees when a full-capacity event is expected at the sports field during PM peak hours. Adequate parking capacity is available for the proposed project and the impacts would remain less than significant related to parking.
- A1-121 The parking garage alternative was rejected as it would not reduce any of the environmental impacts of the proposed project. Impacts to parking were determined to be less than significant and pursuant to CEQA Guidelines 15126.6(b) and (f), no further consideration was necessary.

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- A1-122 With the revised project description, no parking impact was identified and the need for a traffic management plan (TMP) was eliminated. The reference to a TMP in the Traffic Study was erroneously left out and has been removed as follows.

Page H-66, Appendix H, Traffic Impact Assessment, Section 12.5, *Transportation Management Plan (TMP)*, is hereby modified as follows per comment.

~~12.5 Transportation Management Plan (TMP)~~

~~Implementation of a transportation management plan during special events shall be coordinated with the Newport Beach Police Department to organize traffic control assistance during spectator events. The sports field transportation management plan shall be adopted by the District prior to the opening of the sports field. At a minimum, the transportation management plan should deploy traffic control officers (TCO's) at all the unsignalized entrances into the campus in order to increase operational traffic capacity. By utilizing TCO's, capacity at these intersections would operate similar to a signalized intersection. The use of TCO's will also prevent vehicles from parking illegally on Aralia Street. TCO's would be utilized after at least two hours prior to the beginning of the event to the mid-point of the event for the arrival period, and until two hours following its conclusion for the departure period.~~

~~In addition to TCO's, the District may also work with the City and Police Department to employ variable message signs and similar intelligent transportation system devices to inform drivers of scheduled sports field events and recommend routes to bypass areas of local congestion. Traffic conditions should be monitored during the events at the sports field and the initial transportation management plan modified as appropriate.~~

~~In the event of overflow, shuttles may be used to transport passengers from an off-site parking location, potentially Eastbluff Elementary School, to the school. No additional parking is anticipated to be required.~~

3. Response to Comments on the RDEIR

A2. Response to Comments James Chuang, Senior Environmental Specialist, Southern California Gas Company, dated August 22, 2017.

A2-1 The comment describes the proposed project under both options. No response is necessary.

A2-2 Per the request of the SoCalGas, the following information has been incorporated as part of the FEIR. However, the information does not address the adequacy of the EIR, and incorporation would not change the conclusion of the EIR. No further response is necessary.

- SoCalGas has and 2-inch service pipeline that enters the property from the east along Eastbluff Drive south of the main project site.
- SoCalGas recommends that the project proponent call Underground Service Alert at 811 at least two business days prior to performing any excavation work for the proposed project. Underground Service Alert will coordinate with SoCalGas and other Utility owners in the area to mark the locations of buried utility-owned lines.

3. Response to Comments on the RDEIR

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3. Response to Comments on the RDEIR

A3. Response to Comments from Dan Phu, Manager, Environmental Programs, Orange County Transportation Authority, dated September 25, 2017.

- A3-1 The comment requests that the text of the EIR to be revised. The text has been revised per comment for clarification. The revisions to the EIR would not change the conclusion of the EIR.

Page 5.9-4, Section 5.9-3, *Environmental Setting, Existing Public Transportation*, is hereby modified as follows per comments.

Orange County Transportation Authority (OCTA) buses serve the project site and the Newport Transportation Center (NTC) is approximately 2 miles to the southeast. The following is a description of the bus routes passing near the project site:

- **Route 1:** Has approximately 30-minute frequencies during weekday peak hours near the project site. The route is from Long Beach to San Clemente. Near the site the bus travels from the south west along Pacific Coast Highway, heads north along Newport Center Drive to the NTC, proceeds south along Avocado Avenue, and continues south east along Pacific Coast Highway.
- **Route 55:** A high-quality transit corridor that offers 15-minute (or less) weekday peak hour frequency. The route is from Santa Ana to Newport Beach. Near the site the bus travels from the NTC around Newport Center Drive and then follows Pacific Coast Highway west.
- **Route 57:** Has approximately 15- to 20-minute frequencies during peak hours near the project site. The route is from Brea to Newport Beach. Near the site the bus travels from the NTC along Newport Center Drive and Santa Cruz Drive, heads west along San Joaquin Hills Road, and then proceeds northeast along Jamboree Road. A stop is near Corona del Mar MS/HS at the intersection of Jamboree Road and Eastbluff Drive.
- **Route 79:** Has approximately 30-minute frequencies during weekday peak hours. The route is from Tustin to Newport Beach. Near the site the bus travels from the NTC along Newport Center Drive and Santa Cruz Drive, heads west along San Joaquin Hills Road, heads north along Jamboree Road, and then proceeds north along Eastbluff Drive and University Drive. An alternate route 79A travels from the NTC along Avocado Avenue, heads east on San Miguel Drive, heads west along Bonita Canyon Drive, then Ford Road, and then proceeds on the original route north on Eastbluff Drive and University Drive. A stop is directly adjacent to Corona del Mar MS/HS on Eastbluff Drive.

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3.2 RESPONSE TO COMMENT FROM GROUPS AND ORGANIZATIONS (B)

3. Response to Comments on the RDEIR

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3. Response to Comments on the RDEIR

B1. Response to Comments from Jeremy S. Johnson Esq. and Nicole M. Slattery, Esq., Bremer Whyte Brown & O'Meara LLP, dated September 20, 2017.

- B1-1 Comment describes the past occasions where the comment was submitted for the Project and cites a court case (Laurel Heights Improvement Ass'n v. Regents of University of California (1988) 47 Cal.3d 376, 391). Comment is noted and no response is necessary.
- B1-2 The RDEIR found nighttime lighting and glare as less than significant under both Options A and B, and less than significant impact on scenic vista. No substantial evidence is provided in the comment that both Options A and B are expected to have a substantial adverse effect on the scenic area, and expected to create significant light pollution and have a drastic negative affect on the surrounding area. These issues were thoroughly addressed in Section 5.1 of the RDEIR.
- B1-3 As shown in Chapter 7 of the RDEIR, Table 7-3, *Ability of Each Alternative to Meet the Project Objectives*, while some additional field time for students would be provided, Alternative 3 would not meet most of the Project objectives. Therefore, the District disagrees with the comment that Alternative 3 would allow for the District to meet its goals of providing additional field for students' use. The District also disagrees with the comment that the Proposed Project would harm the environment through light pollution, as light pollution impacts have been found to be less than significant.
- B1-4 The noise section of the RDEIR analyzed and discussed all concerns that are outlined in this comment, including crowd noise, maximum bleacher capacity, special event traffic noise, and the PA systems. Noise Impact 5.6-2 under Option A was determined as potentially significant but was reduced to a less than significant level with implementation of MM N-1 and N-2. Therefore, the District disagrees with the comment that the Project will inevitably result in a significant amount of noise that is impossible to mitigate. The comment does not provide any substantial evidence to support the claim. The Proposed Project will not include a PA system under both Options. Mitigation Measure N-1 precludes installation of PA system, although the project description under Option A included it, and Option B does not include a PA system.
- B1-5 No PA system will be allowed under both Options A and B. Although nearby residents will experience increased noise levels, the increase is found to be within the limits allowed under the City's municipal code. Noise impact during both construction and operation of the Proposed Project were determined as less than significant.
- B1-6 Trip generation for the proposed project was calculated by using the driveway count volumes of a football game and general ITE trip rate for a high school based on school's number of students. The calculated rate accounts for the participating athletes, band, cheerleaders, and other non-seated attendees expected at a typical football game. The rate is a conservative estimate, as it was calculated based on a varsity football game, where

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band and cheerleader performances are expected, compared to a lacrosse or soccer game, where these performances are not part of regular event.

- B1-7 The comment that vehicular traffic will dramatically increase in the areas surrounding the project site during peak hours is unsupported. The RDEIR Section 5.9 Transportation and Traffic found, based on the traffic study included as Appendix X, that impacts to surrounding roadway system would be potentially significant under Post-2030 conditions without mitigation, but impacts would be reduced to less than significant level with implementation of a mitigation measure (TRAN-1) that would control other events and activities occurring on campus.
- B1-8 As stated under Impact 5.9-4, the minimum fire access road width required by the California Fire Code is 20 feet and the City of Newport Beach requires minimum width of the street for public fire access to be 36 feet with parking allowed on both sides (Newport Beach 2016). Mar Vista Drive and Vista Del Oro are local streets that are approximately 40 feet wide, providing adequate width for an emergency vehicle to pass through even with street parking on both sides of the streets. The proposed project would not result in inadequate emergency access.
- B1-9 The project site is an existing middle and high school and teenager drivers are part of the existing condition. The RDEIR found that traffic impacts would be less than significant with mitigation and the claim that the neighborhood will inevitably be flooded with excessive vehicular and pedestrian traffic has not been substantiated by evidence.
- B1-10 There is no evidence that the proposed project may increase crime and drunk driving incidents on- and off-campus. Social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment are beyond the scope of CEQA (CEQA Guidelines Section 15131, Public Resources Code Section 21082.2[c]). Therefore, these topics as they pertain to the physical effects on the environment are discussed below. Nonetheless, the District has policies and procedures in place to address secondary effects of campus operations. A site administrator is available via email and telephone to address concerns and coordinate responses. Residents are encouraged to contact the District if there are issues or concerns related to campus operations.
- B1-11 Comment is noted and will be forwarded to the Board for consideration.
- B1-12 Please refer to Master Responses 2.1.5.2, *Urban Decay*.
- B1-13 The comment supports Alternative 1: No Project or Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.

3. Response to Comments on the RDEIR

B2. Comments from Ronald Rubino, President, Eastbluff Community Homeowners Association, dated September 25, 2017.

- B2-1 This section of the comment letter provides introduction and describes the Eastbluff community's general view of the existing conditions and the likely outcome of the proposed project. The comment asserts that the Eastbluff community will be severely and negatively impacted by the proposed project because of its unique topography that overlooks the CdM campus. The comment further asserts that the configuration of the hill creates a bowl and creates a noise tunnel effects, which will result in a significantly more noise from the proposed project. The comments are general in nature and no specific comments referencing the adequacy of the EIR have been presented. No changes to the EIR are necessary.
- B2-2 This section of the comment letter lists actions taken by the Board of Education during the preparation of the EIR. The District acknowledges the actions by the Board and no response is necessary.
- B2-3 This section of the comment letter provides good neighbor policy recommendation to the adopted BP 1330(a)/Use of School Facilities Under the Civic Center Act, and proposes wording to the Board. The recommendation will be forwarded to the Board for consideration.
- B2-4 The comment recommends that all good neighbor policies as recommended by Eastbluff Homeowners Community Association to be included as project design features (PDFs) in the EIR. The comment does not address the adequacy of the environmental information provided in the EIR. No changes to the EIR are necessary.
- B2-5 The comment requests that a use agreement between the District, City, and the Eastbluff Association be executed and rules and regulations and code of conduct be stated in the agreement. The comment does not address the adequacy of the environmental information provided in the EIR. No changes to the EIR are necessary.
- B2-6 The District Board of Education has the discretion to approve the Proposed Project or any of the Project Alternatives analyzed in the DEIR. The comment's support for Alternative 3, Two Fields, No Lights, is noted.
- B2-7 The Eastbluff Association's opposition to both options of the proposed project and other included alternatives is noted.
- B2-8 Excerpts from CEQA Guidelines Section 15088.5 is provided and no response is necessary.
- B2-9 The comments received on the original DEIR were addressed through revisions and updates in preparing the RDEIR. Additionally, direction was given by the Board to include a second project description, which is referred to as Option B. This Final EIR includes all

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comments received on the DEIR and the RDEIR. In some cases, comments on the DEIR are no longer relevant because of changes to the Project and they are noted as such. But in all cases, comments received on both the DEIR and RDEIR are addressed. The public has been kept fully informed on the CEQA process through a series of community meetings, notices and materials posted on the District's web site.

- B2-10 RDEIR Section 2.3 summarizes the changes made to the DEIR by stating that the DEIR's project description has been modified to reflect the Board Resolution 28-02-17. It also states this change allowed the opportunity for the District to evaluate an alternative to the original project, as further described in Chapter 3, *Project Description*, of the RDEIR. Section 3.4.1, *Proposed Land Use*, also states that "Option A is the same as the originally proposed project except that the bleacher capacity is reduced to 664 seats (same as current capacity), and the visitor side bleachers have been eliminated," which further describes the revisions made in the RDEIR. Therefore, Sections 2.3 and 3.4.1 clearly identify the fact that the entire RDEIR has been revised to reflect this change in the original project description as provided in the DEIR, now called Option A, and addition of a second option called Option B. This fact is reiterated in page 5-1, Chapter 5, *Environmental Analysis*, where changes to the DEIR are discussed and indicates that Sections 5.1 through 5.10 provide detailed discussion of the environmental setting, impacts associated with the proposed project under Option A and Option B. Therefore, relevant technical analysis, including technical appendices (i.e., Appendix D, *Lighting Plans*, Appendix E, *Air Quality / GHG Modeling Data*, Appendix G, *Noise Data*, and Appendix H, *Traffic Study*) associated with the revised project description under Option A and Option B have been revised. Therefore, the RDEIR complies with CEQA Guidelines Section 15088.5(g).

The entire EIR was revised and recirculated for comments and as stated Response B2-9, this FEIR responds to all comments received during the DEIR review period (Appendix B to this FEIR) as well to the RDEIR comments received (Appendix A to this FEIR).

- B2-11 The suggested alternatives do not meet the objectives of the proposed project. Field 2 does not have tracks, therefore, the ability to provide adequate practice and event opportunities for athletic programs requiring tracks would be eliminated. The alternative with field lights below sight line would likely create more impacts due to lower mounting height of luminaires.
- B2-12 All board policies are available through District website and are easily accessible. Creating a new technical appendix for this information is not necessary.
- B2-13 The District is certainly well-aware of the many activities that occur on the CdM campus through the day and across all seasons. These activities were documented for use in the RDEIR by a team including the principal, vice-principal, athletic director, coaches and facilities staff. The demand for field use is presented in Table 3-1, *Demand for Field Use by CdM Athletic Teams for Practice and Games*. This table examines by season and month the

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total number of teams and which teams require the use of fields for practices and games. Further, Table 3-2, *Practice and Game Attendance Summary for Field and Track Programs*, provides the number of participants and spectators for each sport's practices and games. These tables demonstrate the District's thorough knowledge of all activities occurring on campus. The additional suggested text is unnecessary for a complete and objective review of the Project's environmental impacts.

- B2-14 As explained in Response B2-13, the District's team is most knowledgeable of the interconnectedness and intrinsic relationships between the fields and the rest of the campus and this additional information is unnecessary for an understanding of campus activities and the Project.
- B2-15 The RDEIR includes mitigation measures where needed to address significant environmental impacts. The recommendation for inclusion of Good Neighbor Policies as a Project Design Feature is noted and will be considered by the Board. This comment does not raise additional environmental issues requiring response.
- B2-16 The comment requests to clarify if the demand for field use is limited only to high school athletics or if middle school athletics would have demand for the new field as well. As stated in page 3-2, Table 3-1, 7th and 8th boys and girls' soccer teams are included. Page 3-20, further states that sports field would be used primarily by the CdM high school students and occasionally by CdM middle school students. Tables 3-2, 3-5, and 3-6 also include 7th and 8th boys and girls soccer schedule.
- B2-17 The comment asks to clarify if the summary is based on the 2016-2017 or 2017-2018 school year. Table 3-2 summarizes the needs known at the time of EIR preparation in 2017.
- B2-18 RDEIR Section 3.3, *Statement of Objectives*, (page 3-10) was revised per comment as follows.

Page 3-10, Section 3.3, *Statement of Objectives*, is hereby modified as follows per comments.

The following objectives have been established for the CdM MS/HS Sports Field(s) Project and will aid decision makers in their review of the project and project alternatives.

1) Upgrade athletic field(s) to boost student participation in athletics and return team practices and small home events from remote venues.

~~2~~2) Reduce travel time and vehicle miles traveled for home events and practices.

~~3~~3) Reduce the amount of District funds associated with transportation to and from off-campus venues.

~~4~~4) Reduce field maintenance downtime by installing durable year-round surface materials.

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~~45)~~ Expand use of the field into evening hours by providing field lighting.

~~56)~~ Provide bleachers with a maximum seating capacity of 664 seats, adequate to accommodate certain limited spectator events currently held off campus.

~~67)~~ Enhance school pride by increasing the number of home sporting events to occur on campus.

~~8)~~ Improve security around artificial surface fields.

~~72)~~ Allow use of the facility by District-approved community groups per adopted Board Policy 1130 Use of School Facilities.

~~810)~~ If feasible, further enhance on-campus athletics by providing second artificial surface field.

B2-19 “Fully shielded” is defined in the EIR as “A luminaire emitting no light above the horizontal plane.” However, “full cutoff” is not defined in the EIR and was used interchangeably with the fully shielded luminaire. However, full cutoff design is an old term, no longer recognized in the industry. Therefore, the project description was modified accordingly. RDEIR Section 3.4.1, *Proposed Land Use, Lighting System*, page 3-17 was revised per comment for clarification.

Page 5.3-17, Section 3.4.1, *Proposed Land Use, Lighting System*, is hereby modified as follows per comments.

Option A. Nighttime lighting would be provided by four 80-foot light poles, two on the back side of the south side bleachers and two on the north side of the main field. The locations of the light poles are shown in Figure 3-4, *Option A Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. The new lighting improvements would use Musco Lighting’s Green Generation lighting system, supporting 14 metal halide luminaires on each galvanized steel pole for a total of 56 individual fully shielded luminaires. Each luminaire would be a 1500-watt MZ lamp type with 134,000 design lumens per lamp using 87.58 average kW. The proposed lighting control system would have various lighting modes programmed for different events. The football and soccer modes would average approximately 50 foot-candles on the sports field. The football mode (50 foot-candles) represents the maximum lighting level used at the field.

Option B. Identical nighttime lighting systems would be used on Field 1 as for Option A and four 70-foot light poles are proposed on Field 2. The locations of the light poles are shown in Figure 3-5, *Option B Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. As with Option A, Musco Lighting’s Green Generation lighting system would be used with 12 1500-watt MZ lamp type per pole for a total of 48

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- fully shielded luminaires. An average of 75.07 kW would be used per luminaire with 134,000 design lumens.
- B2-20 Use of School Facilities Under the Civic Center Act is included as Appendix C to the FEIR per comment.
- B2-21 Appropriate reference was provided in Section 3.5.1, References. The policy is also included as Appendix C to this FEIR.
- B2-22 The reference is correct that these use restrictions are modified from existing District policy. The use restrictions shown in Table 3-4 are part of Option B as defined in Section 3, Project Description and would be the controlling policy if Option B is approved. The Board may consider whether to adopt this as a policy applying only to Option B leave it as the project as defined. Either would have the same effect as controlling the use of lights if Option B is implemented.
- B2-23 Please refer to Response B2-22 above.
- B2-24 The comment asserts that Our Lady Queen of Angels (OLQA) Church and School (K-8) and the remainder of the CdM campus constitute as “past cumulative projects” and should be analyzed as part of cumulative analysis. They are not part of the cumulative project’s list provided by the City as they are part of existing conditions. Existing activities from OLQA Church and School (K-8) and the rest of CdM campus were considered in the environmental analysis as part of existing baseline conditions and cumulative analysis through Sections 5.1 through 5.10 do not need to be revised. Adding the OLQA Church and School as “past cumulative projects” when they are already in the existing condition would result in double counting of impacts. No changes to the EIR is required.
- B2-25 RDEIR Section 5.1 has been revised per comment for clarification. The revisions would not result in new significant impact and would not change the conclusion of the RDEIR.

Page 5.1-1, Section 5.1.1.1, Regulatory Framework, *Nighttime Sky*, *CCR Title 24, Outdoor Lighting Standards*, is hereby modified as follows per comments.

~~Nighttime Sky~~, CCR Title 24, Outdoor Lighting Standards

The California legislature passed a bill in 2001 requiring the California Energy Commission to adopt energy efficiency standards for outdoor lighting, both public and private. In November 2003 the commission adopted changes to the California Code of Regulations, Title 24, parts 1 and 6, Building Energy Efficiency Standards. These standards became effective on October 1, 2005, and included changes to the requirements for outdoor lighting for residential and nonresidential development. The 2016 updates are effective January 1, 2017. These standards improved the quality of outdoor lighting and helped to reduce the impacts of light pollution, light trespass, and glare. The standards

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regulate lighting characteristics such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. Different lighting standards are set for different “lighting zones” (LZ), and the zone for a specific area is based on population figures from the ~~2000~~ 2010 Census. Areas can be designated LZ0 (undeveloped areas of government designated parks, recreation areas, and wildlife preserves), LZ1 (developed portion of government designated parks, recreation areas, and wildlife preserves), LZ2 (rural), ~~or~~ LZ3 (urban), or LZ4 (no default designation). Based on this classification, the project site is designated LZ3.

- B2-26 Please refer to Master Responses 2.1.2, *Lighting*.
- B2-27 The comment asserts that the EIR needs to provide more detailed description of the existing and proposed foreground and background views. The comment does not provide substantial evidence that the description is inadequate; no changes to the EIR is necessary.
- B2-28 As stated in the EIR, the assessment of aesthetic impacts is subjective by nature where there is not established significance threshold. The EIR acknowledged that there will be change in visual character but the degree of change would not result in adverse degradation of physical aesthetic environment. The comment does not provide substantial evidence that the less than significant conclusion is incorrect, and that the conclusion should be significant and unavoidable. No changes to the EIR is necessary.
- B2-29 The vantage points for the original were selected to provide views from each of the adjoining residential areas to the west, north and east. These communities were studied through personal observation both during day and night conditions. Further, various vantage points were reviewed using Google Earth, which permits the user to conduct view the project site from all elevations and angles of the Eastbluff neighborhood. As one studies the views climbing the steps up to the higher elevations, views change by increased distance and greater angle. In the CEQA team’s assessment, the greatest visual impact comes from the lower and closer perspective where the view involves looking up into the lights. As the elevation rises above the light shields, the impact is reduced.
- Regardless, additional visual simulations have been added to the FEIR as requested by Eastbluff Association. The Association has provided day and evening photographs from four locations with its community. Visual simulations from these locations have been added in Master Responses 2.1.2.4, *Additional Visual Simulations* (See Figures 1 through 12). These views illustrate similar visual impacts as provided in the RDEIR, thereby demonstrating that the visual and lighting impacts would not be substantially different than the existing conditions.
- B2-30 Please refer to additional visual simulations in Master Responses 2.1.2.4, *Additional Visual Simulations* (Figures 1 through 12).

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B2-31 Views 3 and 4 are 2339 Aralia and 807 Aleppo, respectively. Please refer to additional visual simulations in Master Responses 2.1.2.4, *Additional Visual Simulations* (Figures 1 through 12).

B2-32 Figure 5.1-10, *Option A: Visual Simulation from Residential Neighborhoods (View 3)*, shows the view from the second story of a residence east of Eastbluff Drive (2339 Aralia) and Figure 5.1-11, *Option A: Visual Simulation from Residential Neighborhoods (View 4)*, shows the view from the residence at 807 Aleppo. Figure 5.1-14, *Option B: Visual Simulation from Residential Neighborhoods (View 3)*, and Figure 5.1-15, *Option B: Visual Simulation from Residential Neighborhoods (View 4)*, are also from the same two view locations, View 3 (2339 Aralia) and View 4 (807 Aleppo). The RDEIR text has been modified as follows for clarification.

Page 5.1-20, Section 5.1.3, *Environmental Impacts, Impact 5.1-2, Visual Impact, Option A*, is hereby modified as follows.

Figure 5.1-10, *Option A: Visual Simulation from Residential Neighborhoods (View 3)*, and Figure 5.1-11, *Option A: Visual Simulation from Residential Neighborhoods (View 4)*, show views from the second story of a residence east of Eastbluff Drive at 2339 Aralia and 807 Aleppo, respectively (i.e., View Locations 3 and 4 of Figure 5.1-7), where topography progressively slopes up toward the east.

Page 5.1-31, Section 5.1.3, *Environmental Impacts, Impact 5.1-2, Visual Impact, Option B*, is hereby modified as follows.

Figure 5.1-14, *Option B: Visual Simulation from Residential Neighborhoods (View 3)*, and Figure 5.1-15, *Option B: Visual Simulation from Residential Neighborhoods (View 4)*, show views from the second story of a residence east of Eastbluff Drive at 2339 Aralia and 807 Aleppo, respectively (i.e., View Location 3 and View Location 4 from Figure 5.1-7), where topography progressively slopes up toward the east.

B2-33 Please refer to Response B2-29.

B2-34 The nighttime visual simulations were superimposed over photographs taken at night so that the cumulative lighting impact could be judged. Please note the pool lights, street lights, residential lighting, etc. are all visible in the visual simulations to demonstrate cumulative lighting impacts.

B2-35 Ambient noise measurements are used to establish a project-related increase in ambient noise; the noise modeling results for this project are independent of the ambient noise measurement data. It is also noted that, per a comment on the DEIR, only the quietest 1-hour period for each long-term (24-hour) measurement (between 3 PM and 10 PM) was used to determine ambient noise (short-term measurements were not used to establish

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project-related increases). Addition of any noise measurements within the Eastbluff community would not change the impact significance.

The noise modeling results show that the only homes within the Eastbluff Community that will experience project-related noise levels in excess of 50 dBA L_{eq} are the approximately 11 homes (approximately 7 homes for Option B) along Eastbluff Drive that are closest to the proposed project site. This noise model accounted for increases in elevation and any tunneling affects that would occur from building geometry. According to this noise model and associated discussion for Option A and B, all homes east of Eastbluff Drive will experience project-related noise that is less than significant.

B2-36 Comment asserts that the notes included in the adopted Use of School Facilities Under the Civic Center Act provided the necessary assurance regarding no private use of the artificial turf field area. The note states “No private outside use-only public agencies are allowed to use artificial turf fields within the approved times if they are available.” The comment is acknowledged and no further response is necessary.

B2-37 The District maintains that the Noise Mitigation Measures are adequate and enforceable.

As mentioned in the noise section of the RDEIR, the noise model conservatively estimated all potential noise sources, including max capacity bleachers, event noise sources, and a maximum volume PA system. The PA System associated with Option A is the only noise generating project-component that would exacerbate future event noise in terms of existing event noise. Mitigation Measure N-2 removes the use of a PA System in Option A, therefore any increases in noise would be marginal. There is no substantial evidence that the proposed project will create significant noise impact. No performance standards and monitoring is required. Further, all adopted mitigation measure will be incorporated into the Mitigation Monitoring Program, which is designed to ensure such measured are enforced. However, as stated during the community meeting on September 13, 2017, the District is committed to perform a noise monitoring once the project is constructed to ensure that noise levels are within the limits stated in the EIR.

B2-38 The noise model for both Option A and Option B included cumulative noise generation from potential swimming events, in addition to sporting events on the main field(s) (Option B [two-field option] accounted for sporting events occurring at both fields concurrently).

As shown in noise section of the RDEIR, project-related event noise will not affect existing conditions at the receptors surrounding OLQA Church. During concurrent events with OLQA Church, project-related noise would not exacerbate existing conditions at receptors surrounding the Church; cumulative noise impacts are less than significant.

B2-39 See Master Responses 2.1.3, *Traffic/Parking*.

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- B2-40 As stated in Master Responses 2.1.6, Traffic/Parking, the previously included TMP as part of the DEIR was based on the significant traffic impact identified under 1,000-seat capacity bleachers. With the adopted Board Resolution that reduced bleacher seat capacity to the existing 664 seats, potentially significant traffic impact was removed, and the need for a TMP was also eliminated. Analysis in the RDEIR Section 5.9 substantiated that traffic impacts would be less than significant with mitigation and no revision to the analysis is required. No substantial evidence was provided to the assertion that the less than significant conclusion is incomplete and unsupported. No changes to the EIR is required.
- B2-41 As shown in Figure 4-8, *Cumulative Project Location*, the closest cumulative project location is approximately 0.5 mile to the south. Parking impacts from the proposed project would be less than significant and no cumulatively significant parking impact would occur. Furthermore, as discussed Impact 5.9-5, maximum parking occupancy during a fully occupied sports field event with regular after-school activity is expected to be 305 spaces—the sum of the maximum sports field parking forecast (244 spaces) and peak after-school-activity parking (61 spaces). Therefore, with 592 onsite parking spaces available on CdM campus, the projected maximum occupied parking spaces of 305 could be accommodated with excess of 287 unoccupied spaces. Parking demands from the proposed project would be accommodated on-campus, and not offsite street parking or other parking location is required. Multiple/overlapping event schedule with OLQA Church would not affect parking supplies at CdM campus. This does not constitute as significant new information and no changes to the EIR is required.
- B2-42 Per the comment, the following tables provide additional discussion on Table 7-3, Ability of Each Alternative to Meet the Project Objectives. This additional information is provided as informational purpose and does not constitute as significant new information that require recirculation. The RDEIR identified Alternative 3: Two Fields, No Light, as environmentally superior alternative, but it would only achieve half of the project objectives.

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Table B2-1 Evaluations of the Project Objectives – Proposed Project Options A and B

Objective	Proposed Project Option A	Proposed Project Option B
1. Upgrade athletic field(s) to boost student participation in athletics and return team practices and small home events from remote venues.	YES: Option A would provide one synthetic turf field and rubber track with nighttime lighting, allowing more field times during previously unavailable hours in the evening.	YES: Option B would provide two fields (one with synthetic turf field and rubber track and one with synthetic turf field) with nighttime lighting, allowing more field times during previously unavailable hours in the evening.
2. Reduce travel time and vehicle miles traveled for home events and practices.	YES: Athletic teams currently practicing off campus at Eastbluff Elementary School and Bonita Creek Park would not have to travel offsite.	YES: Athletic teams currently practicing off campus at Eastbluff Elementary School and Bonita Creek Park would not have to travel offsite.
3. Reduce the amount of District funds associated with transportation to and from off-campus venues.	YES: Practices and limited capacity spectator home events would be held on CdM sports fields; therefore, students and athletic teams' equipment do not need to be transported back and forth.	YES: Practices and limited capacity spectator home events would be held on CdM sports fields; therefore, students and athletic teams' equipment do not need to be transported back and forth.
4. Reduce field maintenance downtime by installing durable year-round surface materials.	YES: Natural turf field requires about one month of downtime for maintenance. One synthetic turf field would reduce this maintenance time.	YES: Natural turf field requires about one month of downtime for maintenance. Two synthetic turf field would further reduce this maintenance time.
5. Expand use of the field into evening hours by providing field lighting.	YES: Four 80-ft light poles would be provided.	YES: Four 80-ft and four 70-ft light poles would be provided.
6. Provide bleachers with a maximum seating capacity of 664 seats, adequate to accommodate certain limited spectator events currently held off campus.	YES: The current 664 bleacher seats capacity on Field 1 would be maintained.	YES: The current 664 bleacher seat capacity on Field 1 and 200 portable bleacher seat capacity on Field 2 would be maintained.
7. Enhance school pride by increasing the number of home sporting events to occur on campus.	YES: Upgraded sports field would replace the existing uneven and obsolete natural turf field.	YES: Upgraded sports fields would replace the existing uneven and obsolete natural turf field.
8. Improve security around artificial surface fields.	YES: A 10-ft fencing around the synthetic turf field would be provided to restrict unauthorized access into the field.	YES: A 10-ft fencing around each of the synthetic turf fields would be provided to restrict unauthorized access into the field.
9. Allow use of the facility by District-approved community groups per adopted Board Policy 1130 Use of School Facilities	YES: Use of the facility by community groups would require a permit pursuant to the adopted Board policy.	YES: Use of the facility by community groups would require a permit pursuant to the adopted Board policy.
10. If feasible, further enhance on-campus athletics by providing second artificial surface field.	NO: Only Field 1 would be constructed.	YES: Field 1 and Field 2 would be constructed.

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Table B2-2 Evaluations of the Project Objectives – Alternatives

Objective	Alternative 1: No Project Alternative	Alternative 2: Two Fields, Portable Lights	Alternative 3: Two Fields, No Lights
1. Upgrade athletic field(s) to boost student participation in athletics and return team practices and small home events from remote venues.	NO: No synthetic turf field would be provided, therefore, athletic teams would continue to play at remote venues.	YES: Two fields would be provided but without permanent lighting. Provision of portable lights would allow evening practices and game to be played at CdM.	NO: Two fields would be provided but athletic teams would continue to be played at remote venues due to lack of lights.
2. Reduce travel time and vehicle miles traveled for home events and practices.	NO: Athletic teams currently practicing off campus at Eastbluff Elementary School and Bonita Creek Park would remain. No reduced travel time would occur.	YES: Athletic teams currently practicing off campus at Eastbluff Elementary School and Bonita Creek Park would not have to travel offsite.	NO: Athletic teams currently practicing off campus at Eastbluff Elementary School and Bonita Creek Park would remain. No reduced travel time would occur.
3. Reduce the amount of District funds associated with transportation to and from off-campus venues.	NO: No changes would occur as the existing practices and games occurring off-campus would remain off-campus.	YES: Practices and limited capacity spectator home events would be held on CdM sports fields, therefore, students and athletic teams' equipment do not need to be transported back and forth.	NO: Practices and home games would continue to be held off-campus without lights.
4. Reduce field maintenance downtime by installing durable year-round surface materials.	NO: Natural turf field requires about one month of downtime for maintenance. This maintenance would continue for all fields.	YES: Natural turf field requires about one month of downtime for maintenance. Two synthetic turf field would further reduce this maintenance time.	YES: Natural turf field requires about one month of downtime for maintenance. Two synthetic turf field would further reduce this maintenance time.
5. Expand use of the field into evening hours by providing field lighting.	NO: No evening games and practices would occur.	YES: Eight portable lighting fixtures would be provided to use the sports fields during evening hours.	NO: No evening games and practices would occur.
6. Provide bleachers with a maximum seating capacity of 664 seats, adequate to accommodate certain limited spectator events currently held off campus.	NO: No changes to the existing field condition would occur and spectator events currently held off-campus would continue to be held offsite.	YES: The current 664 bleacher seat capacity on Field 1 and 200 portable bleacher seat capacity on Field 2 would be maintained.	YES: Improved field conditions would allow certain limited spectator events to be held at CdM when lights are not needed.
7. Enhance school pride by increasing the number of home sporting events to occur on campus.	NO: No changes to the physical condition of the field would occur, therefore, enhancement of school pride is not anticipated.	YES: Upgraded sports fields would replace the existing uneven and obsolete natural turf field and certain limited capacity home games would be played with portable lights.	NO: As with the existing conditions, no evening home games would be allowed to enhance school pride.
8. Improve security around artificial surface fields.	NO: No secure fencing would be provided.	YES: A 10-ft fencing around each of the synthetic turf fields would be provided to restrict unauthorized access into the field.	YES: A 10-ft fencing around each of the synthetic turf fields would be provided to restrict unauthorized access into the field.
9. Allow use of the facility by District-approved community groups per adopted Board Policy 1130 Use of School Facilities	YES: Use of the facility by community groups require a permit pursuant to the adopted Board policy.	YES: Use of the facility by community groups require a permit pursuant to the adopted Board policy.	YES: Use of the facility by community groups require a permit pursuant to the adopted Board policy.
10. If feasible, further enhance on-campus athletics by providing second artificial surface field.	NO: No enhancement of athletic field would be provided.	YES: Two synthetic field improvements would be provided.	YES: Two synthetic field improvements would be provided.

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- B2-43 The EIR states that lighting and noise impacts would be reduced under Alternative 3: Two Fields, No Lights. However, impacts under the proposed project would be less than significant.
- B2-44 The EIR determined that environmental impacts associated with the proposed project under Options A and B would be mitigated to less than significant levels and would not result in any significant and unavoidable impacts. Therefore, the District does not agree with the comment that the proposed project would significantly impact the environment surrounding the CdM campus. No substantial evidence was provided in the comment that supports this claim.
- B2-45 Although impacts would not be significant, changes to the environment would occur and the EIR has provided a project alternative (i.e., Alternative 3: Two Fields with No Lights) that would be supported by the commenter. It should be noted that as stated in Master Responses 2.1.5, *Economic or Social Effects*, the EIR does not evaluate quality of life issues. However, the comments have been forwarded to the Board for consideration.

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B3. Response to Comments from John S. Peterson, dated September 25, 2017.

- B3-1 Please refer to Master Responses 2.1.2, *Lighting*, for the response relating to using Lighting Zone 3, and not Lighting Zone 2, as commented.
- B3-2 LED lighting model was conducted and is included as Appendix D to the RDEIR. Option A is shown in Appendix pages D-11 through D-20 and Option B is shown in Appendix pages D-13 through D-32. The proposed metal halide lights would meet the appropriate lighting standards as discussed in Master Responses 2.1.2, *Lighting*, and an alternative LED lighting technology is not required.
- B3-3 The noise model for Option B included portable loudspeaker sources directly in front of the bleachers for both fields. With incorporation of event sources including the portable loudspeakers, project-related event noise is less than significant. Page 5.6-41 of the RDEIR states that the predicted L_{eq} noise levels produced under Option B included an event-long, averaged combination of spectator noise (with contributions for screaming), athletic activities (e.g. referee whistles, player noise), and a portable speaker system. The noise model used the noise reference level for a non-directional loudspeaker with the sound power level of 97.8 dBA per unit.
- B3-4 The RDEIR analyzed noise levels associated with the use of portable loudspeaker systems. In the Option B analysis, the noise model included a loudspeaker source in front of the bleachers for both Field #1 and Field #2. Mitigation Measure N-2 for Option A included the removal of the PA System. A portable loudspeaker for the mitigated Option A model was not included. However, Option B field 1 used the same event sources as the Option A with mitigation. In addition, Option B included the use of portable loudspeakers and included a second field. The Option B noise model used a non-directional loudspeaker source with reference sound power level (L_w) of 97.8 dBA (per unit). Whereas the noise model represents this sound source at constant maximum output, the output of an actual portable loudspeaker would fluctuate due to speech, music, and rest periods. This sound power level is generally consistent with a typical portable loudspeaker that would be expected to be used during an event. The noise exposure from Option B would be considerably higher than a mitigated Option A, even considering incorporation of a portable loudspeaker. Project-related noise from Option B is less than significant; Option A with mitigation including incorporation of a portable loudspeaker is less than significant.
- B3-5 The RDEIR Section 5.9, Impact 5.9-2 provides vehicle miles traveled analysis. As indicated, the proposed project would result in a net reduction in VMT of at least 3,995 vehicle-miles associated with practices associated with girls' soccer and lacrosse teams. By reducing the VMT, the District would reduce the transportation cost associated with these trips.
- B3-6 Comment is noted and will be forwarded to the Board for consideration.

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B3-7 This section summarizes the previous comment and no further response is necessary.

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3.3 RESPONSE TO COMMENT FROM RESIDENTS IN OPPOSITION (C)

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C1. Response to Comments from Steve and Judy Jones, dated September 11, 2017.

C1-1 Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

C2. Response to Comments from Grechen Gibbs, dated September 8, 2017.

C2-1 The comment does not address the adequacy of the EIR. The commenter's opinion is forwarded to the Board for consideration.

C3. Response to Comments from Alma Wu, dated September 10, 2017.

C3-1 The comment does not address the adequacy of the EIR. The commenter's opinion is forwarded to the Board for consideration.

C4. Response to Comments from Susie Meindl, dated September 17, 2017.

C4-1 The comment supports two fields with no light alternative. No specific comments are referenced.

C4-2 The comment asserts that night sports events are hazardous and will be rented out for concerts without supporting evidence. The sports fields would be available for community used as authorized by the adopted Field Use Policy. They will not be rented out to cover the upkeep costs of the extra equipment and structures involved.

C4-3 The comment does not address the adequacy of the EIR. No response is required.

C4-4 The EIR determined that the proposed project would not result in significant nighttime traffic hazards. The traffic impacts during nighttime would not be greater than the existing traffic occurring during the daytime. The comment does not address the adequacy of the EIR. No changes to the EIR is required.

C4-5 The comment is speculative and does not provide specific comment to the EIR.

C4-6 Adequate emergency access would be provided per the City's fire department standards and adequate on-campus parking is available. While the District cannot control parent behavior, fencing around the fields and restricting access except through the main entryway would likely reduce parking around the neighborhood streets.

C4-7 The Newport Beach Fire and Police Departments have been notified of the project. No comments were received from the stating that they are not in favor of the making their jobs more difficult. The comment is speculative and not supported.

C4-8 The comment is a printed hardcopy of the email comment received. The comments have been addressed above.

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C5. Response to Comments from Carolyn Goates, dated September 17, 2017.

- C5-1 The comment that the traffic hazards would dramatically worsen is not substantiated. The EIR acknowledges that the vehicular activity will increase but significant safety impacts have not been identified. The comment does not address the adequacy of the EIR. No changes to the EIR is required.
- C5-2 The comment asserts that night sporting events are dangerous to the youth and the fields would be rented out to concerts and other non-school related events. The comments are not substantiated. The sports fields would be used in accordance with the adopted Board Policy. The comment does not address the adequacy of the EIR. No changes to the EIR is required.
- C5-3 The comment asserts that the proposed project will increase unwanted nighttime behavior around the surrounding community such as marijuana, drinking, other drugs, exposing students to potentially mentally impaired condition next to steep cliffs. The EIR does not address the social and economic effects of the proposed project. The public nuisance described by the comment would be responded in accordance with applicable District practices and policies, and illegal activities on public right-of-way would be controlled by the City of Newport Beach Police Department. The comment does not address the adequacy of the EIR and no changes to the EIR is required.
- C5-4 The comment asserts that traffic during the day, and Saturday and Sunday morning parking and traffic is very difficult. The proposed project would replace the existing natural turf field with synthetic turf field(s), restricting the unauthorized use of the field(s) during weekends. The proposed project would not affect the weekday AM peak traffic and would likely reduce weekend AM traffic. The proposed fencing around the synthetic field(s) to limit access would direct drop-off/pick-up traffic to on-campus loading area, closes to the entrance into the sports field(s) and reduce activities along Vista Del Oro. The comment stating that the surrounding streets are wholly inadequate to handle any large increase in traffic is not substantiated, as the EIR demonstrated that increase in traffic would be less than significant without mitigation under the year 2020 conditions and less than significant with mitigation (MM TRAN-1) under the post-2030 conditions. No changes to the EIR is required.
- C5-5 As evaluated in the RDEIR, Impact 5.9-4, *Transportation and Traffic*, the there is adequate street width for emergency vehicle to maneuver and the proposed project would not impact the emergency vehicles to travel these streets. No changes to the EIR is required.
- C5-6 As evaluated in the RDERI Section 5.1, *Aesthetics*, impacts related to nighttime lighting have been determined as less than significant. No evidence is provided to support the claim that the proposed lighting would be much higher and more penetrating than the existing swimming pool lights. As discussed in Impact 5.1-3, the proposed project would not create significant light and glare impacts. No changes to the EIR is required.

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- C5-7 No PA system would be provided under Option A with mitigation measure N-2, and no PA system is included in Option B. A loud PA system would not be provided as part of the proposed project. No changes to the EIR is required.

C6. Response to Comments from Karen Tuckerman, dated September 17, 2017.

- C6-1 The comment is noted but does not address adequacy of the EIR.
- C6-2 The comment supports two fields with no light alternative. The comment does not address the adequacy of the EIR.
- C6-3 As shown in Table 7-3, *Ability of Each Alternative to Meet the Project Objectives*, of the RDEIR, Alternative 3: Two Fields, No Light, would not meet most of the project objectives. The comment states that the proposed project would torment the neighbors with nightly games. There would not be a PA system and lights, noise, and traffic impacts have been found to be less than significant with mitigation. All practices are scheduled to be concluded by 8 PM and games under Option A would end by 10 PM and 9 PM under Option B.
- C6-4 The proposed project would accommodate practices and games currently occurring at other facilities. However, no varsity football games would be played at the proposed fields. The comment provides an opinion and does not address the adequacy of the EIR.

C7. Response to Comments from Carol Strauss, dated September 25, 2017.

- C7-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C8. Response to Comments from Welker Lynn, dated September 23, 2017.

- C8-1 This section of the comment letter provides introduction and no specific comment is presented. No response is necessary.
- C8-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C9. Response to Comments from Carolyn Cooper.

- C9-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C10. Response to Comments from Steve Jones, dated September 11, 2017.

- C10-1 Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

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C11. Response to Comments from Judie Carlson, dated September 12, 2017.

C11-1 The comment provides an opinion and does not address the adequacy of the EIR. No changes to the EIR is required.

C12. Response to Comments from Daniel Livingston, dated September 13, 2017.

C2-1 The comments states general opposition to the proposed project and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*.

C13. Response to Comments from Bill Fallon, dated September 13, 2017.

C13-1 The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*.

C13-2 No increase in bleacher seating would be provided and no PA system would be installed as part of the proposed project. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment has been forwarded to the Board for consideration.

C14. Response to Comments from David James, dated September 20, 2017.

C14-1 This section of the comment letter provides introduction and no specific comment is presented. No response is necessary.

C14-2 Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

C14-3 This section of the comment does not address the adequacy of the EIR. The comment has been forwarded to the board for further consideration.

C15. Response to Comments from Hall Seely.

C15-1 The comment provides background of the commenter. No response is required.

C15-2 The comment asserts that the Board is bent on seeking revenue from renting out the sports fields. This is incorrect. The project objectives are outlined in the EIR Chapter 3, *Project Description*, and Chapter 7, *Alternatives*. The comment is speculative and no further response is necessary.

C15-3 The EIR found that impacts to traffic, noise, and light would be less than significant pursuant to applicable CEQA significance thresholds.

C15-4 The comment asserts that greater impacts would result from renting out of the sports fields for CIF playoff contests for various sporting events including football. The proposed project would not increase the existing bleacher seat capacity of 664 seats on Field 1 and 200 seats on Field 2, if Option B is selected. No varsity football would be

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allowed under both options. The EIR evaluated impacts from a full-capacity event of 864 spectators, and no substantially greater environmental impacts would occur from league athletic contests. The comment is speculative and not supported by evidence. Changes to the EIR is not required.

C16. Response to Comments from Diane Tang, dated September 21, 2017.

- C16-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.
- C16-2 The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C17. Response to Comments from Rhoda Sweeney, dated September 25, 2017.

- C17-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C18. Response to Comments from Judy Tracy, dated September 22, 2017.

- C2-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C19. Response to Comments from Debra Gunn Downing, dated September 23, 2017.

- C19-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C20. Response to Comments from Michael Ringo, dated September 23, 2017.

- C20-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C21. Response to Comments from The Tussings, dated September 23, 2017.

- C21-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C22. Response to Comments from Steve Tumbarello.

- C22-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

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C23. Response to Comments from David Horner & Brad Horner.

C23-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C24. Response to Comments from John Welker, dated September 23, 2017.

C24-1 This section of the comment letter provides introduction and no specific comment is presented. No response is necessary.

C24-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C25. Response to Comments from James Burton, dated September 23, 2017.

C25-1 This section of the comment letter provides introduction and personal background, no specific comment is presented. No response is necessary.

C25-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C26. Response to Comments from Virginia Hee.

C26-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C27. Response to Comments from Maxine Golden, dated September 23, 2017.

C27-1 This section of the comment letter provides introduction and personal background, no specific comment is presented. No response is necessary.

C27-2 Please refer to Master Responses 2.1.2, *Lighting*. The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration.

C27-3 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C28. Response to Comments from Lisa Iannini, dated September 23, 2017.

C28-1 This section of the comment letter provides introduction and personal background, no specific comment is presented. No response is necessary.

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- C28-2 This comment opposes any proposed lighting at the project site. The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

C29. Response to Comments from Cherie Sharp, dated September 24, 2017.

- C29-1 This section of the comment letter provides introduction and personal background, no specific comment is presented. No response is necessary.
- C29-2 Please refer to Master Responses 2.1.2, *Lighting*.
- C29-3 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required
- C29-4 The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration

C30. Response to Comments from Marcus Rosencrantz, dated September 24, 2017.

- C30-1 This section of the comment letter provides introduction and personal background, no specific comment is presented. No response is necessary.
- C30-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C31. Response to Comments from Judy Tracy, dated September 23, 2017.

- C31-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

C32. Response to Comments from Mark Hopkins and Jim Kerrigan, dated September 23, 2017.

- C32-1 The comment supports Alternative 3: Two Fields, No Lights. The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. Changes to the EIR are not required.
- C32-2 The commenter provides an opinion and does not provide any specific comment referring the EIR. The comment has been forwarded to the Board for consideration.
- C32-3 Community use of the sports fields would be controlled by the adopted Use of School Facilities Under the Civic Center Act, included as Appendix C to this FEIR. Also, please refer to Master Responses 2.1.5, *Property Value and Quality of Life*. The commenter provides an opinion and does not provide any specific comment referring the EIR. The comment has been forwarded to the Board for consideration.

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C32-4 The comment is not applicable to the EIR. No further response is necessary.

C33. Response to Comments from Sydney and Gerald Springer, dated September 25, 2017.

C33-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C33-2 The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration.

C34. Response to Comments from Ronald Madaras, dated September 22, 2017.

C34-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C34-2 Please refer to Master Responses 2.1.1.2, *Use Agreement Contract*.

C35. Response to Comments from Katherine Meleski, dated September 25, 2017.

C35-1 The comment supports Alternative 3: Two Fields, No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C35-2 Please refer to Master Responses 2.1.2, *Lighting*.

C36. Response to Comments from Colleen Scara.

C36-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C37. Response to Comments from Mathew Harris.

C37-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C38. Response to Comments from Selena Harris.

C38-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C39. Response to Comments from Elizabeth and Albert Adams, dated September 25, 2017.

C39-1 The comment supports Alternative 3: Two Fields, No Light. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

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C40. Response to Comments from Dr. and Mrs. Donald L Weld, dated September 24, 2017.

C40-1 This section of the comment letter provides introduction and personal background, no specific comment is presented. No response is necessary

C40-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C41. Response to Comments from Carol Strauss, dated September 23, 2017.

C41-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C42. Response to Comments from Mark, Rosemary, & Henry Gluski

C42-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C43. Response to Comments from Karen Tuckerman, dated September 24, 2017.

C43-1 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C43-2 The comment provides an opinion and it does not meet the objectives of the proposed project.

C43-3 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C44. Response to Comments from Beverly Moosmann, dated September 24, 2017.

C44-1 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required. Please refer to Master Responses 2.1.1 .1, *General Opposition*.

C45. Response to Comments from Marlene Bergdahl..

C45-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

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C46. Response to Comments from The Schwindt Family, dated September 24, 2017.

C46-1 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not provide specific comment referencing the adequacy of the EIR. No changes to the EIR are required. Please refer to Master Responses 2.1.1 .1, *General Opposition*.

C47. Response to Comments from Bob Tung, dated September 24, 2017.

C47-1 This section of the comment letter provides introduction and background, no specific comment is presented. No response is necessary

C47-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required

C48. Response to Comments from James Petrilli, dated September 22, 2017.

C48-1 The comment discusses past history of the CdM stadium and lighting project and does not address the adequacy of the EIR. No changes to the EIR is required.

C48-2 The comment asserts that the District is expanding the project and acting in bad faith. The EIR provides adequate description of the proposed project under Options A and B, therefore has recirculated the EIR for review and comment. The comment does not address the adequacy of the EIR and no changes to the EIR is required.

C48-3 The comment urges the school Board members to vote against the proposed project. The EIR considers Alternative 1: No Project Alternative and Alternative 3: Two Fields with No Lights. The comment has been forwarded to the Board for consideration and the Board's decision will include consideration on whether or not to approve the Proposed Project or any of the alternative projects. No further response is necessary.

C48-4 The project site's proximity to single-family homes was considered in preparation of the EIR and impacts have been determined as less than significant. No changes to the EIR is required.

C48-5 The existing swimming pool lights have been considered as existing conditions and are shown in Figures 5.1-25, 5.1-26, 5.1-27, and 5.1-29. Afterschool On-campus activities and events would be controlled through school facility use permit during evening peak hours (i.e., 4 PM to 6 PM) so that a maximum of 765 participants are not exceeded when maximum capacity field events are anticipated. The proposed project would not expand the existing bleacher seat capacity. The EIR analysis determined that project-generated traffic, noise, and lighting impacts would be less than significant with or without mitigation under both options. The comment provides an opinion without substantial evidence. The comment has been forwarded to the Board and will be considered as part of decision making process. No further response is necessary.

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- C48-6 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR is required.
- C48-7 The attachments are past articles related to the CdM and they do not address the adequacy of the EIR. No changes to the EIR is required.
- C48-8 The attachment is an alternative plan presented by Newport Citizens for Responsible Growth. The plan was considered during scoping process of the alternative, as documented in the EIR Section 7.1.3, *Community Input on Alternatives*. However, the EIR's alternative were selected based on CEQA Guidelines Section 15126.6(f). The comment not address the adequacy of the EIR. No further response is necessary.

C49. Response to Comments from Russell Yensen, dated September 25, 2017.

- C49-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required
- C49-2 Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

C50. Response to Comments from Kim Doud, dated September 25, 2017.

- C50-1 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not provide specific comment referencing the adequacy of the EIR. No changes to the EIR are required. Please refer to Master Responses 2.1.1 .1, General Opposition.

C51. Response to Comments from Carolyn Jerger, dated September 25, 2017.

- C51-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

C52. Response to Comments from Anna Ziebell, dated September 25, 2017.

- C52-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.
- C52-2 Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

C53. Response to Comments from Dr. Dheeraj & Mrs. Shyamala Lal, dated September 25, 2017.

- C53-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. No changes to the EIR are required.

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C54. Response to Comments from Shery Mansouri, dated September 25, 2017.

- C54-1 The comment is an introduction and discusses personal background. It does not address the adequacy of the EIR. No changes to the EIR is required.
- C54-2 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

C55. Response to Comments from Annie Lindt, dated September 25, 2017.

- C55-1 The comment asserts support for the NCRG Two Fields, No Lights Project Alternative. The comments has been forwarded to the Board for consideration.
- C55-2 The EIR identified the Two Fields With No Lights as an environmentally superior alternative. However, the EIR also found that it would only partially achieve project objectives. No changes to the EIR is required.
- C55-3 The comment asserts that the proposed project will further exacerbate ongoing issues between the school and the residents. Comment is noted and will be forwarded to the Board for consideration.
- C55-4 Please refer to Master Responses 2.1.2, *Lighting*, for the lighting zone response. LED lighting plans are included as Appendix D to the RDEIR. The RDEIR modeled impacts of the portable speakers under Option B. The RDEIR adequately evaluated impacts of the nighttime lighting and portable speaker noise and impact were determined to be less than significant. No changes to the EIR is required.
- C55-5 The comment asserts that the School Board has walked away from a binding community contract for the field use and that the EIR is insensitive to the real implications of the project on the community. The EIR analyzed physical environmental impacts of the proposed project pursuant to the CEQA Guidelines and determined that with mitigation, all associated impacts would be less than significant. No substantial evidence was provided to the assertion that the EIR was insensitive to the real implication. No changes to the EIR is required.
- C55-6 The comment asserts that the study of the proposed project has been emotional, divisive, and controversial, and that the responsible conclusion could not state that there will be no significant negative impact on the community. The EIR followed applicable CEQA Guidelines in establishing reasonable significance thresholds and determined impacts to be less than significant with mitigation. No changes to the EIR is required.
- C55-7 The comment asserts that an objective and thorough examination and assessment was not provided. The EIR followed applicable CEQA Guidelines in establishing reasonable significance thresholds and provided analysis based on substantial evidence prior to

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concluding that project-related impacts are less than significant with or without mitigation measures. determined impacts to be less than significant with mitigation. No substantial evidence was provided to the comment that the EIR was incomplete in reaching its conclusion. No changes to the EIR is required.

C56. Response to Comments from Jeff Dvorak, dated September 25, 2017.

- C56-1 Tables 3-5 and 3-6 provide general practice schedule under Options A and B, and provides more detailed information compared to the previous DEIR's Table 3-2, *CdM MS/HS Sports Field Preliminary Event Schedule*. Table 3-2 from the DEIR identified practice and event schedule only for "Field 1" from around 2 PM to 8 PM, a total duration of 6 hours, as suggested by the comment. Under Option A of the RDEIR, the practice hours have been generally described from 1:30 PM to 8 PM, allowing for warm up time prior to 2 PM. Field schedules for Field 2 and Field 3 have been identified as information only, as they would not be disturbed as part of Option A project. A total of 16 hours of practice time per day under Option A is not proposed and a large discrepancy is not observed.
- C56-2 Tables 3-5 and 3-6 have not been manipulated to show an ideal state for a practice time. The schedule instead, shows the conservative scenario for analysis purposes so that lighting impacts are not under analyzed. Realistically, under Option B, the lights would not be needed until 8 PM and the lights would be turned off earlier than the allowed hour of 8 PM.
- C56-3 Two lit fields have been proposed so that the lights could be turned off earlier during events. The demands for lights are greatest during the winter months (November through February), when the lights are necessary as early as 5 PM. Therefore, the field(s) could be lit until 8 PM for 3 hours for practices and 5 hours for game nights. During other months, such as September and May, the lights would be used only for about 30 minutes during practices and 2 more hours for games. Under Option B, although the EIR identifies same 3 hours for practices on both fields, the actual duration would be less than under Option A, and for game nights, the lights would be allowed only another one more hour until 9 PM. The EIR did not manipulate any field schedule to mislead the public. Earlier practice schedule is preferable and would be accommodate where possible under Option B. However, realistically, such schedule adjustment would not be feasible under Option A.
- C56-4 The comment asserts that there are no measures to monitor and control sound. The RDEIR identified mitigation measure N-1, where the District will develop and enforce a good-neighbor policy for sports field events. As part of this good-neighbor policy, the District will monitor and take corrective actions ensure that noise impacts are within the limits allowed under the City of Newport Beach significance threshold as evaluated in the RDEIR. No changes to the EIR is required.
- C56-5 The District Board of Education has rendered the City of Newport Beach zoning ordinances inapplicable to CdM MS/HS, and development of the proposed

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improvements are not required to conform to the City's zoning requirements. Furthermore, the District, as a lead agency, is authorized to establish its own significance threshold when evaluating an environmental impact. The purpose of the proposed sports field(s) is primarily to provide upgraded field(s) with lighting to be used for CdM students. While the sports field may be used by outside groups, as permitted by the Civic Center Act., it would be limited to the terms provided in the District's Field Use Policy. However, additional restrictions outside of the adopted Field Use Policy is not applicable, and use of the lights and portable speaker system are not prohibited.

C56-6 The comment suggests an alternative to convert all athletic fields, including baseball fields with artificial turf. The project alternatives have been selected pursuant to CEQA Guidelines Section 15126.6. The comment did not provide any substantial evidence to make this alternative a feasible that meets all of project objectives while reducing environmental impacts. The comment has been forwarded to the Board for consideration. No changes to the EIR is required.

C56-7 The comment supports Alternative 3: Two Fields with No Light alternative. The quality of life issue is not addressed by the EIR as discussed in Master Responses 2.1.5, *Economic or Social Effects*. No further response is necessary.

C57. Response to Comments from Leslie Daigle, dated September 25, 2017.

C57-1 The comment correctly states that the RDEIR Table 5.6-17 shows project-related sound level exceeding 55 dBA. The applicable standard is the City's Municipal Code 10.26.025, *Exterior Noise Standards*, for Zone 1 (Single-, two-, or multiple-family residential), not 10.23.040. However, it should be noted that a significant impact determination is not just based on the maximum exterior noise level. As stated in the RDEIR, a significant impact determination is made if the project causes a noise increase of 3 dB or more and the project causes the total noise environment (project-related noise plus ambient noise) to exceed the municipal code standard for residential properties. The RDEIR indicates that the noise levels would exceed at two Modeling Receiver Locations (i.e., A and C). However, based on the established significance determination, only one of these locations would also experience a noise increase of 3 dB (i.e., A). And because this modeling location was a generalized location, more specific building façade analysis was performed and the result were included in Table 5.6-18, Option B Noise Modeling Results, Building Façade Analysis. As shown, a noise increase over 3 dB was not identified in any of the modeled location, and impacts were found to be less than significant.

C57-2 The comment asserts that the District believes that portable sound systems are exempt from environmental review. This assertion is not substantiated, as the sound modeling for Option B analysis included portable speaker system. RDIER Figure 5.6-5, *Predictive Noise Modeling Level Contour Map (Option B)*, shows sound emanating from the bleacher locations

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and the portable sound speakers. Noise levels under Option B were determined to be under the threshold and no mitigation measures were necessary.

- C57-3 The comment document an incident where the noise from a portable speaker system was detected by the commenter. The noise was stopped when complaint was received by the coach. The RDEIR indicated that the portable speakers are currently being used on the sports field(s). The comment does not address the adequacy of the EIR. No changes to the EIR are required.
- C57-4 See Response C57-2.
- C57-5 The sports field hours of operation under Option A is identified in Table 3-3 and Option B in Table 3-4. Field use schedules are also provided in Tables 3-5 and 3-6. The EIR provides conservative estimate of the sports field usage. Any outside group use of the sports field would require a permit under the adopted Board policy and the sports field(s) would be fenced in to restrict any unauthorized uses.
- C57-6 A key driver of the nighttime use of the sports fields are not District employees and coaches who seek to profit from the proposed project. As shown in the use schedule, the fields would be occupied by the CdM athletic teams and rented out only in accordance with the adopted Board policy when there is availability.
- C57-7 See above Response C57-5.
- C57-8 The RDEIR did not identify any significant and unmitigated environmental impacts. Adequate mitigation measures have been provided to reduce traffic and noise impacts, and impacts were determined to be less than significant. The comment does not identify what mitigation measures are ineffective and improperly deferred. No changes to the EIR is required.
- C57-9 The RDEIR provide adequate project description. The project site is on the existing CdM MS/HS campus, and the proposed project does not increase the existing bleacher seat capacity of 664 seats. No visitor side bleachers would be constructed and no varsity football games would be played. It is not a major sports complex in a residential community. Community use of the sports field(s) would be allowed under the Civic Center Act (Education Code Section 38130) in accordance with the adopted Board policy. The EIR describes the proposed use of the sports field as proposed. The comment does not substantiate how reliance on a school board policy is insufficient under CEQA. No further response is necessary.
- C57-10 The EIR does not identify a significant aesthetic impact due to the light poles with respect to views from northern residences. The EIR states that aesthetic impacts are subjective, and alteration does not automatically indicate adverse impact (page 5.1-19).

3. Response to Comments on the RDEIR

- C57-11 The existing view simulations were performed with the swimming pool lights as existing conditions. The visual simulations also show Fashion Island building lights as background and there are parking lot lighting and street lighting. The backdrop view of the sports field lighting is not dark sky as indicated by the comment. The visual simulations properly illustrate with and without field light conditions of the surrounding area, and it is not difficult to imagine from these visual simulations what the backdrop conditions would be without the swimming pool lights on.
- C57-12 The lighting levels plan show a modeled representation of the lighting levels and an exact match of the plan is unreasonable. A performance standard of 0.8 fc vertical lighting level has been provided in mitigation measure AE-1. All adopted mitigation measure will be incorporated into the Mitigation Monitoring Program, which is designed to ensure such measured are enforced.
- C57-13 Pursuant to CEQA Guidelines Section 15064.7, as the lead agency, the District has the responsibility and legal authority to define and establish appropriate significance thresholds to be used in the EIR. For temporary construction noise, the significance threshold is not causing a temporary substantial increase in noise levels above ambient conditions. For construction noise associated with this project, the District used the construction noise standards included in the Newport Beach Municipal Code (Sections 10.26 and 10.28), which exempt construction noise within the City, provided it occurs within the allowable hours of construction. The District is not relying on the City's noise regulatory standards, instead, the EIR made the finding that the construction activities associated with the project are limited and generally low level. The loudest periods of construction, asphalt demolition and structures demolition, are each scheduled to last for approximately one week. The scale and duration of the proposed construction is limited, and though construction noise would be audible at the nearest sensitive receptors, temporary project-related noise impacts would be less than significant.
- Furthermore, per CEQA Guidelines, a project cannot impact itself. Construction noise impacts with respect to on-campus facilities are provided for informational purposes, and is not speculative. Based on this analysis, the school district is responsible for coordinating classroom activities to minimize on-campus impacts. Project-related construction noise impacts remain less than significant and no changes to the EIR analysis is necessary.
- C57-14 Please refer to Master Responses 2.1.4, Noise, for applicable significance threshold.
- C57-15 As stated in Section 3.4.1, Proposed Land Use, Policy on Use of School Facilities, lights would be turned off by 10 PM under Option A and by 9 PM under Option B. The District is required to abide by these use schedule.
- C57-16 With the current bleacher seat capacity of 664 seats for Field 1 and 200 seats for Field 2, there is no mitigation measure requiring preparation of a Stadium Sound System Design. Mitigation measure N-2 require removal of PA system from Option A design, and

3. Response to Comments on the RDEIR

operational noise impacts would be less than significant. It appears that the comment referred to mitigation measures related to the initially circulated DEIR. No changes to the EIR is necessary.

- C57-17 Adequate mitigation to reduce noise impacts has been provided and additional use restriction would not be necessary.
- C57-18 The comment refers to the previous mitigation that was incorporated as part of the DEIR and not the RDEIR. Mitigation pertaining to minor signal timing has been remove and is no longer applicable. No further response is necessary.
- C57-19 As stated in the RDEIR under Impact 5.9-5, Under Option B, full capacity events at both fields with total maximum bleacher seat capacity of 864 would require 318 spaces. With 592 on-campus parking spaces, there would be 274 parking spaces remaining. When parking count was taken on Friday March 4, 2016, total vehicle parked on-campus varied from 98 vehicles around 6 PM, 67 vehicles around 7 PM and 58 vehicles around 8 PM. The RDEIR substantiated that there are adequate spaces to accommodate other school related activities on-campus. No further response is necessary.

C58. Response to Comments from Gail York, dated September 25, 2017.

- C58-1 The comment supports Alternative 3: Two Fields with No Light alternative. No further response is necessary.

C59. Response to Comments from Emily Ziebell, dated September 25, 2017.

- C59-1 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not provide specific comment referencing the adequacy of the EIR. No changes to the EIR are required. Please refer to Master Responses 2.1.1 .1, General Opposition.

C60. Response to Comments from the Lessor-Snow Family, dated September 25, 2017.

- C60-1 The comment supports Alternative 3: Two Fields, No lights. The comment expressed is an opinion and does not provide specific comment referencing the adequacy of the EIR. No changes to the EIR are required. Please refer to Master Responses 2.1.1 .1, General Opposition.

C61. Response to Comments from William & Virginia Ippolito, dated September 22, 2017.

- C61-1 The comment supports Alternative 3: Two Fields, No lights. The comment has been forwarded to the Board for consideration.

3. Response to Comments on the RDEIR

C62. Response to Comments from Ron Rubino and Sharon Esterley, dated September 22, 2017.

- C62-1 The comment provides an opinion and lists what the commenter supports and opposes. The comment does not address the adequacy of the EIR and no changes to the EIR is required.
- C62-2 The commenter supports a new alternative involving installation of two synthetic all-weather fields and rubber all-weather track, with no lighting and PA system. This alternative only partially meets the project objectives and such configuration limits adequate space for baseball and softball fields. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.
- C62-3 The RDEIR substantiated that there would not be a significant lighting impact and no significant view impairment. No evidence supporting that there will be significant aesthetic impacts have been provided. Changes to the EIR is not required.
- C62-4 Please refer to Master Responses 2.1.5, *Economic and Social Effects*, regarding economic impacts.¹ *Property Values and Quality of the project. Life.*
- C62-5 Please refer to Master Responses 2.1.7, *Alternatives*.
- C62-6 No lights alternative was considered as part of Alternative 3: Two Fields, No Lights.
- C62-7 Please refer to Master Responses 2.1.1.2, *Use Agreement Contract*.

C63. Response to Comments from Paul Doremus, dated September 25, 2017.

- C63-1 The comment provides history of the project and does not address inadequacy of the proposed project. The comment has been forwarded to the Board for consideration. No further response is necessary.
- C63-2 The RDEIR provides existing baseline conditions as described in Chapter 4, *Environmental Setting*. The environmental setting provides the baseline physical conditions from which the lead agency will determine the significance of environmental impacts resulting from the proposed project. The existing OLQA is considered as existing baseline condition, and the cumulative project list was provided by the City of Newport Beach Planning Division.
- C63-3 The comment provides an opinion and does not address inadequacy of the EIR. No changes to the EIR is required.
- C63-4 The RDEIR Chapter 3, *Project Description*, provides the purpose and use of the proposed sports field(s). Tables are provided to indicate number of participants and spectators for each practices and games (Table 3-2), allowed field use hours (Tables 3-3 and 3-4), and anticipated light use hours and general practice schedule (Tables 3-5 and 3-6). Therefore,

3. Response to Comments on the RDEIR

the comment asserting that the District has completely failed to accurately describe the days of use, hours of use, and by whom is not supported by any fact.

- C63-5 Please refer to Master Responses 2.1.1.2, *Use Agreement Contract*.
- C63-6 The CdM MS/HS campus has an enrollment of 1,774 high school students (9th through 12th grades) and 857 middle school students (7th and 8th grades), for a total of 2,631 students for the 2016-17 school year. The proposed project would not increase student capacity. The improved sports field(s) would replace the existing sports field(s) without expanding any bleacher seat capacity. School enrollment expansion is not part of the project and no further response is necessary.
- C63-7 The comment asserts that there are traffic jams lasting 30 minutes or more three times daily due to school traffic. The comment does not address adequacy of the EIR and no changes to the EIR is required.
- C63-8 As discussed in Impact 5.9-5, the RDEIR evaluated parking impacts of the proposed project and determined that impacts would be less than significant. The comment does not address the adequacy of the proposed project. No further response is required.
- C63-9 The comment provides an opinion without support that the increased traffic will result in safety issue. The traffic impact analysis of the RDEIR determined that traffic impacts, including design-related and emergency access would be less than significant. City of Newport Beach requires minimum width of the street for public fire access to be 36 feet with parking allowed on both sides (Newport Beach 2016). Mar Vista Drive and Vista Del Oro are local streets that are approximately 40 feet wide, providing adequate width for an emergency vehicle to pass through even with street parking on both sides of the streets. The proposed project would not result in inadequate emergency access and impacts would be less than significant. No changes to the EIR is required.
- C63-10 Please refer to Master Responses 2.1.2, *Lighting*.
- C63-11 The comment asserts that the RDEIR disregarded the negative impacts of PA/sound system. Under Option B, no PA system is proposed, and under Option A, Mitigation Measure N-2 eliminates installation of a PA system. Only the portable sound system will be allowed and the PA sound system is currently being used on CdM campus.
- C63-12 The comment provides an opinion and does not address adequacy of the RDEIR. The comment has been forwarded to the Board consideration.

3. Response to Comments on the RDEIR

C64. Response to Comments from Shery Mansouri, dated September 26, 2017.

C64-1 The comment supports Alternative 3: Two Fields with No lights. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

C65. Response to Comments from Lorie Lewis.

C65-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

C66. Response to Comments from Jennifer Lane.

C66-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

C67. Response to Comments from Sharon and Ronald Glickman.

C67-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C68. Response to Comments from Janet Lester.

C68-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C69. Response to Comments from Joy & Roy Emerson.

C69-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C70. Response to Comments from Multiple Sources.

C70-1 The comment supports Alternative 3: Two Fields with No lights and is a part of the proposed project and determined that impacts would be less than significant. The comment does not address the adequacy of the proposed project. No further response is required.

3. Response to Comments on the RDEIR

C71. Response to Comments from Carl Ossipoff.

C71-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C72. Response to Comments from Vivian Liu.

C72-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C73. Response to Comments from Patricia Washington.

C73-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C74. Response to Comments from Carmelita Moore.

C74-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C75. Response to Comments from Gene York.

C75-1 The comment expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*. No changes to the EIR are required.

C76. Response to Comments from Virginia Tadjalli.

C76-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C77. Response to Comments from Karen & Eugene Kovach.

C77-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

3. Response to Comments on the RDEIR

C78. Response to Comments from Lealy and Dean Sheridan.

C78-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

C79. Response to Comments from Sally Shipley and 12 Other Residents.

C79-1 The comment supports Alternative 3: Two Fields with No lights and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

3. Response to Comments on the RDEIR

3.4 RESPONSE TO COMMENTS FROM RESIDENTS IN SUPPORT (D)

3. Response to Comments on the RDEIR

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3. Response to Comments on the RDEIR

D1. Response to Comments from Julie Means, dated September 25, 2017.

- D1-1 The comment supports the proposed project and asks the District to do what's best for the students. No specific comments referencing the EIR was provided. The comment has been forwarded to the Board for consideration.

D2. Response to Comments from Hannah Lee, dated September 27, 2017.

- D2-1 The comment provides the commenter's experience with the running program at CdM campus and asserts the needs for a quality facility. No specific comments referencing the EIR was provided. The comment has been forwarded to the Board for consideration.
- D2-2 The comment asserts that proper lighting on all weather track & artificial turf field, adequate restroom, quality PA system, adequate seating capacity, and a concession stand are necessary. No specific comments referencing the EIR was provided. The comment has been forwarded to the Board for consideration.
- D2-3 The comment asserts that Option B should at least include improvement of the existing restroom facilities. The comment further urges the Board members so make decision that best serves the students. No specific comments referencing the EIR was provided. The comment has been forwarded to the Board for consideration.

D3. Response to Comments from Max Johnson, student, dated September 24, 2017.

- D3-1 The comment asserts that the CdM does not have equal athletic facilities as other schools in the District and the CdM facilities are unfit and unsafe for practices. The comment does not address the adequacy of the EIR.
- D3-2 The comment asserts that lights that turn off at 8 PM and spill light impact of less than 0.5 fc would be adequate compromise with the community. The EIR states that per the District field use policy, the lights are required to be turned off by 8 PM for practices and 10 PM for games under Option A and 9 PM under Option B. It should also be noted that the vertical light levels received on the vertical surface of the parking garage north of Vista Del Oro would be a maximum of 0.7 fc under Option A and a maximum of 0.5 fc under Option B. The comment does not address the adequacy of the EIR and no changes to the EIR is required.
- D3-3 The comment regarding reducing trips around the neighborhood and supporting school spirit is noted. The comment does not address the adequacy of the EIR and no changes to the EIR is required.

3. Response to Comments on the RDEIR

D4 through D205. Response to Comments from 203 CdM MS/HS students, dated September 22, 2017.

D4 to D205-1 The comments provide various reasons for supporting Option B, mainly the lack of adequate athletic facilities for practices and games, less downtime for maintenance, and improve school spirit. The comment does not address the adequacy of the EIR. The comments have been forwarded to the Board for consideration.

4. Response to Comments on the DEIR

This section provides all written responses received on the DEIR and the District's responses to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the EIR text are shown in underlined text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons that submitted comments on the DEIR during the initial 45-day public review period from February 6, 2017 to March 22, 2017. The entire DEIR was revised and recirculated for review and comment.

Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
AA – Government Agencies				4-11
AA1	B1-1	City of Newport Beach	March 20, 2017	4-13
AA2	B1-67	Department of Toxic Substances and Control	February 14, 2017	4-14
AA3	B1-70	Native American Heritage Commission	February 28, 2017	4-15
AA4	B1-74	Governor's Office of Planning and Research – State Clearinghouse	March 23, 2017	4-16
BB – Community Groups and Organizations				4-17
BB1	B2-1	Gabrieleno Band of Mission Indians – Kizh Nation	N/A	4-19
BB2	B2-3	California Cultural Resource Preservation Alliance, Inc.	February 19, 2017	4-20
BB3	B2-5	Bremer Whyte Brown & O'Meara LLP	March 20, 2017	4-21
BB4	B2-9	Eastbluff Homeowners Community Association	March 22, 2017	4-22
BB5	B2-62	Peterson Law Group	March 22, 2017	4-27
BB6	B2-77	The Bluffs	March 22, 2017	4-33
BB7	B2-80	Trident Management LLC	March 16, 2017	4-35
CC – Individual Residents (In Opposition)				4-37
CC1	B3-1	Ted Winston	N/A	4-39
CC2	B3-3	Brenda & John Peterson	N/A	4-39
CC3	B3-4	Craig Brown	N/A	4-39
CC4	B3-6	Pam Bunker	N/A	4-39
CC5	B3-7	Bob Montgomery	N/A	4-39
CC6	B3-8	James Petrilli	N/A	4-39
CC7	B3-23	Jim Kerrigan	N/A	4-40
CC8	B3-26	Steve Jones	N/A	4-40
CC9	B3-27	Nancy Kerr	N/A	4-40
CC10	B3-29	Carole Johnson	N/A	4-41
CC11	B3-30	Bill Fallon	N/A	4-41
CC12	B3-32	Sally Shipley	N/A	4-41
CC13	B3-34	Matt Parks	N/A	4-42

4. Response to Comments on the DEIR

Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
CC14	B3-35	Beverly Lallande	N/A	4-42
CC15	B3-37	Lorraine Campanaro	N/A	4-42
CC16	B3-38	Dan Brown	N/A	4-43
CC17	B3-39	Pat Warminigton	N/A	4-43
CC18	B3-40	Karen Tuckerman	N/A	4-43
CC19	B3-42	Karen Blakely	N/A	4-43
CC20	B3-43	Emily Whitcomb	N/A	4-43
CC21	B3-44	Kim Doud Kegan	N/A	4-43
CC22	B3-46	Marcus Rosencrantz	N/A	4-44
CC23	B3-47	Mike Mollett	N/A	4-44
CC24	B3-48	Robert and Patricia Puich	N/A	4-44
CC25	B3-50	Andrew Bartlett	N/A	4-44
CC26	B3-51	Anne Drobka	N/A	4-44
CC27	B3-52	Sandra and Jeff Andrews	N/A	4-45
CC28	B3-54	Ronald Madaras	N/A	4-45
CC29	B3-55	Karen Parks	N/A	4-45
CC30	B3-56	Carol Boice	N/A	4-45
CC31	B3-57	June Marchigiani	N/A	4-45
CC32	B3-58	Lori Kellems	N/A	4-45
CC33	B3-59	Matt Hagermann	N/A	4-45
CC34	B3-60	Bob Montgomery	N/A	4-45
CC35	B3-61	Ryan OGrady	N/A	4-46
CC36	B3-63	Ron Glickman	N/A	4-46
CC37	B3-64	Debra Pagliassotti	N/A	4-46
CC38	B3-65	Genie Tracy Kirchner	N/A	4-46
CC39	B3-66	Andrew Miner	N/A	4-46
CC40	B3-67	Kirk Mueller	N/A	4-46
CC41	B3-69	Joyce Dunigan	N/A	4-47
CC42	B3-70	Chris Dunk	N/A	4-47
CC43	B3-71	Carolyn Goates	N/A	4-47
CC44	B3-72	Kathy Horton	N/A	4-47
CC45	B3-73	Susan Anderson	N/A	4-47
CC46	B3-74	Paula Kruse	N/A	4-47
CC47	B3-75	Katherine Watson	N/A	4-47
CC48	B3-76	Jan and Tom Hargraves	N/A	4-48
CC49	B3-77	Jennifer Baker	N/A	4-48
CC50	B3-78	Matt Parks	N/A	4-48
CC51	B3-79	John (Bob) Tung	N/A	4-48
CC52	B3-80	Joyce Dunigan	N/A	4-49
CC53	B3-81	Jim Kerrigan	N/A	4-49
CC54	B3-84	Karen Calhoun	N/A	4-49
CC55	B3-85	Raju Metherate	N/A	4-49
CC56	B3-86	Tara Reilly Tung	N/A	4-49
CC57	B3-88	Vikki Amrine	N/A	4-50
CC58	B3-90	Susan and Jeff Dvorak	N/A	4-50

4. Response to Comments on the DEIR

Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
CC59	B3-92	Jean Wegener	N/A	4-50
CC60	B3-93	Judy Tracy	N/A	4-51
CC61	B3-95	Marie Kontos	N/A	4-51
CC62	B3-96	Kim and Allen Yourman	N/A	4-51
CC63	B3-97	Cherie Sharp	N/A	4-51
CC64	B3-98	James Kerrigan	N/A	4-51
CC65	B3-100	David Arnold	N/A	4-51
CC66	B3-102	Charles Fry	N/A	4-52
CC67	B3-103	Christina Schwindt	N/A	4-52
CC68	B3-105	Susan Seger	N/A	4-52
CC69	B3-107	Barbara Quist	N/A	4-52
CC70	B3-108	Beverly Blas Moosmann	N/A	4-52
CC71	B3-109	Hall Seely	N/A	4-52
CC72	B3-110	Ron Rubino	N/A	4-52
CC73	B3-113	Melinda and Hall Seely	N/A	4-53
CC74	B3-114	Roberta Lessor	N/A	4-53
CC75	B3-115	Alan Knox	N/A	4-53
CC76	B3-122	Angela Manakides	N/A	4-53
CC77	B3-123	Bill Fallon	N/A	4-53
CC78	B3-125	Annie Lindt	N/A	4-54
CC79	B3-127	Susan Earlabough	N/A	4-54
CC80	B3-128	Dale Rincon	N/A	4-54
CC81	B3-129	Cynthia Florance	N/A	4-54
CC82	B3-132	Ellen Kuo	N/A	4-55
CC83	B3-133	David James	N/A	4-55
CC84	B3-134	Tumbarello	N/A	4-55
CC85	B3-135	Devin	N/A	4-55
CC86	B3-136	Livingston	N/A	4-55
CC87	B3-137	Andrews	N/A	4-55
CC88	B3-138	Wilks	N/A	4-55
CC89	B3-139	Hibbard	N/A	4-55
CC90	B3-140	Harris	N/A	4-55
CC91	B3-141	Walker	N/A	4-55
CC92	B3-142	Petrilli	N/A	4-55
CC93	B3-143	Harr	N/A	4-55
CC94	B3-144	Golden	N/A	4-55
CC95	B3-145	Walker	N/A	4-55
CC96	B3-146	Sam Parks	N/A	4-55
CC97	B3-147	Peter Bradford	N/A	4-55
CC98	B3-148	Upham and Ede	N/A	4-55
CC99	B3-149	Harrier	N/A	4-55
CC100	B3-150	Farel	N/A	4-55
CC101	B3-151	Goff	N/A	4-55
CC102	B3-152	Arranga	N/A	4-55
CC103	B3-153	Elizabeth and Albert Adams	N/A	4-55

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Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
CC104	B3-156	Blakely	N/A	4-55
CC105	B3-157	Fitzerald	N/A	4-55
CC106	B3-158	Moore	N/A	4-55
CC107	B3-159	Reeman	N/A	4-55
CC108	B3-160	Hinman	N/A	4-55
CC109	B3-161	June Chen	N/A	4-55
CC110	B3-162	Robe	N/A	4-55
CC111	B3-163	Cooper	N/A	4-55
CC112	B3-167	Burton	N/A	4-55
CC113	B3-165	Andrews	N/A	4-55
CC114	B3-166	Mersch	N/A	4-56
CC115	B3-167	Maura Quist	N/A	4-56
CC116	B3-169	Carl Gail Alexandra Ossipoff	N/A	4-56
CC117	B3-170	Tunbarelo	N/A	4-56
CC118	B3-171	2645 Bunya St	N/A	4-56
CC119	B3-172	Slaughter	N/A	4-56
CC120	B3-173	Richard Cervisi	N/A	4-56
CC121	B3-175	Suzanne Meindl	N/A	4-57
CC122	B3-176	Petrilli	N/A	4-58
CC123	B3-177	Walker	N/A	4-58
CC124	B3-178	Cynthia Sumner	N/A	4-58
CC125	B3-179	Judy Carlson	N/A	4-58
CC126	B3-180	Julie Douglass	N/A	4-58
CC127	B3-181	Cam Douglass	N/A	4-58
CC128	B3-182	Rex Lundy	N/A	4-59
CC129	B3-183	Florence Stasch	N/A	4-59
CC130	B3-184	Gordon Glass	N/A	4-59
CC131	B3-186	Diane Geffen	N/A	4-59
CC132	B3-187	Marylin Sketch	N/A	4-59
CC133	B3-188	Leslie Daigle	N/A	4-59
CC134	B3-192	Cam Douglass	N/A	4-60
CC135	B3-193	Mikel Lolo	N/A	4-60
CC136	B3-194	Julie Hutchinson	N/A	4-60
CC137	B3-196	Katitza Schmidt	N/A	4-61
CC138	B3-197	James Stamper	N/A	4-61
CC139	B3-198	Kathryn Kendall	N/A	4-61
CC140	B3-201	Joe Nedza	N/A	4-62
CC141	B3-202	N.H	N/A	4-62
CC142	B3-203	Gail York	N/A	4-62
CC143	B3-204	Vivien and Daniel Hyman	N/A	4-62
CC144	B3-205	Teryn Clarke	N/A	4-62
CC145	B3-207	Paul Doremus	N/A	4-62
DD – Individual Residents (Support)				4-65
DD1	B4-1	Jill Byers	N/A	4-67
DD2	B4-3	Dana Flood	N/A	4-67

4. Response to Comments on the DEIR

Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
DD3	B4-5	Chase Hartsell	N/A	4-67
DD4	B4-6	Lori Labruna	N/A	4-67
DD5	B4-7	David Hutchison	N/A	4-67
DD6	B4-8	Brett Hemphill	N/A	4-67
DD7	B4-10	Brian Flood	N/A	4-67
DD8	B4-12	Steve Horton	N/A	4-67
DD9	B4-14	Melissa Krantz	N/A	4-67
DD10	B4-16	Greg Hall	N/A	4-67
DD11	B4-17	Tom Schriber	N/A	4-67
DD12	B4-18	William Todd Eckert	N/A	4-67
DD13	B4-20	Cynthia Roberts	N/A	4-67
DD14	B4-21	The Whitney Family	N/A	4-67
DD15	B4-22	Chris Cruttenden	N/A	4-67
DD16	B4-23	Nik Froehlich	N/A	4-67
DD17	B4-24	Jon Guerena	N/A	4-67
DD18	B4-26	Fiona Farrell Ivey	N/A	4-67
DD19	B4-28	Chandler Fincher	N/A	4-67
DD20	B4-29	Ryan Fincher	N/A	4-67
DD21	B4-30	Tim Britt	N/A	4-67
DD22	B4-31	Shelley Hoff	N/A	4-67
DD23	B4-33	John Griffin	N/A	4-67
DD24	B4-35	Kelli and John Hamilton	N/A	4-67
DD25	B4-36	Allan/Tiana Roman	N/A	4-67
DD26	B4-37	Pamela H Jensen	N/A	4-67
DD27	B4-38	Kevin Thompson	N/A	4-67
DD28	B4-39	Steven Stein	N/A	4-67
DD29	B4-40	Ed St. Geme	N/A	4-67
DD30	B4-41	Ronald B. Maggard, Sr.	N/A	4-67
DD31	B4-42	Catherine and Mark Dickinson	N/A	4-67
DD32	B4-43	Nazila Armand	N/A	4-67
DD33	B4-45	Kim Cohen	N/A	4-67
DD34	B4-46	Kelly J. Griffin	N/A	4-67
DD35	B4-47	Maria Redman	N/A	4-67
DD36	B4-48	Anne M. Pauley	N/A	4-67
DD37	B4-49	Lorene Kong	N/A	4-67
DD38	B4-51	Janice Grace	N/A	4-67
DD39	B4-54	Jeff Fisher	N/A	4-67
DD40	B4-56	Dr. Lisa Kennedy	N/A	4-67
DD41	B4-58	Cathy Dean	N/A	4-67
DD42	B4-59	Nancy Fries	N/A	4-67
DD43	B4-61	Jill Kormos	N/A	4-67
DD44	B4-62	Larry and Shayna Wein	N/A	4-67
DD45	B4-64	Melissa and Mike Mullane	N/A	4-67
DD46	B4-65	Edie Denning	N/A	4-67
DD47	B4-66	Barbara Scharnell	N/A	4-67

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Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
DD48	B4-67	Jay W. Beasy	N/A	4-67
DD49	B4-69	Roy Newton	N/A	4-67
DD50	B4-70	Julie Means	N/A	4-67
DD51	B4-86	Hannah and Chuck Lee	N/A	4-67
DD52	B4-88	Brigid Cianfrani	N/A	4-67
DD53	B4-89	Danielle Rigali	N/A	4-67
DD54	B4-90	Lori Frome	N/A	4-67
DD55	B4-91	Gena Wueste	N/A	4-67
DD56	B4-92	Justin Wallin	N/A	4-67
DD57	B4-93	John Horton	N/A	4-67
DD58	B4-94	Helena Li	N/A	4-67
DD59	B4-95	Harbilas, Costa	N/A	4-67
DD60	B4-96	Sondra Valentine	N/A	4-67
DD61	B4-97	Bianca Sofonio	N/A	4-67
DD62	B4-98	Karick Brown	N/A	4-67
DD63	B4-99	John W. Hamilton	N/A	4-67
DD64	B4-101	Marymichael Neushul	N/A	4-67
DD65	B4-102	Eric Cernich	N/A	4-67
DD66	B4-103	John D"Angelo	N/A	4-67
DD67	B4-104	Gart Sutton	N/A	4-67
DD68	B4-105	Mark Hartsell	N/A	4-67
DD69	B4-106	Ted Walter	N/A	4-67
DD70	B4-107	Patrick Truninger	N/A	4-67
DD71	B4-108	Jocelyn Janz	N/A	4-67
DD72	B4-109	Stan Dreyfuss	N/A	4-67
DD73	B4-110	Todd Smith	N/A	4-67
DD74	B4-111	Mindy McCartney	N/A	4-67
DD75	B4-112	Grant Garbers	N/A	4-67
DD76	B4-114	Sheri Griffin	N/A	4-67
DD77	B4-115	Katerina Boudova	N/A	4-67
DD78	B4-116	Junko Saber	N/A	4-67
DD79	B4-117	Rob Forrester	N/A	4-67
DD80	B4-118	Max Rivas	N/A	4-67
DD81	B4-119	Laura Weaver	N/A	4-67
DD82	B4-120	Cari Zylstra	N/A	4-67
DD83	B4-121	Bryce R. Mott	N/A	4-67
DD84	B4-122	Lynnette Bennett	N/A	4-67
DD85	B4-123	Jennifer Villariasa	N/A	4-67
DD86	B4-124	Tonia Goldschwartz	N/A	4-67
DD87	B4-125	Francine Horton	N/A	4-67
DD88	B4-126	Jon Spotts	N/A	4-67
DD89	B4-127	Liz Morgan	N/A	4-67
DD90	B4-128	Karis Strauss	N/A	4-67
DD91	B4-129	Michele Barber	N/A	4-67
DD92	B4-130	Marko Barker	N/A	4-67

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Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
DD93	B4-131	Peta Fasulo	N/A	4-67
DD94	B4-132	Pam Spruce	N/A	4-67
DD95	B4-133	Lucie Galvin	N/A	4-67
DD96	B4-134	Thomas Grabiell	N/A	4-67
DD97	B4-135	Jeff Edwards	N/A	4-67
DD98	B4-136	Gretchen Busick	N/A	4-67
DD99	B4-137	JR Walz	N/A	4-67
DD100	B4-138	Lana Swensen	N/A	4-67
DD101	B4-139	Gisela Landreville	N/A	4-67
DD102	B4-140	Shane Cor Bin	N/A	4-67
DD103	B4-141	Nina Elisius	N/A	4-67
DD104	B4-142	Jennifer Healy	N/A	4-67
DD105	B4-143	Danny Newton	N/A	4-67
DD106	B4-144	Teresa Roberts	N/A	4-67
DD107	B4-145	Craig Rodewald	N/A	4-67
DD108	B4-146	ayu esa	N/A	4-67
DD109	B4-147	John Gavin	N/A	4-67
DD110	B4-148	Susana Ertac	N/A	4-67
DD111	B4-149	Nora Storm	N/A	4-67
DD112	B4-150	Harun Ergul	N/A	4-67
DD113	B4-151	Adrienne Cord	N/A	4-67
DD114	B4-152	Todd Jen	N/A	4-67
DD115	B4-153	Mollie Butcher	N/A	4-67
DD116	B4-154	Thomas Ohearn	N/A	4-67
DD117	B4-155	Linda Colleran	N/A	4-67
DD118	B4-156	Steve Winners	N/A	4-67
DD119	B4-157	Terese Harris	N/A	4-67
DD120	B4-158	Tracy Zenz	N/A	4-67
DD121	B4-159	Jennifer Gehl	N/A	4-67
DD122	B4-160	George Wu	N/A	4-67
DD123	B4-161	Kim & John DiGiovanni	N/A	4-67
DD124	B4-162	Peter Richards	N/A	4-67
DD125	B4-163	Courtney Richards	N/A	4-67
DD126	B4-164	Lisa Garvey	N/A	4-67
DD127	B4-165	Kerry Blower	N/A	4-67
DD128	B4-166	Kelly Mabry	N/A	4-67
DD129	B4-167	Preston Hartsell	N/A	4-67
DD130	B4-168	Theresa Hartsell	N/A	4-67
DD131	B4-169	Jan Stark	N/A	4-67
DD132	B4-170	Carol Lewis (The Lewis Family)	N/A	4-67
DD133	B4-171	Lana Swensen	N/A	4-67
DD134	B4-172	Charles R. Black	N/A	4-67
DD135	B4-173	Amy Stewart	N/A	4-67
DD136	B4-174	Nancy Gadol	N/A	4-67
DD137	B4-175	Charles R. Black	N/A	4-67

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Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
DD138	B4-176	Jeff Denning	N/A	4-67
DD139	B4-177	Kymm Binnquist	N/A	4-67
DD140	B4-178	Greg Redman	N/A	4-67
DD141	B4-179	Suzanne Gauntlett	N/A	4-67
DD142	B4-180	Catherine Dean	N/A	4-67
DD143	B4-181	Rebecca Anderson	N/A	4-67
DD144	B4-182	Simone Oberreiter	N/A	4-67
DD145	B4-183	Stacy Gavin	N/A	4-67
DD146	B4-184	John Gavin	N/A	4-67
DD147	B4-185	David Klein	N/A	4-67
DD148	B4-186	Patricia Chinnici	N/A	4-67
DD149	B4-188	James Wayne	N/A	4-67
DD150	B4-190	Murray Davis Horton	N/A	4-67
DD151	B4-191	Jessica Rhee	N/A	4-67
DD152	B4-192	Janel Flanigan	N/A	4-67
DD153	B4-193	Tracy Teteak	N/A	4-67
DD154	B4-194	Gabriela Gilbert	N/A	4-67
DD155	B4-195	Bob Smith	N/A	4-67
DD156	B4-196	Dina Metcalf	N/A	4-67
DD157	B4-197	Greg Hansen	N/A	4-67
DD158	B4-198	Edrie D	N/A	4-67
DD159	B4-199	Karin Lombardo	N/A	4-67
DD160	B4-200	Ceci St.Geme	N/A	4-67
DD161	B4-201	Tay Sandoz	N/A	4-67
DD162	B4-202	patricia rodewald	N/A	4-67
DD163	B4-203	Greg Bartz	N/A	4-67
DD164	B4-204	christine jen	N/A	4-67
DD165	B4-205	Cayson Fincher	N/A	4-67
DD166	B4-206	Carla Fincher	N/A	4-67
DD167	B4-207	Dan Boaz	N/A	4-67
DD168	B4-208	Jennifer Spotts	N/A	4-67
DD169	B4-209	tim wilson	N/A	4-67
DD170	B4-210	John Lucarelli	N/A	4-67
DD171	B4-211	Victor & Natalie	N/A	4-67
DD172	B4-212	Jillian Forrester	N/A	4-67
DD173	B4-213	Scott Tomlinson	N/A	4-67
DD174	B4-214	Ryan Taylor	N/A	4-67
DD175	B4-215	Barry E. Zanck	N/A	4-67
DD176	B4-216	Joe Stefano	N/A	4-67
DD177	B4-217	Peter Cordes	N/A	4-67
DD178	B4-218	Lars Hellgren	N/A	4-67
DD179	B4-219	Ramzi Ammari	N/A	4-67
DD180	B4-221	McRae, Joe	N/A	4-67
DD181	B4-222	Amy Bolt	N/A	4-67
DD182	B4-223	Jef Pene	N/A	4-67

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Number Reference	Appendix Page No.	Commenting Person/Agency	Date of Comment	Page No.
DD183	B4-224	Tracy Pene	N/A	4-67
DD184	B4-225	Shelley Hoff	N/A	4-67
DD185	B4-226	Jay Gooding	N/A	4-67
DD186	B4-227	Marianne Perkins	N/A	4-67
DD187	B4-228	TJ	N/A	4-67
DD188	B4-229	Alyssa Milman White	N/A	4-67
DD189	B4-230	Sabrina Newton	N/A	4-67
DD190	B4-231	John Turner	N/A	4-67
DD191	B4-232	Sally Sun	N/A	4-67
DD192	B4-233	Charlotte Horton	N/A	4-67
DD193	B4-234	Charles Wilcox	N/A	4-67
DD194	B4-235	Jay Torgelson	N/A	4-67
DD195	B4-236	Marshaleen Keith	N/A	4-67
DD196	B4-237	Edie Denning	N/A	4-67
DD197	B4-238	Dan Byers	N/A	4-67
DD198	B4-239	Tiffanie Foster	N/A	4-67
DD199	B4-241	Mark Foster	N/A	4-67
DD200 to DD536	B4-243 – B4-581	Marshaleen Keith (339 Signed letters)	N/A	4-68

4. Response to Comments on the DEIR

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4. Response to Comments on the DEIR

4.1 RESPONSE TO COMMENTS FROM AGENCIES (AA)

4. Response to Comments on the DEIR

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4. Response to Comments on the DEIR

AA1. Response to Comments from Patrick J. Alford, Planning Program Manager, City of Newport Beach, dated March 20, 2017.

Comment letter AA1 was included as Attachment A to the comment letter received from the City of Newport Beach on September 22, 2017, for the RDEIR. Please refer to Section 3, Response to Comments on the RDEIR, Responses A1-1 through A1-122.

4. Response to Comments on the DEIR

AA2. Response to Comments from Johnson P. Abraham, Project Manager, Brownfield Restoration and School Evaluation Branch, dated February 14, 2017.

- AA2-1 Phase I Environmental Site Assessment for Corona Del Mar High School Performing Arts Center & Middle School Enclave (Phase I) was prepared in October 2011, by PlaceWorks (formerly The Planning Center | DC&E). As part of the Phase I, relevant records were reviewed for the CdM MS/HS campus, and determined that no recognized environmental conditions (RECs), historical RECs (HRECs) and other known environmental conditions are associated with the CdM Campus. Additionally, no state funding would be used for the proposed project, and no DTSC oversight is necessary.
- AA2-2 See Response AA1-1 above. There are no known RECs and/or HRECs and no sampling and remedial actions are necessary.
- AA2-3 The proposed project involves redevelopment of existing turf sports field and no building modifications or demolitions involving lead-based paints or products, mercury, asbestos containing materials (ACMs), and polychlorinated biphenyls (PCBs) containing materials would be necessary.
- AA2-4 The project site was not used for agricultural or related activities and no remedial actions are necessary.
- AA2-5 The District will obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Santa Ana Regional Water Quality Control Board (RWQCB).
- AA2-6 If soil and/or groundwater contamination is suspected during grading/construction, construction will be halted and appropriate health and safety procedures will be implemented as stated by the comment. No RECs or HRECs are identified on or near the project site and most groundwater measurements were measured at greater than 20 feet below ground surface (bgs). Contaminated soil and/or groundwater is not anticipated on project site but if suspected, Santa Ana RWQCB and Orange County Health Care Agency will be notified and standard measures will be taken under their supervision.

4. Response to Comments on the DEIR

AA3. Response to Comments from Katy Sanchez, Associate Environmental Planner, Native American Heritage Commission, dated February 26, 2017.

AA3-1 The District received a request from Juaneño Band of Mission Indians – Acjachemen Nation to be notified of projects in which the District is the lead agency under CEQA. The Juaneño Band of Mission Indians – Acjachemen Nation was notified of the proposed project on October 22, 2015, and they responded by stating that they have no comments at this point (Perry 2015). Therefore, the District is in compliance with AB 52.

In response to the initially circulated Draft EIR, Gabrieleno Band of Missions Indians – Kizh Nation submitted a letter stating that the project site lies in an area within the ancestral and traditional territories of Kizh (Kite) Gabrieleno and that a tribal monitor should be present during ground disturbance. In accordance with the request, a mitigation measure requiring monitoring by the affected Native American tribe (i.e., Gabrieleno) representative was provided, and will be implemented by the Mitigation Monitoring Program. The proposed project does not involve any general plan proposals. Therefore, consultation pursuant to SB 18 is not required.

AA3-2 The section provides pertinent statutory information and no response is necessary.

4. Response to Comments on the DEIR

AA4. Response to Comments from Scott Morgan, Director, State Clearinghouse, Governor's Office of Planning and Research, dated March 23, 2017.

AA4-1 This letter acknowledges the District has complied with the State Clearinghouse requirements for the DEIR pursuant to the CEQA. No response further response is necessary.

4. Response to Comments on the DEIR

4.2 RESPONSE TO COMMENTS FROM GROUPS AND ORGANIZASTIONS (BB)

4. Response to Comments on the DEIR

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4. Response to Comments on the DEIR

BB1. Response to Comments from Andrew Salas, Chairman, Gabrieleno Band of Missions Indians – Kizh Nation, dated February 24, 2017.

BB1-1 Comment regarding tribal resources is noted and the District acknowledges that even disturbed sites could potentially contain previously unidentified buried tribal resources.

BB-2 The RDEIR reflected the comment in Mitigation Measure CUL-1. No further response is required.

4. Response to Comments on the DEIR

BB2. Response to Comments from Patricia Martz, Ph D., California Cultural Resource Preservation Alliance, dated February 19, 2017.

- BB2-1 The EIR does take into consideration California Laws Governing the Inadvertent Discovery of Native American Human Remains and associated Grave Goods. As stated in the Initial Study (Appendix A2), section 3.5(d), human remains, including those interred outside of formal cemeteries would be treated pursuant to the existing California Health and Safety Code (CHSC) section 7050.5. CHSC, section 7050.5, requires that in the event that human remains are discovered within a project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. Where existing regulation already addresses an impact to a less than significant level, no mitigation is necessary.
- BB2-2 The District is in compliance with AB 52 and a Native American monitoring will be provided during grading.
- BB2-3 The District acknowledges that pursuant to CCR Title 14, Chapter 3 15126.4 (b) (3) (A), preservation in place is the preferred manner of mitigating impacts to archaeological sites. The RDEIR's Mitigation Measure CUL-1 reflects this point. Notwithstanding, no permitted actions with the California Coastal Commission or other permitted agencies requiring preservation in place is necessary.
- BB2-4 As stated in Mitigation Measure CUL-1, once the determination is made pursuant to CEQA Guidelines Section 21083.2, appropriate mitigating actions, including preservation in place, will be taken so that impacts are reduced to a less than significant level.

4. Response to Comments on the DEIR

BB3. Response to Comments from Jeremy S. Johnson, Bremer Whyte Brown & O'Meara LLP, dated March 4, 2017.

- BB3-1 Comment describes the past occasions where the comment was submitted for the Project and cites a court case (Laurel Heights Improvement Ass'n v. Regents of University of California (1988) 47 Cal.3d 376, 391). Comment is noted and no response is necessary.
- BB3-2 Please see Master Responses 2.1.5, Economic or Social Effect.
- BB3-3 Light and glare impacts were determined to be less than significant. No evidence supporting how residents will be victims of excessive glare or light is not provided. No changes to the EIR is required.
- BB3-4 The DEIR has been recirculated and there is no Community Plan Alternative 1. The RDEIR identified Alternative 1: No Project Alternative and Alternative 3: Two Fields, No Light, as environmentally superior alternative. The Board will consider the proposed project and three project alternatives included in the RDEIR.
- BB3-5 The comment is no longer applicable. The RDEIR determined that operational noise impacts would be less than significant.
- BB3-6 The RDEIR substantiated that the proposed project would not result in significant noise impact. Additionally, please refer to Master Responses 2.1.6, *Economic or Social Effects*.
- BB3-7 Please refer to Responses to B1-6 through B1-10 in Section 3, Response to Comments on the RDEIR.
- BB3-8 Please see above response BB3-4.
- BB3-9 Comment is noted and has been forwarded to the Board for consideration.

4. Response to Comments on the DEIR

BB4. Response to Comments Jason Hobbs, President, Eastbluff Community Homeowners Association, dated March 22, 2017.

- BB4-1 Please refer to Response B2-1.
- BB4-2 Please refer to Response B2-3
- BB4-3 The project description and the EIR analysis were revised to reflect the adopted Board Resolution No. 28-02-17 and the EIR was recirculated for review and comment.
- BB4-4 The revised project description reflects the revised Facilities Use Policy BP1330(a), Use of School Facilities, and revised Rules and Regulation for Use of School Facilities Under the Civic Center Act.
- BB4-5 The project description and the EIR analysis were revised to eliminate varsity football games.
- BB4-6 This comment supports an alternative with two fields, no lights, and a bleacher seat capacity of 664 seats. This alternative was included as Alternative 3: Two Fields, No Lights, in the RDEIR. No PA system would be installed as part of this alternative and the Field 1 location is roughly in the same location as the existing track and field and the Field 2 location has also be moved as far away from Vista Del Oro as possible.
- BB4-7 Please refer to Response B2-7.
- BB4-8 Please refer to Response B2-13.
- BB4-9 Please refer to Response B2-14.
- BB4-10 “Fully shielded” is defined in the EIR as “A luminaire emitting no light above the horizontal plane.” However, “full cutoff” is not defined in the EIR and was used interchangeably with the fully shielded luminaire. However, full cutoff design is an old term, no longer recognized in the industry. Therefore, the changes were made to the project description accordingly as shown below.

Page 3-17, Section 3.4.1, *Proposed Land Use, Lighting System*, is hereby modified as follows per comments.

Option A. Nighttime lighting would be provided by four 80-foot light poles, two on the back side of the south side bleachers and two on the north side of the main field. The locations of the light poles are shown in Figure 3-4, *Option A Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. The new lighting improvements would use Musco Lighting’s Green Generation lighting system, supporting 14 metal halide luminaires on each galvanized steel pole for a total of 56 individual fully shielded luminaires. Each luminaire would be a 1500-watt MZ lamp type with 134,000 design

4. Response to Comments on the DEIR

lumens per lamp using 87.58 average kW. The proposed lighting control system would have various lighting modes programmed for different events. The football and soccer modes would average approximately 50 foot-candles on the sports field. The football mode (50 foot-candles) represents the maximum lighting level used at the field.

Option B. Identical nighttime lighting systems would be used on Field 1 as for Option A and four 70-foot light poles are proposed on Field 2. The locations of the light poles are shown in Figure 3-5, *Option B Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. As with Option A, Musco Lighting's Green Generation lighting system would be used with 12 1500-watt MZ lamp type per pole for a total of 48 fully shielded luminaires. An average of 75.07 kW would be used per luminaire with 134,000 design lumens.

- BB4-11 Please refer to Response B2-24.
- BB4-12 Please refer to Response B2-27.
- BB4-13 Please refer to Response B2-28.
- BB4-14 Please refer to Response B2-29.
- BB4-15 Views 3 and 4 are 2339 Aralia and 807 Aleppo, respectively. Additional comparative community views and simulations have been created. Please see Figures 1 through 12 in Master Responses 2.1.2.4, *Additional Visual Simulations*.
- BB4-16 Views 3 and 4 are 2339 Aralia and 807 Aleppo, respectively.
- BB4-17 Please refer to Response B2-29.
- BB4-18 The light levels standards for streets were included as informational purposes and the significance threshold used for the lighting analysis is presented in Master Responses 2.1.2.1, Significance Threshold.
- BB4-19 Please refer to Response B2-34.
- BB4-20 Please refer to Response B2-35.
- BB4-21 Please refer to Response B2-36.
- BB4-22 Please refer to Response B2-37.
- BB4-23 Please refer to Response B2-38.
- BB4-24 Please refer to Master Responses 2.1.3.1 Traffic/Parking.
- BB4-25 The RDEIR states that "It should be noted that typical school activities occur between 8:00 AM and 3:00 PM, outside of the PM peak hour between 4:00 PM and 6:00 PM."(page

4. Response to Comments on the DEIR

5.9-40). Revising the RDEIR to reflect the school's early bell schedule is not critical in the EIR analysis.

The parking counts taken at CdM provides a snapshot of typical school operation, and is provided for informational purposes. However, this information was used in the EIR analysis to demonstrate that adequate parking capacity is provided for the proposed project. It is reasonable to assume that the pool and tennis courts were open but no spectator events at these facilities were occurring. There is no way of knowing for sure if on-street parking spaces were being used by persons using on-campus facilities or sports fields. However, only 39 of 246 available spaces were occupied, and these offsite spaces were not counted toward the CdM parking capacity. The RDEIR determined that no TMP is necessary.

The CdM campus does not currently have lighting to conduct evening sporting events. Therefore, a parking counts were taken at Estancia HS. Please refer to Master Responses 2.1.3.2 *Parking*. A revised analysis is not necessary and no recirculation is required.

BB4-26 Please refer to Response B2-41.

BB4-27 Please refer to Response B2-42.

BB4-28 The RDEIR provided project alternatives summary tables in Table 7-1 and 7-2. Also see Response B2-42.

BB4-29 Please refer to Response B2-43.

BB4-30 Please refer to Response B2-44.

Response to Comments to Attachment dated May 23, 2016.

BB4-31 This comment is attachment to the DEIR comment and provides comments to the Recirculated Initial Study prepared for the CdM MS/HS sports field project. The comment provides Eastbluff Association's description of the existing conditions and the negative impacts of the proposed project. The comment expressed strong concern over the project and requests work with the District to establish a process to meet with the Board and change project design. The stated environmental concerns regarding increased noise, glare from lights, and increased traffic and parking impacts were evaluated in the EIR and no significant and unavoidable impacts were identified.

BB4-32 These comments are related specifically to the Recirculated Initial Study. Eastbluff Association provided separate specific comments to the DEIR and the RDEIR. No response to the Recirculated Initial Study is required.

BB4-33 This attachment is an overview of the community survey results and feedback from various association meetings, workshops, and discussions held by the community

4. Response to Comments on the DEIR

members, school officials, and N-MUSD Trustees. The comment contains the Eastbluff Association's description of the existing problems and analysis of the environmental impacts. The comments are noted and were considered during the preparation of the EIR.

- BB4-34 The comment provides description of the Eastbluff community and the issues that the community currently faces.
- BB4-35 The comment describes the existing parking and access around the Eastbluff community. The comment also states that the intersection of Alba Street and Eastbluff Drive is heavily impacted by school traffic. The RDEIR Section 5.9, *Transportation and Traffic*, provides existing access and roadway system around the project site vicinity, including Eastbluff Drive and Alba Street. The traffic analysis substantiated that the Eastbluff Drive and Alba Street intersection would not be significantly impacted by the proposed project.
- BB4-36 The listed roadway configurations and parking limitations were included in the RDEIR Section 5.9, *Transportation and Traffic*.
- BB4-37 The proposed project would allow event after 4 PM. However, the proposed project would not increase the current bleacher seat capacity and Mitigation Measure TRAN-1 also limits other activities that occur oncampus when there are full-capacity events at the proposed sports fields. Please refer to Master Responses 2.1.3.2, *Parking*.
- BB4-38 Comments are noted. However, the EIR substantiated that the proposed project would not result in significant parking impacts.
- BB4-39 Comments are noted. However, the EIR substantiated that the proposed project would have less than significant impacts related to parking, noise, and aesthetics to homes on Arbutus Street and Alta Vista Drive.
- BB4-40 Aleppo Street and Bellis Street were not specifically studied for traffic impacts, however, the Bison Avenue and Jamboree Road intersection was evaluated as part of the traffic study. The analysis did not find significant impacts to this intersection in any of the evaluated scenarios. Although no specific visual simulations were performed on Bellis Street, views form Aleppo Street illustrates general character of the views from Bellis Street. Visual simulations were performed from 807 Aleppo Street (see Figures 4 through 6). The visual simulations demonstrated that visual impacts would not be significant.
- BB4-41 The RDEIR Section 5.6 Noise, Figures 5.6-3 and 5.6-5, Predictive Noise Modeling Level Contour Maps demonstrated that homes to the east beyond Aralia Street are generally in the 45 to 50 dBA L_{eq} range, not exceeding the exterior noise level significance threshold level of 55 dBA. Significant noise impacts to Alder Street, Almond Street, and Bellis Street would not occur.
- BB4-42 Please refer to Response BB4-40.

4. Response to Comments on the DEIR

- BB4-43 The comment includes Eastbluff Homeowner's survey results. The survey generally supports the track and field replacement but are extremely concerned about the scope of the project, event noise, light, lack of parking, increased traffic congestion, number of events, day time of the field use, and the potential to rent the facility for outside use. These issues were addressed in the EIR and impacts were found to be less than significant. The survey results have been forwarded to the Board for consideration.
- BB4-44 The existing problems from CdM campus parking lot lights and the noise from the swimming pool are noted. However, they are existing conditions and not specifically addressed in the EIR.
- BB4-45 The comment expresses concern over future parking restriction by private streets and its overflow impact on other streets. The EIR determined that there is adequate on-campus parking capacity to accommodate the proposed project.
- BB4-46 The comment summarizes the survey result and provides recommendations. The stated issues concerning aesthetics, light and glare, noise, traffic, trash, pedestrian safety, emergency vehicle access, and parking capacity were evaluated in the EIR and all impacts were found to be less than significant.

4. Response to Comments on the DEIR

BB5. Response to Comments from John S. Peterson, Peterson Law Group, dated March 22, 2017.

- BB5-1 The project description has been revised and the EIR was recirculated. This comment is no longer applicable.
- BB5-2 The comment provides legal definition and court cases pertaining to baseline. No specific comment was provided and no response is necessary.
- BB5-3 The DEIR has been recirculated and the RDEIR includes Option B with a second field. This comment is no longer applicable.
- BB5-4 The RDEIR contains visual simulations showing existing conditions and with project conditions. These existing conditions and comparative visual simulations provide adequate data to show what the light and glare impacts would be on surrounding neighborhood. Therefore, adequate baseline conditions have been established. The RDEIR also provides a significance threshold value of 0.8 fc for the analysis.
- BB5-5 The RDEIR stated that “While the lighting at the CdM swimming pool is an existing condition, the glare from these lights was identified as a concern by community members.” The District acknowledges that this is a concern for the community members. However, the EIR does not use this concern as the standard by which environmental impacts were analyzed in the EIR. This statement is true, and the EIR has addressed the lighting issues under proper existing baseline.
- BB5-6 The significance threshold of 0.8 fc is still applicable in the RDEIR. Please refer to Master Responses 2.1.2, Lighting, for discussion on the significance threshold for lighting impact. The comment that the EIR distorted the baseline is not supported by any evidence. Mitigation Measure AE-1 will ensure that lighting levels after the project do not exceed the established threshold level of 0.8 fc, and will take account for the combined effect of the lighting sources. The EIR provided adequate baseline conditions for the lighting impact analysis by providing existing conditions photographs and post project visual simulations.
- BB5-7 The visitor side bleacher was eliminated from the project and the EIR was recirculated with the revised project description. The comment is no longer applicable.
- BB5-8 The noise analysis in the RDEIR included swimming pool noise in the modeling.
- BB5-9 Please refer to response to Attachment A, ACENTECH comments below (Responses starting BB5-19 and on).
- BB5-10 The comment provides regulations and court cases pertaining to mitigation measures. No specific comment was provided and no response is necessary.

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- BB5-11 Proposed mitigation measures were included as part of the RDEIR and are available for review and comment. A Mitigation Monitoring Program will be adopted when the Board approves findings pursuant to Section 21081 upon completion of a certified EIR. Circulation of the Mitigation Monitoring Program along with the RDEIR is not required.
- BB5-12 Mitigation Measure AE-1 is adequate and does not require further articulation of specific methods. The mitigation is feasible and does not need to state that the measurement should be taken at night while the baseline lighting conditions are present. The mitigation measure is provided to confirm that the lighting plan and footcandle data contained in the EIR provided reliable information. The mitigation measure not need to delineate in detail what the baseline condition should be. The EIR presented what the baseline conditions are in the figures that showed before and after project conditions, and the field light measurement will be performed with these exiting lighting sources present. Changes to the EIR are not required.
- BB5-13 Mitigation Measure N-1 specifies examples of good-neighbor policy, which includes erecting a sign and posting of prohibited activities. The public has opportunity during this CEQA process to comment on the mitigation measure before it is adopted in the Mitigation Monitoring Program.
- BB5-14 The stated mitigation measures eliminated in the RDEIR. Please refer to new Mitigation Measure N-2, which eliminates PA system from the design. The comment is no longer applicable.
- BB5-15 The stated mitigation measures eliminated in the RDEIR. No sound barrier is necessary to reduce project's noise impacts. The comment is no longer applicable.
- BB5-16 The project description was revised to state that the proposed project would not increase its current bleacher capacity of 664 seats on Field 1 and 200 seats in Field 2. Therefore, the Traffic Study was revised and the RDEIR was recirculated with the updated information. The RDEIR indicated that the District would manage other oncampus activities through facility permit approval to ensure that traffic impacts are reduced to a less than significant level. There would be adequate parking oncampus, and no traffic management program or shuttle service would be required. No further response is necessary.
- BB5-17 The project description was revised to include a second two field option, which includes a second field farther set back from Vista Del Oro. Although a possible future JV softball field is delineated in the RDEIR, this is not a known environmental condition to be solved for in the future as asserted by the comment. The RDEIR simply acknowledging this possibility and there is no plan or funding to proceed with this possibility. Development of a JV softball field would not reduce any significant impact of the project and is not warranted to be considered as part of alternative discussion. The JV softball field is not a part of the proposed project to be considered. No changes to the EIR is required.

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- BB5-18 The comment expresses the support for the two fields with no light plan. Option B of the proposed project provided Field 1 location in roughly the same location as its current location. No specific comments to the EIR was referenced. The comments have been forwarded to the Board for consideration.

Exhibit A to Comment Letter BB5 – Response to Comments from ACENTECH

- BB5-19 The comment provides summary of specific comments listed in the following section. Response to specific comments are provided below.
- BB5-20 The comment does not address the adequacy of the EIR and no response is necessary.
- BB5-21 The comment does not address the adequacy of the EIR.
- BB5-22 Many of the table number references within the regulatory setting of the Noise section of the DEIR were mistakenly marked one number up (e.g. Table 5.6-7 was marked as 5.6-8; Table 5.6-8 was marked as 5.6-9). These table number references were corrected in the RDEIR.
- BB5-23 The RDEIR included the nighttime interior noise limit, consistent with Table N3 of the Newport Beach Noise Element, in Table 5.6-11 or the RDEIR.
- BB5-24 Policy N 1.1 was intended to reference the exterior noise standards shown in Table 5.6-8 (not 5.6-9) of the DEIR. The Noise Compatibility Table included in the DEIR is from the California Office of Noise Control, where Noise Element Policy N 1.1 references Noise Compatibility Table N2.
- Table N2, Land Use Noise Compatibility Matrix, of the Newport Beach Noise Element was provided in the RDEIR as Table 5.6-8.
- BB5-25 The table references are correctly identified in the RDEIR.
- BB5-26 Please refer to Master Responses 21.4.1, Noise, Significance Threshold. The District is not required to comply with the City's ordinance. Furthermore, the City's Noise Ordinance Section 10.26.035(A) exempts sporting events and recreational activities sponsored or co-sponsored by the Newport-Mesa Unified School District. Therefore, the propose events at the CdM sports field(s) would be in compliance with the City's ordinance, and would not operating under the laws of the City. The proposed project would not result in a significant noise impact.
- BB5-27 Mitigation Measure N-1 removes the use of a PA System from the project under Option A and no PA system is proposed in Option B. Municipal Code Section 10.32.060 does not apply to the analysis included in the RDEIR.

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- BB5-28 As explained in this comment, the DEIR indicates that season games start between 3 PM to 7 PM. All short-term measurements were conducted within this timeframe. The comment letter states that since many of the noise measurements were conducted around rush hour, the ambient noise environment described by the short-term measurements could be higher than the quietest time period within the 3 PM to 7 PM timeframe. Therefore, the RDEIR was revised so that the ambient noise environment described is based on the long-term (24-hour) measurements, specifically the quietest 1-hour period between 3 PM and 10 PM.
- BB5-29 The assumption is correct and the comment is noted.
- BB5-30 This monitoring location description was corrected and properly included in the RDEIR.
- BB5-31 In the RDEIR, this Table was updated with the correct CNEL value for monitoring location N-6, per Appendix F (58 dBA instead of 57 dBA).
- BB5-32 This comment speculates by assuming that a 7 dB reduction from 9 PM to 10 PM resulted from school activities stopping. This assumption is unreasonable, because there are currently no outdoor activities or heavy school-related traffic during that time. Nighttime noise environments within suburban areas are typically much quieter than an evening noise environment; the 7 dB reduction from 9 PM to 10 PM could have resulted from traffic reduction, a change in air traffic, or a decrease in normal residential operations.
- Based on this speculation, this comment requests for the analysis to use the measured nighttime ambient noise level to determine an appropriate daytime noise threshold. Since 1) the 7 dB reduction from 9 PM to 10 PM is unrelated to school operations, and 2) project-related operations will not occur past 10 PM, this comment is unreasonable and will not accurately describe the expected project-related noise increase. No change was made in the RDEIR.
- BB5-33 The Noise Modeling Analysis accounted for various receptors around the project area that would potentially experience a project-related noise increase. Figure 5.6-3 and 5.6-5 in the RDEIR (Figure 5.6-3 in the DEIR), provide Predictive Modeling Noise Level Contour Map(s), showing a graphical depiction of the project area that includes all potentially impacted receptors, including the residences that are located within close proximity to the project site (note: the proposed project no longer includes visitor side bleachers). The aerial photograph clearly shows the area and is not misleading. Further, the RDEIR includes a focused building façade analysis that estimates the noise exposure at the nearest receptors mentioned in the comment letter.
- BB5-34 In order to represent a worst-case noise environment around the project site, the RDEIR analyzed the noise environment using the quietest hourly long-term measurement within the expected time-period of stadium events (3 PM to 10 PM).

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For clarity, a column was added in Table 5.6-13 of the DEIR (Table 5.6-15 of the RDEIR) to show the measurement location associated with each modeling location. In order to represent a worst-case noise environment around the project site per the comment, the RDEIR analyzed the noise environment using the quietest hourly long-term measurement within the expected time-period of stadium events (3 PM to 10 PM).

BB5-35 Per the comment, the ambient noise levels used in the DEIR noise model was revised in the RDEIR. In order to represent a worst-case noise environment around the project site, the RDEIR analyzed the noise environment using the quietest hourly long-term measurement within the expected time-period of stadium events (3 PM to 10 PM).

The noise analysis included receiver locations around the project site that were not affected by the project analysis, however, Predictive Modeling Noise Level Contour Map(s) were included that shows the noise exposure of all potentially impacted receptors, including the residences that are located within close proximity to the project site. To further clarify this issue, the RDEIR included a focused building façade analysis for all of the potentially impacted receptors.

BB5-36 The use of a PA System was removed with Mitigation Measure N-2 of the RDEIR. A significant noise level increase of 3 dB is appropriate for the purposes of the RDEIR noise analysis.

BB5-37 The ambient noise levels used in the DEIR noise model was as indicated in Response BB5-35. Rather than using the nearest ambient measurement to estimate each modeling location, the RDEIR analyzed the noise environment using the quietest hourly long-term measurement within the expected time-period of stadium events (3 PM to 10 PM).

BB5-38 The “19 evaluated locations” that exceed the municipal code refers to the modeling locations, not the total number of residences. Further, as mentioned above, the estimated ambient noise environment was revised in the RDEIR per a request included in this comment letter.

BB5-39 This comment is concerning our significance determination threshold: An increase of 3 dB or more over the municipal code limit. Please refer to Master Responses 2.1.4, *Noise*.

BB5-40 To further clarify the project-related noise exposure of the most impacted receptors, the RDEIR includes a focused building façade analysis that estimates the noise exposure at the nearest receptors mentioned in the comment letter., particularly the properties that are within 350 feet to the north of the proposed project site.

BB5-41 The comment letter disagrees with many of the analysis methods included in the DEIR noise analysis, and states that there will be a significant impact at the residential receptors in close proximity to the project site. Section 5.6.6, Level of Significance Before Mitigation, and Section 5.6.8, Level of Significance After Mitigation clearly states that the

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DEIR noise analysis before and after mitigation will result in a significant and unavoidable noise impact at the nearest residential receptors, which agrees with the ultimate conclusion stated in the Acentech comment letter.

The project description associated with the RDEIR has substantially changed, and the noise analysis has been reanalyzed according to those changes. Project-related noise impacts associated with the updated project description is less than significant with mitigation for Option A, and less than significant for Option B.

4. Response to Comments on the DEIR

BB6. Response to Comments from Mark Hopkins, Legal Liaison and Director, The Bluffs, dated March 22, 2017.

- BB6-1 The comment provides introduction and no specific EIR comment was provided. No response is necessary.
- BB6-2 The comment expresses its support for the two fields with no light and no PA system plan and does not address the adequacy of the EIR. The comment has been forwarded to the Board for consideration.
- BB6-3 The comment states that the Newport City Community noise standard for exterior of residences is 50 dB maximum. This is incorrect. The standard is 55 dB. Please refer to Master Responses 2.1.4, *Significance Threshold*.
- BB6-4 Musco lighting provides professional modeling data and there is no evidence that the lighting plan from Musco is flawed or unreliable. The comment is speculative and no further response is required.
- BB6-5 The sports field(s) would be operated in accordance with the use policy as stated in Chapter 3 of the RDEIR. The comment suggesting that the policy is meaningless since the swimming pool lights have been left on all night have not been substantiated. The field lights will be programmed in accordance with the allowed hours per the field use policy. If the swimming pool was left all night in the past, the issue has been remediated and the swimming pool light is also programed to be turned off by a certain hour. The swimming pool lighting is part of existing conditions, and the proposed lighting height would allow different lighting conditions as shown in the visual simulations contained in the RDEIR Section 5.1, *Aesthetics*.
- BB6-6 LED lighting levels are provided in Appendix D. However, because the proposed metal halide would result in less than significant lighting impact, it was determined that LED lighting was not necessary.
- BB6-7 The EIR was recirculated with lighting on the second field. The comment was addressed by the RDEIR.
- BB6-8 The EIR was recirculated with the current bleacher seat capacity of 664 pursuant to the Board Resolution No. 28-02-17.
- BB6-9 The pepper trees will be replaced with new landscaping.
- BB6-10 The recirculated EIR did not identify any significant and unavoidable noise impact and no sound attenuation wall would be necessary. Without the PA system, no additional sound attenuation wall is required. The comment is no longer applicable.

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BB6-11 The comment expresses an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for consideration.

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BB7. Response to Comments from Katherine Johansen, Trident Management, LLC, dated March 16, 2017.

- BB7-1 The comment provides introduction and requests that specific impacts are addressed in the mitigation measures.
- BB7-2 The comment states that the traffic study did not account for overlapping events such as sporting events during school hours, events occurring at OLQA Church/School. The proposed project would allow evening use of the sports fields. A parking survey was conducted on March 4, 2016 at 6 PM, 7 PM, and 8 PM, which indicated that approximately 84 percent of street parking and 89 percent of on-campus parking as unoccupied. The proposed project would affect evening hour activities and would not affect parking during school hours.
- BB7-3 The Traffic Study took existing traffic counts to account for the existing traffic flows around the CdM campus. As stated by the comment, both institutions could have events on the same day and times. The District cannot control the events occurring at OLQA but would control on-campus activities to ensure that the traffic impacts are reduced to a less than significant level. The traffic flow resulting from the proposed project would be less than traffic flow currently occurring during normal school hours, and physical improvements as mitigation measures are necessary to promote optimum traffic flow.
- BB7-4 As stated under Impact 5.9-4, the minimum fire access road width required by the California Fire Code is 20 feet and the City of Newport Beach requires minimum width of the street for public fire access to be 36 feet with parking allowed on both sides (Newport Beach 2016). Mar Vista Drive and Vista Del Oro are local streets that are approximately 40 feet wide, providing adequate width for an emergency vehicle to pass through even with street parking on both sides of the streets. The proposed project would not result in inadequate emergency access.
- BB7-5 The traffic study did not assume that sporting events will only take place on the weekends. The statement does not mean that the trips would only occur during weekends. The statement means that although the traffic study was prepared assuming a full-capacity event, this full-capacity event trips would not be generated on daily basis throughout the year. Furthermore, it should be noted that the project description was revised so that there would not be any varsity football game at CdM and the full capacity event refers to 864 spectators generating 564 total trips. The EIR is not flawed and no changes to the EIR is required.
- BB7-6 Comment is noted. The comment does not address adequacy of the EIR.
- BB7-7 The proposed project would not increase the current bleacher seat capacity of 664 seats. The traffic study was revised to include the existing 200 portable bleacher seats on other campus athletic facilities. The Revised Traffic Study reflect the existing traffic occurring

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- around the CdM campus. The proposed project would accommodate the existing CdM programs and no expansion of facilities would occur. Traffic impacts were determined to be less than significant with Mitigation Measure TRAN-1 that limits other on-campus activities.
- BB7-8 The proposed project would not affect the exiting parking during school hours. The RDEIR determined that there would be adequate parking supplies to accommodate the proposed sports fields.
- BB7-9 The proposed project would not increase the existing bleacher seat capacity of the CdM campus. A parking count was taken and was reflected in the parking supply and demand analysis. The analysis does not double count available parking spaces oncampus and account for other school-related activities. The proposed project would not result in inadequate parking capacity and no mitigation for parking impact is required, including a parking structure.
- BB7-10 There are adequate on-campus parking supplies to accommodate the proposed project without using the offsite street parking. Consideration of OLQA Church parking capacity is not warranted.
- BB7-11 There are adequate on-campus parking supplies to accommodate the proposed project and overflow parking is not required.
- BB7-12 With the reduce bleacher seat capacity of 664 seats in Field 1 and 200 seats in Field 2, less than significant parking impacts were identified and no traffic management plan is warranted.
- BB7-13 The noise analysis examined the effects of spectator events. The proposed project would not include a PA system under both options. Although a PA system/amplified equipment was proposed under Option A, Mitigation Measure N-2 removed the PA system from its design.
- BB7-14 The impacts of additional trash is addressed in the RDEIR in Section 5.1, *Aesthetics*, under Impact 5.1-2 (page 5.1-31) and the impacts related to storm water is addressed in Section 5.5, *Hydrology and Water Quality*.

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4.3 RESPONSE TO COMMENT FROM RESIDENTS IN OPPOSITION (CC)

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4. Response to Comments on the DEIR

CC1. Response to Comments from Ted Winston, dated February 8, 2017.

CC1-1 The comment does not address the adequacy of the EIR. Please refer to Maser Response 2.1.1.1 General Opposition. The comment has been forwarded to the Board for further consideration. No response is necessary.

CC2. Response to Comments from Brenda & John Peterson, dated February 18, 2017.

CC2-1 The comment does not address the adequacy of the EIR. Please refer to Maser Response 2.1.1.1 General Opposition. The comment has been forwarded to the Board for further consideration. No response is necessary.

CC3. Response to Comments from Craig Brown, dated February 22, 2017.

CC3-1 The comment does not address the adequacy of the EIR. Please refer to Maser Response 2.1.1.1 General Opposition. The comment has been forwarded to the Board for further consideration. No response is necessary.

CC4. Response to Comments from Pam Bunker, dated February 27, 2017.

CC4-1 This section of the comment letter is commenter opinion and does not address the adequacy of the EIR. Please refer to Master Responses 1.1.1 Adequacy of EIR, 2.1.2, Lighting, and 2.1.4, Noise. Adequate mitigation measures have been provided to reduce noise impacts, and impacts were determined to be less than significant. No changes to the EIR are required. The comment has been forwarded to the Board for further consideration.

CC5. Response to Comments from Bob Montgomery, dated February 28, 2017.

CC5-1 This section of the comment letter is commenter opinion and does not address the adequacy of the EIR. Please refer to Master Responses 1.1.1 Adequacy of EIR, 2.1.2, Lighting, and 2.1.4, Noise. Adequate mitigation measures have been provided to reduce noise impacts, and impacts were determined to be less than significant. No changes to the EIR are required. The comment has been forwarded to the Board for further consideration.

CC6. Response to Comments from James Petrilli, dated May 28, 2016.

CC6-1 The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. The commenter's opinion is forwarded to the Board for consideration.

CC6-2 No varsity football would be played at the CdM sports fields. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. The commenter's opinion is forwarded to the Board for consideration.

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CC6-3 This alternative plan has been submitted previously to the Board for consideration and does not address the adequacy of the EIR. No further response is necessary.

CC7. Response to Comments from James Kerrigan, dated March 1, 2017.

CC7-1 The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. The commenter's opinion is forwarded to the Board for consideration.

CC7-2 It is not true that entire discussion on No Project Alternative is on sentence. Alternative 1: No project alternative is discussed in Section 7.4 of the RDEIR. Table 7-3 of the RDEIR also includes a summary of ability of each alternative to meet the project objectives. Also see Response B2-42 in Section 3, Response to Comments on the RDEIR to this FEIR.

CC7-3 The comment is speculative and does not address the adequacy of the EIR.

CC7-4 The alternative analysis was prepared appropriately in accordance with the purpose and scope of alternative as outlined in Chapter 7 of the RDEIR. Please also refer to Master Responses 2.1.1, Adequacy of the EIR.

CC7-5 The significance thresholds for each topic of the EIR was provided in accordance with the CEQA Guidelines. Please refer to Master Responses 2.1.1.1 General Opposition.

CC8. Response to Comments from Steve and Judy Jones, dated March 1, 2017.

CC8-1 The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.4, Noise, 2.1.3, Traffic/Parking, and 2.1.5.1, Property Values and Quality of Life. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

CC9. Response to Comments from Nancy Kerr, dated March 1, 2017.

CC9-1 The comment asserts that the commenter supports two artificial turf fields, replacement of existing bleachers with the same number of seats, removal and replacement of pepper trees along Vista Del Oro, new security fence/wall surrounding the sports fields, and access to the sports fields from the rear parking lot. The EIR provides project description that meet the District's objectives in Chapter 3, *Project Description*. The EIR was recirculated with the revised project description that provided two artificial turf field as Option B, reduced the bleacher seat to 664 seats on Field 1, removal and replacement of trees along Vista Del Oro, and security fencing around the sports fields. Access to the sports field from the rear parking lot is not included as part of the proposed project. The revised project description was under the direction of the Board. The location of the second field was reconfigured to provide greater distance from the residences north of Vista Del Oro

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and the main field location under Option B would be on the roughly the same location as the existing field. No further response is necessary.

- CC9-2 The RDEIR revised the project description per the Board's direction. The Board did not instruct the District staff to change the project description per the NCRG Alternative Plan. However, the second field was relocated, and permanent lights on two fields were included as Option B. No significant and unavoidable noise impacts were found in the RDEIR. No bleacher design features were deemed necessary to reduce noise impacts.
- CC9-3 The comment asserts that the EIR is inadequate because it did not analyze the NCRG alternative plan. The comment is an opinion and no substantial evidence was provided. However, the revised project closely matches the NCRG alternative plan and the EIR was recirculated for public review.
- CC9-4 The comment is an opinion and does not address the adequacy of the EIR. The comment is noted and has been forwarded to the Board for consideration.

CC10. Response to Comments from Carol Johnson, dated February 16, 2017.

- CC10-1 The comment is an introduction to the following comment and no response is required.
- CC10-2 The comment provides various concerns and objections to the project without specific reference to the adequacy of the EIR. The raised concerns and objections were reviewed in the RDEIR and no significant impacts were found. Please refer to appropriate sections of the RDEIR and also see Master Responses. No changes to the EIR is required.

CC11. Response to Comments from Bill Fallon, dated March 7, 2017.

- CC11-1 The project has been revised to eliminate visitor side bleachers and limit the bleacher seats to the current 664 seats. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. The commenter's opinion is forwarded to the Board for consideration.

CC12. Response to Comments from Sally Shipley, dated March 7, 2017.

- CC12-1 The project has been revised to eliminate visitor side bleachers and limit the bleacher seats to the current 664 seats. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition, 2.1.3 Traffic/Parking. The commenter's opinion is forwarded to the Board for consideration.

4. Response to Comments on the DEIR

CC13. Response to Comments from Matt Parks, dated February 24, 2017.

- CC13-1 The comment supports two fields with no light alternative. Comment is noted and has been forwarded to the Board for consideration. Please refer to Master Responses 2.1.2, *Lighting*. This comment does not address the adequacy of the EIR. The comment expressed is an opinion that will be forwarded to the Board for further consideration.

CC14. Response to Comments from Beverly Lallande, dated March 10, 2017.

- CC14-1 The project has been revised to eliminate visitor side bleachers and limit the bleacher seats to the current 664 seats. Traffic, parking, and noise impacts have been reduced from the previously circulated DEIR. The comment does not address the adequacy of the EIR. Please refer to appropriate analysis section of the RDEIR for traffic and parking impacts, and also Master Responses 2.1.3 Parking/Traffic. The commenter's opinion is forwarded to the Board for consideration.
- CC14-2 Adequate emergency access is provided as discussed in the RDEIR Section 5.9 Transportation/Traffic, Impact 5.9-4. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. The commenter's opinion is forwarded to the Board for consideration.

CC15. Response to Comments from Lorraine Campanaro, dated March 12, 2017.

- CC15-1 The comment provides generation opposition to the project due to traffic, lighting, and noise. The project does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition.
- CC15-2 The project has been revised to eliminate visitor side bleachers and limit the bleacher seats to the current 664 seats. Traffic, parking, and noise impacts have been reduced from the previously circulated DEIR. The comment does not address the adequacy of the EIR. Please refer to appropriate analysis section of the RDEIR for traffic and parking impacts, and also Master Responses 2.1.3 Parking/Traffic. The commenter's opinion is forwarded to the Board for consideration.
- CC15-3 There would not be any increase in bleacher seat capacity of 664 seats and 200 portable seats, and no varsity football game would be played. The use schedule is provided in the RDEIR Chapter 3, Project Description.
- CC15-4 See Response CC15-3.
- CC15-5 Environmentally superior alternatives have been identified, Alternative 1: No Project, and Alternative 3: Two Fields, No Light for consideration by the Board. No changes to the EIR is required.

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CC16. Response to Comments from Dan Brown, dated March 13, 2017.

CC16-1 The comment expressed is an opinion. It does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. The comment has been forwarded to the Board for further consideration. No changes to the EIR are required.

CC17. Response to Comments from Pat Warmington, dated March 13, 2017.

CC17-1 The comment expressed is an opinion. It does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. Environmentally superior alternatives have been identified, Alternative 1: No Project, and Alternative 3: Two Fields, No Light for consideration by the Board. No changes to the EIR are required.

CC18. Response to Comments from Karen Tuckerman, dated March 13, 2017.

CC18-1 No specific comments to EIR was referenced. No response is necessary.

CC18-2 There would not be any PA system under both project options. Noise impacts were found to be less than significant.

CC18-3 The comment is an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for consideration. Changes to the EIR are not required.

CC19. Response to Comments from Karen Blakely, dated March 14, 2017.

CC19-1 The comment expressed is an opinion. It does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1 General Opposition. Environmentally superior alternatives have been identified, Alternative 1: No Project, and Alternative 3: Two Fields, No Light for consideration by the Board. No changes to the EIR are required.

CC20. Response to Comments from Emily Whitcomb, dated March 14, 2017.

CC20-1 Please refer to Master Responses 2.1.2.2, Pole Height, for the response relating to the height of the light poles.

CC20-2 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration. No changes to the EIR are required.

CC21. Response to Comments from Kim Doud, dated March 14, 2017.

CC21-1 The comment is speculative and does not provide specific comment to the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*.

CC21-2 The comment provides a list of what the commenter supports and opposes. The comment asserts that the commenter supports two artificial turf fields, replacement of existing bleachers with the same number of seats, removal and replacement of pepper

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trees along Vista Del Oro, new security fence/wall surrounding the sports fields, and access to the sports fields from the rear parking lot. The EIR provides project description that meet the District's objectives in Chapter 3, *Project Description*. The EIR was recirculated with the revised project description that provided two artificial turf field as Option B, reduced the bleacher seat to 664 seats on Field 1, removal and replacement of trees along Vista Del Oro, and security fencing around the sports fields. Access to the sports field from the rear parking lot is not included as part of the proposed project. The revised project description was under the direction of the Board. The location of the second field was reconfigured to provide greater distance from the residences north of Vista Del Oro and the main field location under Option B would be on the roughly the same location as the existing field. The comment is an opinion and does not provide specific comments to the EIR and changes to the EIR are not required.

CC21-3 The comment is speculative and does not provide specific comment to the EIR. Please refer to Master Responses 2.1.5.1 Property Values and Quality of Life.

CC22. Response to Comments from Marcus Rosencrantz, dated March 14, 2017.

CC22-1 Please refer to Master Responses 2.1.2.2, Pole Height, for the response relating to the height of the light poles.

CC22-2 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration. No changes to the EIR are required.

CC23. Response to Comments from Mike Mollett, dated March 14, 2017.

CC23-1 The comment does not address the adequacy of the EIR. The comment expressed is an opinion and suggestion for the Board. It has been forwarded to the Board for further consideration.

CC24. Response to Comments from Robert & Patricia Puich.

CC24-1 The comment supports no project or two fields with no light alternative and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC25. Response to Comments from Andrew Bartlett, dated March 14, 2017.

CC25-1 Please refer to Master Responses 2.1.1.1, *General Opposition*.

CC26. Response to Comments from Anne Drobka, dated March 14, 2017.

CC26-1 Please refer to Master Responses 2.1.1.1, *General Opposition*.

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CC27. Response to Comments from Jeff and Sandra Andrews, dated March 14, 2017.

- CC27-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.5.1, *Property Values and Quality of Life*.
- CC27-2 Please refer to Master Responses 2.1.2, *Lighting*, including Figure 1 through 12 that show views from various points in Eastbluff community.

CC28. Response to Comments from Dr. Ronald Madaras.

- CC28-1 The RDEIR found that noise impacts would be less than significant with the revised project description. Please refer to Master Responses 2.1.4 Noise.

CC29. Response to Comments from Karen Parks, dated March 16, 2017.

- CC29-1 Please refer to Master Responses 2.1.1.1, *General Opposition*.

CC30. Response to Comments from Carol Boice, dated March 16, 2017.

- CC30-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*.

CC31. Response to Comments from June Marchigiani, dated March 15, 2017.

- CC31-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. Comment does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC32. Response to Comments from Lori Kellems, dated March 15, 2017.

- CC32-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. Comment does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC33. Response to Comments from Matt Hagermann, dated March 16, 2017.

- CC33-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC34. Response to Comments from Bob Montgomery, dated March 16, 2017.

- CC34-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

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CC35. Response to Comments from Ryan O'Grady, dated March 16, 2017.

CC35-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC36. Response to Comments from Ron Glickman, dated March 16, 2016.

CC36-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC37. Response to Comments from Debra Pagliassotti, dated March 16, 2017.

CC37-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC38. Response to Comments from Eugenia Kirchner, dated March 24, 2017.

CC38-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC39. Response to Comments from Andrew Miner, dated March 17, 2017.

CC39-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC40. Response to Comments from Kirk Mueller, dated March 17, 2017.

CC40-1 The comment asserts that the commenter supports two artificial turf fields, replacement of existing bleachers with the same number of seats, removal and replacement of pepper trees along Vista Del Oro, new security fence/wall surrounding the sports fields, and access to the sports fields from the rear parking lot. The EIR provides project description that meet the District's objectives in Chapter 3, *Project Description*. The EIR was recirculated with the revised project description that provided two artificial turf field as Option B, reduced the bleacher seat to 664 seats on Field 1, removal and replacement of trees along Vista Del Oro, and security fencing around the sports fields. Access to the sports field from the rear parking lot is not included as part of the proposed project. The revised project description was under the direction of the Board. The location of the second field was reconfigured to provide greater distance from the residences north of Vista Del Oro and the main field location under Option B would be on the roughly the same location as the existing field. No further response is necessary.

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CC40-2 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC41. Response to Comments from Joyce Dunigan, dated March 17, 2017.

CC41-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC42. Response to Comments from Chris Dunk, dated March 14, 2017.

CC42-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. Comment is noted and has been forwarded to the Board for consideration.

CC43. Response to Comments from Carolyn Goates, dated March 19, 2017.

CC43-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3, *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC44. Response to Comments from Kathy Horton, dated March 19, 2017.

CC44-1 Please refer to Master Responses 2.1.1.1, *General Opposition*, 2.1.1.3, *Alternatives*, and 2.1.5.1, *Property Values and Quality of Life*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC45. Response to Comments from Susan Anderson, dated March 19, 2017.

CC45-1 Please refer to Master Responses 2.1.1.1, *General Opposition*, and 2.1.5.1, *Property Values and Quality of Life*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC46. Response to Comments from Paula Kruse, dated March 18, 2017.

CC46-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC47. Response to Comments from Dr. Katherine Watson, dated March 18, 2017.

CC47-1 This section of the comment letter provides introduction and opinion on the proposed project and no specific comment is presented. No response is necessary.

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CC47-2 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.

CC47-3 The comment urges the school Board members to vote in favor of Alternative 3: Two Fields with No Lights. The comment has been forwarded to the Board for consideration and the Board's decision will include consideration on whether or not to approve the Proposed Project or any of the alternative projects. No further response is necessary

CC48. Response to Comments from Jan and Tom Hargraves, dated March 18, 2017.

CC48-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC49. Response to Comments from Jennifer Baker, dated March 18, 2017.

CC49-1 The comment presents an opinion on the proposed project. The comment does not address the adequacy of the EIR. Comment has been forwarded to the Board for further consideration.

CC50. Response to Comments from Matt Parks, dated March 18, 2017.

CC50-1 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.

CC50-2 Please refer to Master Responses 2.1.2, *Lighting*, and Master Responses 2.1.5, *Economic or Social Effects*.

CC50-3 This section of the comment expresses an opinion and does not address the adequacy of the EIR. Comment has been forwarded to the Board for further consideration.

CC51. Response to Comments from John (Bob) Tung, dated March 18, 2017.

CC51-1 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.

CC51-2 Please refer to Master Responses 2.1.2, *Lighting*, and Master Responses 2.1.5, *Economic or Social Effects*.

CC51-3 This section of the comment expresses an opinion and does not address the adequacy of the EIR. Comment has been forwarded to the Board for further consideration.

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CC52. Response to Comments from Joyce Dunigan, dated March 18, 2017.

- CC52-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC53. Response to Comments from James W. Kerrigan, dated March 19, 2017.

- CC53-1 The comment expresses an opinion and does not address the adequacy of the EIR. No response is necessary.
- CC53-2 Please refer to Master Responses 2.1.2.2, *Pole Height*. The pole height was not selected arbitrarily. The as explained in the EIR, the pole height allows lights to be focused and limit light trespass impact. Comment is noted and has been forwarded to the Board for consideration.
- CC53-3 The comment does not address the adequacy of the EIR. No response is necessary. Comment is noted and has been forwarded to the Board for consideration.
- CC53-4 Please refer to Master Responses 2.1.2.2, *Pole Height*. The pole height was not selected arbitrarily. The as explained in the EIR, the pole height allows lights to be focused and limit light trespass impact. Comment is noted and has been forwarded to the Board for consideration.

CC54. Response to Comments from Karen Calhoun, dated March 20, 2017.

- CC54-1 This section of the comment supports Alternative 3: Two Fields with No Lights. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC55. Response to Comments from Ruju Metherate, dated March 20, 2017.

- CC55-1 This section of the comment letter provides introduction, personal background, and opinion on the proposed project and no specific comment is presented. No response is necessary.
- CC55-2 Please refer to Master Responses 2.1.3, *Noise*.

CC56. Response to Comments from Tara Reilly Tung, dated March 20, 2017.

- CC56-1 This section of the comment letter provides introduction, background and opinion on the proposed project and no specific comment is presented. No response is necessary.
- CC56-2 Please refer to Master Responses 2.1.5.1, Property Values and Quality of Life.

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- CC56-3 The recirculated EIR did not identify any significant and unavoidable noise impact and no sound attenuation wall would be necessary. The comment is no longer applicable.
- CC56-4 This section of the comment does not address adequacy of the EIR. The comment is an opinion and has been forwarded to the Board for further consideration.
- CC56-5 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.

CC57. Response to Comments from Vikki Amrine, dated March 20, 2017.

- CC57-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC58. Response to Comments from Jeff Dvorak, dated March 20, 2017.

- CC58-1 Table 3-2 from the DEIR was revised. The RDEIR provided field use demands in Table 3-1, 3-5, and 3-6 to demonstrate the need for additional fields.
- Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC59. Response to Comments from Jean Wegener, dated March 20, 2017.

- CC59-1 This section of the comment letter provides introduction, personal background and opinion on the proposed project and no specific comment is presented. No response is necessary
- CC59-2 The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.
- CC59-3 Please see Master Responses 2.1.3, *Traffic/Parking*.
- CC59-4 This section of the comment letter is the opinion of the commenter and does not address adequacy of the EIR. Comment has been forwarded to the Board for further consideration.
- CC59-5 The support for Alternative 3: Two Fields with No Light has been noted and will be forwarded to the Board for further consideration.

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CC60. Response to Comments from Judy Tracy, dated March 20, 2017.

- CC60-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC61. Response to Comments from Marie Kontos, dated March 20, 2017.

- CC61-1 This section of the comment letter provides opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for consideration.

CC62. Response to Comments from Kim & Allen Yourman, dated March 20, 2017.

- CC62-1 This section of the comment letter provides introduction and opinion on the proposed project. Comment has been forwarded to the Board for further consideration. No response is necessary.
- CC62-2 This section of the comment expresses commenter opinion and does not address the adequacy of the EIR. Regarding quality of life concerns, please see Master Responses 2.1.5.1, *Property Values and Quality of Life*. Comment has been forwarded to the Board for further consideration.

CC63. Response to Comments from Cherie Sharp, dated March 20, 2017.

- CC63-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC64. Response to Comments from James Kerrigan, dated March 18, 2017.

- CC64-1 Please refer to Master Responses 2.1.3.2 Parking.
- CC64-2 The comment is speculative and provides opinion. Also, there would not be a varsity football at the CdM sports fields. The comments do not address the adequacy of the EIR and no further response is necessary. Comment is noted and has been forwarded to the Board for consideration.

CC65. Response to Comments from David Arnold, dated March 28, 2017.

- CC65-1 This section of the comment letter provides personal background and opinion on the proposed project and no specific comment is presented. No response is necessary.
- CC65-2 Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

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CC66. Response to Comments from Charles H. Fry, dated March 21, 2017.

- CC66-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC67. Response to Comments from Christina Schwindt dated March 21, 2017.

- CC67-1 This section of the comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.
- CC67-2 This section of the comment is an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration.
- CC67-3 This section of the comment is an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration.
- CC67-4 This section of the comment is an opinion and does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration.

CC68. Response to Comments from Susan Seger, dated March 21, 2017.

- CC68-1 Comments are noted. Please refer to Master Responses 2.1.1.3 Alternatives.

CC69. Response to Comments from Barbara Quist, dated March 21, 2017.

- CC69-1 The comment supports Alternative 3: Two Fields with No lights. The comment expressed is an opinion and does not address the adequacy of the EIR. No changes to the EIR are required.

CC70. Response to Comments from Beverly Moosmann.

- CC70-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC71. Response to Comments from Melinda and Hall Seely, dated March 21, 2017.

- CC71-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC72. Response to Comments from Ron Rubino and Sharon Esterly, dated March 17, 2017.

- CC72-1 Please refer to Master Responses 2.1.1, *Adequacy of the EIR*, and 2.1.3, *Traffic/Parking*. The comment does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

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CC73. Response to Comments from Melinda and Hall Seely, dated March 21, 2017.

- CC73-1 This section of the comment expresses an opinion. It does not address the adequacy of the EIR. Comment has been forwarded to the Board for further consideration.
- CC73-2 This section of comment supports Alternative 3: Two Fields with No Light. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC74. Response to Comments from Drs. Roberta Lesser and David Snow, dated March 21, 2017.

- CC74-1 This comment presents an opinion and does not address the adequacy of the EIR. The comment supports Alternative 3: Two Fields with No Light. Comment is noted and has been forwarded to the Board for consideration.

CC75. Response to Comments from Alan Knox, dated March 21, 2017.

- CC75-1 Please refer to Master Responses 2.1.1, *Adequacy of the EIR*, and 2.1.3 *Traffic/Parking*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.
- CC75-2 The project description was revised to limit the bleacher seats to the current 664 seats. Please refer to Master Responses 2.1.1.1 *General Opposition*. The issues related to street congestion, pedestrian and bicycle safety, noise, light, emergency vehicle, community use of the fields, parking, and removal of trees were discussed in the RDEIR and determined to have less than significant impact. Master Response also provide response to various topics referenced by the comment. As discussed in Master Responses 2.1.5 *Economic or Social Effects*, quality of life, property values, and crime are not physical environmental issues addressed by the EIR. Controlling student behavior is also not part of environmental impact to be evaluated in the EIR. Your opinions are noted and have been forwarded to the Board for consideration. However, the comments do not address the adequacy of the EIR and no changes are necessary.

CC76. Response to Comments from Thomas and Angela Manakides.

- CC76-1 The comment supports Alternative 3: Two Fields with No Light and is a part of a circulated petition in response to the EIR. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC77. Response to Comments from Bill Fallon, dated March 22, 2017.

- CC77-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

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CC78. Response to Comments from Ken and Annie Lindt, dated March 22, 2017.

CC78-1 Please refer to Master Responses 2.1.3.2, *Parking*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC79. Response to Comments from Susan Earlabauh, dated March 22, 2017.

CC79-1 This comment does not address the adequacy of the EIR. The comment has been forwarded to the Board for further consideration.

CC80. Response to Comments from Dale Rincon, dated March 22, 2017.

CC80-1 Please refer to Master Responses 2.1.5.1, Property Values and Quality of Life.

CC80-2 The comment urges the school Board members to vote against the proposed project. The comment has been forwarded to the Board for consideration and the Board's decision will include consideration on whether or not to approve the Proposed Project or any of the alternative projects. No further response is necessary

CC81. Response to Comments from Cynthia Florance, dated March 22, 2017.

CC81-1 The traffic study was revised and another traffic counts were taken on Tuesday, April 18, 2017.

CC81-2 No varsity football game would be played at CdM sports field. A full-capacity event would occur during lacrosse or soccer game with much less attendance rate than a varsity football game.

CC81-3 The City of San Diego's trip rate was updated to state 50 trips per acre of an outdoor sports facility. This provides an average daily trip, while the proposed project would generate full capacity event during PM peak hour. The text of the EIR was updated accordingly. Please see Chapter 5, Revisions to the RDEIR. However, this update does not affect the intersection analysis of the EIR, as the analysis was based on the PM peak hour trip, and not the average daily trip

CC81-4 Refer to Master Responses 2.1.3, *Traffic/Parking*.

CC81-5 Refer to Master Responses 2.1.3.2, *Parking*.

CC81-6 Please refer to Master Response 2.1.4 1, Noise, Significance Threshold.

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CC82. Response to Comments from Ellen Kuo, dated March 22, 2017.

CC82-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC83. through CC102. Response to Comments from Multiple Residents (David James, Kristen James, etc.).

Comment Letters CC83 through CC102 are signed circulated petition in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*, and 2.1.1.3, *Alternatives*. No changes to the EIR are required.

CC84. Response to Comments from Elizabeth Adams, dated March 22, 2017.

CC103-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC103. Through CC111. Response to Comments from Multiple Residents.

Comment Letters CC104 through CC111 are signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*, and 2.1.1.3, *Alternatives*. No changes to the EIR are required.

CC112. Response to Comments from James and Margot Burton.

CC112-1 The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*, and 2.1.1.3, *Alternatives*. No changes to the EIR are required.

CC113. Response to Comments from Andrews Family.

CC113-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*, and 2.1.1.3, *Alternatives*. No changes to the EIR are required.

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CC114. Response to Comments from Patricia Mersch.

- CC114-1 The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC115. Response to Comments from Maura Quist, dated March 15, 2017.

- CC115-1 The comment provides field use schedule and asserts that two natural turf fields do not provide as much usage as would two synthetic turf fields would. The District agrees and no further response is necessary.

CC116. Response to Comments from Carl and Gail Ossipoff.

- CC116-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC117. Response to Comments from Steve Tunbarello.

- CC117-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC118. Response to Comments from 2645 Bunya, dated March 19, 2017.

- CC118-1 The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1, *Adequacy of the EIR*.

CC119. Response to Comments from Gail Slaughter.

- CC119-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC120. Response to Comments from Richard Cervisi.

- CC120-1 Please refer to Master Responses 2.1.1.1 General Opposition.

4. Response to Comments on the DEIR

- CC120-2 It should be noted that since the receipt of the comment letter, the EIR was revised and recirculated. The RDEIR does not identify significant and unavoidable noise impact after mitigation. The comment is no longer applicable.
- CC120-3 The comment asserts that the EIR's conclusion concerning congestion and parking are wrong. The comment states that compliance with the Orange County Congestion Management Program is the wrong question to ask. Please note that the questions included in the EIR are dictated by the CEQA Guidelines. Specifically, as stated in Section 5.9.2, Threshold of Significance, Appendix G of the CEQA Guidelines was used to evaluate if a project would have a significant effect on the environment. Additionally, the EIR provides evaluation of the traffic study area intersections and site access, designed to address congestion issue around the Cdm campus.
- CC120-4 The comment states that traffic is already severely congested for several hours near school start and let out times, and extending these times would make an already bad situation worse. The EIR evaluates a project's impact to the existing baseline conditions. The proposed sports field would allow students to remain in school to attend athletic practices instead of driving home or to other practice venues. Therefore, providing adding practice fields with lights would not make the situation worse. The fields would also allow nighttime games but the bleacher seat capacity would remain at the current 664 seats for Field 1 and 200 portable seats for Field 2. A mitigation measure has been provided to limit other activities on campus so that the level of service on nearby street intersections do not exceed the pre-project conditions. The EIR adequately addressed the traffic congestion issue and no changes to the EIR are required.
- CC120-5 The comment asserts that parking capacity is already grossly inadequate and the proposed project would extend this situation to more hours of the day. Please refer to Master Responses 2.1.3.12 Parking.
- CC120-6 Please refer to Master Responses 2.1.5.1 *Property Values and Quality of Life*.
- CC120-7 Please refer to Master Responses 2.1.1.1, *General Opposition*, and 2.1.1.3 *Alternatives*.

CC121. Response to Comments from Suzanne Meindl, dated March 18, 2017.

- CC121-1 The comment supports two fields with no lights alternative. This plan was evaluated as Alternative 3: Two Fields, No Light, and was identified as environmentally superior alternative. However, it would not meet all of the project objectives. The comment does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment has been forwarded to the Board for consideration.

4. Response to Comments on the DEIR

CC122. Response to Comments from James Petrilli.

- CC122-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC123. Response to Comments from Greg Walker.

- CC123-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC124. Response to Comments from Paul Sumner.

- CC124-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC125. Response to Comments from Judie Carlson.

- CC125-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

CC126. Response to Comments from Nancy Douglas, dated March 15, 2017.

- CC126-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC127. Response to Comments from Cam Douglass, dated March 21, 2017.

- CC127-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

4. Response to Comments on the DEIR

CC128. Response to Comments from Rex Lundy, dated March 22, 2017.

- CC128-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

CC129. Response to Comments from Florence Stasch, dated March 22, 2017.

- CC129-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

CC130. Response to Comments from Gordon Glass, dated March 22, 2017.

- CC130-1 The predictive noise modeling level contour maps are shown in the RDEIR Figure 5.6.3 for Option A and Figure 5.6.5 for Option B. These figures were available for review and comment. The predictive modeling generally show 50 dBA or less across Eastbluff Drive. The area not depicted in these figures are anticipated to be in less than 45 dBA noise level range. The RDEIR was circulated for a 45-day review period and is ready for the Board's certification with the Final EIR. No changes to the EIR are required.
- CC131-2 The 30 pepper trees are a 30-foot ornamental tree species. Because of maintenance issues associated with these trees, the District plans to remove them regardless of this project.

CC131. Response to Comments from Diane Geffen, dated March 22, 2017.

- CC131-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

CC132. Response to Comments from Marilyn Sketch, dated March 22, 2017.

- CC132-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

CC133. Response to Comments from Leslie Daigle, dated March 22, 2017.

- CC133-1 The project description was revised in the RDEIR. The proposed sports field(s) would be operated as described in Chapter 3 of the RDEIR. Chapter 3 also provides proposed uses of the sports fields and anticipated light use schedules by month. The project is adequately described and stating that the school board policy insufficient under CEQA is not supported.
- CC133-2 Please refer to Responses C57-10 through C57-12.

4. Response to Comments on the DEIR

CC133-3 Please refer to Responses C57-13 through C57-17.

CC133-4 Please refer to Responses C57-18.

CC133-5 Please refer to Responses C57-19.

CC134. Response to Comments from James Douglass.

CC134-1 The comment letter is a signed petition that was circulated in response to the DEIR. The comment supports an alternative with two fields, reduced capacity, and not lights. The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required.

CC135. Response to Comments from Mikel Lolo, dated March 22, 2017.

CC135-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.

CC136. Response to Comments from Julie Hutchinson, dated March 22, 2017.

CC136-1 Mitigation Measure AE-1 would ensure that lights from the proposed light poles do not exceed 0.8 fc as stated in the RDEIR. The existing trees along Vista Del Oro will also be replaced with evergreen trees at minimum 1:1 ratio.

CC136-2 The DEIR Section 5.4 Greenhouse Gases, evaluated GHG impacts of the project and determined that impacts would be less than significant.

CC136-3 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. The EIR determined with substantial evidence that noise, parking, traffic, and trash impacts would be less than significant based on the established CEQA thresholds. Also refer to Master Responses 2.1.2, *Lighting*, 2.1.3, *Traffic/Parking*, and 2.1.4, *Noise*.

CC136-4 The comment is speculative and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.5.1, *Property Values and Quality of Life*.

CC136-5 The comment summarizes the comments made previously. Please see Responses CC136-1 through CC136-4.

4. Response to Comments on the DEIR

CC137. Response to Comments from Katitza Schmidt, dated March 22, 2017.

- CC137-1 The EIR's parking and traffic evaluation is based on the existing parking and traffic counts and accounts for the OLQA traffic activities occurring around the project area. The proposed project is not expanding or creating new athletic programs. Instead, the proposed project would allow students to remain in school for practices and games that they would otherwise be traveling to and from. The sports field(s) project would not include a PA system and would not increase its bleacher seat capacity. No varsity football games would be played on CdM campus. The proposed project adequately evaluated the existing traffic and parking conditions in the RDEIR and determined that impacts would be less than significant. No offsite parking on OLQA is necessary to provide adequate parking supply for a full-capacity event. Please also refer to Master Responses 2.1.3 Traffic/Parking. No changes to the EIR are required.

CC138. Response to Comments from James Stamper, dated March 22, 2017.

- CC138-1 The RDEIR found less than significant noise impacts with mitigation to eliminate PA system from Option A. Please refer to Master Responses 2.1.4 Noise.
- CC138-2 Please refer to Master Responses 2.1.1.1 General Opposition.

CC139. Response to Comments from Kathryn Kendall, dated March 22, 2017.

- CC139-1 The expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.
- CC139-2 Furthermore, because of maintenance issues associated with the trees along Vista Del Oro, the District plans to remove them regardless of this project. It is the District's policy to provide secure fencing around synthetic turf fields for safety and maintenance purpose, and it would not result in significant environmental impact. The EIR addressed emergency vehicle access issue in Section 5.9, *Transportation and Traffic*, and public services (i.e., impacts to fire and police services) in Section 5.7, *Public Services*. These impacts were determined to be less than significant.
- CC139-3 Please refer to Master Responses 2.1.1.1, General Opposition, and 2.1.1.3, Alternatives. No changes to the EIR are required. The comment has been forwarded to the Board for consideration.
- CC139-4 This letter is a cover letter to the comments addressed above. No response is necessary.
- CC139-5 This is an attachment to the submitted letter. No response is necessary.

4. Response to Comments on the DEIR

CC140. Response to Comments from Joe Nedza, dated March 22, 2017.

CC140-1 The expressed is an opinion and does not address the adequacy of the EIR. Please refer to Master Responses 2.1.1, Adequacy of the EIR. No changes to the EIR are required.

CC141. Response to Comments from N.H, dated March 22, 2017.

CC141-1 Please refer to Master Responses 2.1.1.1, *General Opposition* and 2.1.1.3 *Alternatives*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC142. Response to Comments from Gail York, dated March 22, 2017.

CC142-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC143. Response to Comments from Vivian Hyman, dated March 22, 2017.

CC143-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC144. Response to Comments from Teryn Clarke, dated March 24, 2017.

CC144-1 Please refer to Master Responses 2.1.1.1, *General Opposition*. The comment expressed is an opinion and does not address the adequacy of the EIR. Comment is noted and has been forwarded to the Board for consideration.

CC145. Response to Comments from Paul Doremus, dated March 22, 2017.

CC145-1 The comment provides personal account on the project and does not address inadequacy of the proposed project. The comment has been forwarded to the Board for consideration. No further response is necessary.

CC145-2 The comment provides an opinion and does not reference any specific inadequacies of the EIR. Please refer to Master Responses 2.1.1.1, *General Opposition*.

CC145-3 The RDEIR did not find significant and unavoidable noise impact. Please refer to Master Responses 2.1.4, Noise.

CC145-4 Please refer to Master 2.1.2, *Lighting*. The comment provides opinion without substantial evidence.

CC145-5 Please refer to Responses BB7-2, BB7-3, and BB7-5.

CC145-6 Please refer to Master Responses 2.1.3.2, *Parking*.

4. Response to Comments on the DEIR

- CC145-7 Please refer to Master Responses 2.1.3.1, *Traffic Management Plan*.
- CC145-8 The impacts of additional trash is addressed in the RDEIR in Section 5.1, *Aesthetics*, under Impact 5.1-2 (page 5.1-31).
- CC145-9 No response is necessary.

4. Response to Comments on the DEIR

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4. Response to Comments on the DEIR

4.4 COMMENTS TO COMMENTS FROM RESIDENTS IN SUPPORT (DD)

4. Response to Comments on the DEIR

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4. Response to Comments on the DEIR

Comment Letters From DD1 through DD199.

The comment letters express support for the proposed project for various reasons but do not address the adequacy of the EIR. The comment has been forwarded to the Board for consideration. No changes to the EIR are required.

4. Response to Comments on the DEIR

Comment Letters From DD200 through DD536.

The comment letters are part of circulated petition in support of the project described under the DEIR. The project description has been revised and the EIR was recirculated. The comment do not address the adequacy of the EIR. The comment has been forwarded to the Board for consideration. No changes to the EIR are required.

5. Revisions to the RDEIR

5.1 INTRODUCTION

This section contains revisions to the RDEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of RDEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the RDEIR. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the RDEIR. Changes made to the RDEIR are identified here in ~~strikeout text~~ to indicate deletions and in underlined text to signify additions.

5.2 RDEIR REVISIONS IN RESPONSE TO WRITTEN COMMENTS

The following text has been revised in response to comments received on the RDEIR.

Page 3-10, Section 3.3, *Statement of Objectives*, is hereby modified as follows per comments.

The following objectives have been established for the CdM MS/HS Sports Field(s) Project and will aid decision makers in their review of the project and project alternatives.

- 1) Upgrade athletic field(s) to boost student participation in athletics and return team practices and small home events from remote venues.
- 42) Reduce travel time and vehicle miles traveled for home events and practices.
- 23) Reduce the amount of District funds associated with transportation to and from off-campus venues.
- 34) Reduce field maintenance downtime by installing durable year-round surface materials.
- 45) Expand use of the field into evening hours by providing field lighting.
- 56) Provide bleachers with a maximum seating capacity of 664 seats, adequate to accommodate certain limited spectator events currently held off campus.
- 67) Enhance school pride by increasing the number of home sporting events to occur on campus.
- 8) Improve security around artificial surface fields.
- 79) Allow use of the facility by District-approved community groups per adopted Board Policy 1130 Use of School Facilities.

3. Revisions to the RDEIR

810) If feasible, further enhance on-campus athletics by providing second artificial surface field.

Page 3-17, Section 3.4.1, *Proposed Land Use, Lighting System*, is hereby modified as follows per comments.

Option A. Nighttime lighting would be provided by four 80-foot light poles, two on the back side of the south side bleachers and two on the north side of the main field. The locations of the light poles are shown in Figure 3-4, *Option A Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. The new lighting improvements would use Musco Lighting's Green Generation lighting system, supporting 14 metal halide luminaires on each galvanized steel pole for a total of 56 individual fully shielded luminaires. Each luminaire would be a 1500-watt MZ lamp type with 134,000 design lumens per lamp using 87.58 average kW. The proposed lighting control system would have various lighting modes programmed for different events. The football and soccer modes would average approximately 50 foot-candles on the sports field. The football mode (50 foot-candles) represents the maximum lighting level used at the field.

Option B. Identical nighttime lighting systems would be used on Field 1 as for Option A and four 70-foot light poles are proposed on Field 2. ~~H~~The locations of the light poles are shown in Figure 3-5, *Option B Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. As with Option A, Musco Lighting's Green Generation lighting system would be used with 12 1500-watt MZ lamp type per pole for a total of 48 fully shielded luminaires. An average of 75.07 kW would be used per luminaire with 134,000 design lumens.

Page 3-17, Section 3.4.1, *Proposed Land Use, Policy on Use of School Facilities*, is hereby modified as follows per comments.

A complete copy of the N-MUSD's "Use of School Facilities Under the Civic Center Act" is included as Appendix ~~DC~~ of the ~~Recirculated D-Final~~ EIR.

Page 3-21, Section 3.4.1, *Proposed Land Use, Field Use Scheduling*, Table 3-5, *Option A General Athletic Team Field Use and Lighting by Month*, is hereby modified as follows per comments.

Table 3-5 Option A General Athletic Team Field Use and Lighting by Month

Mo.	Field No.	PM																
		General Practice Schedule														For Game Nights Only		
		1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30
Sept	1	V/JV Football						V G LAX			V B LAX			In-season teams				
	2	V B/G Soc			F FB			JV/F B LAX										
	3	NV/FS B/G Soc or JV/F Bball						JV/F G LAX										
Oct	1	V/JV FB						V G LAX			V B LAX			In-season teams				
	2	V B/G Soc			F FB			JV/F B LAX										
	3	JV/F B/G Soc or JV/F Bball						JV/F G LAX										
Nov	1	V/JV FB						V G LAX			V B LAX			In-season teams				
	2	V B/G Soc			F FB													

3. Revisions to the RDEIR

Table 3-5 Option A General Athletic Team Field Use and Lighting by Month

Mo.	Field No.	PM														For Game Nights Only			
		General Practice Schedule																	
		1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	
	3	JV/F B/G Soc or JV/F Bball or JV/F B/G LAX																	
Dec	1	V/JV/F B Soc						V G LAX			V B LAX			In-season teams					
	2	V/JV/F G Soc																	
	3	JV/F B/G Soc or V/JV/F FB or JV/F Bball or JV/FS B/G LAX				JV/F B/G LAX													
Jan	1	V/JV/F G Soc						V G LAX			V B LAX			In-season teams					
	2	V/JV/F G Soc						JV/F B LAX			V B LAX								
	3	JV/F B/G Soc or V/JV/F FB or JV/F Bball or JV/F B/G LAX				JV/F B/G LAX													
Feb	1	V/JV/F B Soc						V G LAX			V B LAX			In-season teams					
	2	V/JV/F G Soc						JV/F B LAX			V B LAX								
	3	JV/F B/G Soc or V/JV/F FB or JV/F Bball or JV/F B/G LAX				JV/F B/G LAX													
Mar	1	JV/F G LAX		V G LAX			B/G LAX	JV/F B LAX			V B LAX			In-season teams					
	2	B/G Soc and FB		7/8 B/G Soc															
	3	JV/F Bball		7/8 B/G Soc															
Apr	1	JV/F G LAX		V G LAX			B/G LAX	JV/F B LAX			V B LAX			In-season teams					
	2	B/G Soc and FB																	
	3	JV/F Bball																	
May	1	JV/F G LAX		V G LAX			B/G LX	JV/F B LAX			V B LAX			In-season teams					
	2	B/G Soc and FB																	
	3	JV/F Bball																	
Jun	1	V/JV FB																	
	2	V/JV/F B/G Soc		G LAX			B LAX												
	3	B/G Soc and/or B/G LAX																	
July	1	FB Summer Camps (times to be determined)																	
	2	B/G Soc and LAX Summer Camps (times to be determined)																	
	3	BB Summer Camps (times to be determined)																	
Aug	1	V/JV FB (times to be determined)																	
	2	FS FB (times to be determined)																	
	3																		

V = Varsity; JV = Junior Varsity; FS = Fresh-Sophomore; G = Girls; B = Boys; LAX = Lacrosse; Soc = Soccer; FB = Football; BB = Baseball

Bold text and yellow highlight indicate worst case duration of field light use.

Field use past 8 PM will be allowed only for game nights.

Note: All athletic team levels are assumed where a specific level is not identified.

Source: CdM Athletics Director

3. Revisions to the RDEIR

Page 3-23, Section 3.4.1, *Proposed Land Use, Field Use Scheduling, Table 3-6, General Athletic Team Field Use and Lighting by Month*, is hereby modified as follows per comments.

Table 3-6 Option B C&M General Athletic Team Field Use and Lighting by Month

Table 3-6 Option B C&M General Athletic Team Field Use and Lighting by Month

Mo.	Field No.	PM															For Game Nights Only	
		General Practice Schedule																
		1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00	8:30		

Page 5.1-1, Section 5.1.1.1, *Regulatory Framework*, is hereby modified as follows per comments.

Nighttime Sky, CCR Title 24, Outdoor Lighting Standards

The California legislature passed a bill in 2001 requiring the California Energy Commission to adopt energy efficiency standards for outdoor lighting, both public and private. In November 2003 the commission adopted changes to the California Code of Regulations, Title 24, parts 1 and 6, Building Energy Efficiency Standards. These standards became effective on October 1, 2005, and included changes to the requirements for outdoor lighting for residential and nonresidential development. The 2016 updates are effective January 1, 2017. These standards improved the quality of outdoor lighting and helped to reduce the impacts of light pollution, light trespass, and glare. The standards regulate lighting characteristics such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. Different lighting standards are set for different “lighting zones” (LZ), and the zone for a specific area is based on population figures from the ~~2000~~ 2010 Census. Areas can be designated LZ0 (undeveloped areas of government designated parks, recreation areas, and wildlife preserves), LZ1 (undeveloped portion of government designated parks, recreation areas, and wildlife preserves), LZ2 (rural), or LZ3 (urban), or LZ4 (no default designation). Based on this classification, the project site is designated LZ3.

City of Newport Beach General Plan

The city provides the following land use policies related to aesthetics and lighting compatibility. They are presented for informational purposes and to establish guidelines in evaluating aesthetic impacts of the project.

LU 5.6.1 Compatible Development – Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors.

LU 5.6.2 Form and Environment – Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.

3. Revisions to the RDEIR

LU 5.6.3 Ambient Lighting – Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.

Page 5.1-20, Section 5.1.3, *Environmental Impacts, Impact 5.1-2, Visual Impact, Option A*, is hereby modified as follows.

Figure 5.1-10, *Option A: Visual Simulation from Residential Neighborhoods (View 3)*, and Figure 5.1-11, *Option A: Visual Simulation from Residential Neighborhoods (View 4)*, show views from the second story of a residence east of Eastbluff Drive at 2339 Aralia and 807 Aleppo, respectively (i.e., View Locations 3 and 4 of Figure 5.1-7), where topography progressively slopes up toward the east.

Page 5.1-31, Section 5.1.3, *Environmental Impacts, Impact 5.1-2, Visual Impact, Option B*, is hereby modified as follows.

Figure 5.1-14, *Option B: Visual Simulation from Residential Neighborhoods (View 3)*, and Figure 5.1-15, *Option B: Visual Simulation from Residential Neighborhoods (View 4)*, show views from the second story of a residence east of Eastbluff Drive at 2339 Aralia and 807 Aleppo, respectively (i.e., View Location 3 and View Location 4 from Figure 5.1-7), where topography progressively slopes up toward the east.

Page 5.1-43, Section 5.1.3, *Environmental Impacts, Impact 5.1-3*, is hereby modified as follows.

Luminaire (“light fixture”). The complete lighting unit (fixture) consists of a lamp—or lamps and ballast(s)—and the parts that distribute the light (reflector, lens, diffuser), position and protect the lamps, and connect the lamps to the power supply. An important component of luminaires is their shielding:

- **Fully shielded.** A luminaire emitting no light above the horizontal plane. Similar full cutoff fixture was also used in this context.

Page 5.1-91, Section 5.1.7, *Mitigation Measures*, is hereby modified as follows to correct typo.

AE-1 Newport-Mesa Unified School District shall perform field light measurements after the lighting pole installation to demonstrate that actual spill light levels near the adjacent residential units to the north are a close match to the levels indicated in the light levels plan shown in Figures 5.1-16, *Option A: Spill Light Levels (Horizontal)*, and 5.1-20, *Option A: Spill Light Levels (Vertical)*, for Option A or Figures 5.1-18, *Option B: Spill Light Levels (Vertical Horizontal)*, and 5.1-21, *Option B: Spill Light Levels (Vertical)*, for Option B. The vertical light levels at the vertical surface of any residential unit shall not exceed 0.8 foot-candle, and each luminaire affixed on the pole shall be fully shielded and adjusted so that no direct upward beam is permitted.

3. Revisions to the RDEIR

Page 5.9-14, Section 5.9.1.3, *Existing Traffic Conditions*, is hereby modified as follows.

The proposed project is not expected to generate a significant number of vehicle trips during the AM peak hour because sports field events are anticipated to occur during weekday evenings. Therefore, the time period selected for analysis in this study is the weekday PM peak period only (4:00 to 6:00 PM). Additionally, the anticipated events are most likely to occur on ~~Friday~~ weekday evenings; therefore, ~~this date of the weekday date~~ was selected for traffic data collection.

Manual counts of intersection turning movements were collected in 15-minute intervals from 4:00 to 6:00 PM on ~~Friday~~ Tuesday, April 18, 2017. The full vehicle, pedestrian, and bicycle counts are available in Appendix A of the Traffic Study (Appendix H of this RDEIR). Existing (2017) PM peak hour turning movement count volumes are presented in Figures 5.9-3a and 5.9-3b, *Existing (2017) Traffic Volumes, PM Peak Hour*.

Page 5.9-39, Section 5.9-3, *Environmental Impacts*, Table 5.9-9, *Estancia High School PM Peak-Hour Trip Generation Estimate*, is hereby modified as follows per comments.

Table 5.9-9 Estancia High School PM Peak-Hour Trip Generation Estimate

ITE Code	Land Use	Unit	Quantity	PM Peak Rates			PM Peak Trips		
				Enter	Exit	Total	Enter	Exit	Total
530	High School Sports Field	Students	1,200	0.53 <u>0.47</u>	0.47 <u>0.53</u>	0.13	73	83	156
Trip Reduction							73	83	156

Page 5.9-40, Section 5.9-3, *Environmental Impacts*, *Average Daily Trips*, is hereby modified as follows per comments.

Daily trip generation for a high school or middle school sports field use is highly variable and depends on a number of local factors, including demographics, weather patterns, team performance, and other site-specific criteria. A high school sports field is not one of the land use categories in the ITE manual, so ~~two other sources were~~ City of San Diego Municipal Code Land Development Code Trip Generation Manual was used to estimate the daily trip rate for the proposed sports field(s) project: ~~1) the San Diego Municipal Code, Land Development Code, Trip Generation Manual, and 2) the calculated trip rate per attendee for a sports field (i.e., Table 5.9-11).~~

The City of San Diego Traffic and Engineering Division's recommended daily trip generation rate for a sports-facility land use is ~~one 50 trips per acre attendee~~. A spectator-sport facility is defined as a specially designed land use where people gather to watch a team sport or other attraction, such as the San Diego Qualcomm Stadium, the Sports Arena, or the Del Mar Race Track. This type of land use generally attracts more regional trips than a local high school sports field and would be expected to have a higher daily trip generation rate. ~~Therefore, an average of the San Diego trip rate for a Sports Facility (one trip per attendee) and the calculated trips per attendee for the proposed sports field (0.304 trip per seat) was used to calculate the daily trip generation rate of 0.65 trip per seat for the proposed project.~~

3. Revisions to the RDEIR

The daily traffic volume for a spectator event at the proposed sports field is forecast to be ~~564~~450 trip—~~282~~225 inbound trips and ~~282~~225 outbound trips throughout the day. ~~A total area of 9 acres calculated from the project site and parking lots is used to estimate the trips. The 450 daily trips with a maximum occupancy of 864 seats corresponds to a rate of 0.52 trips per seat.~~ The proposed sports field trips would not be generated on typical weekdays throughout the year. Total driveway trips of ~~564~~450 are only expected on days when a full-capacity special event fills both of the sports fields under Option B. These special events would not contribute to the typical daily traffic volumes year round.

Page 5.9-72, Section 5.9-3, *Environmental Impacts, Impact 5.9-5, Parking Supply*, is hereby modified as follows per comment.

Currently, first bell is at 7:55 AM and the last period ends at 3:00 PM. As such, typical school activities occur between 8:00 AM to 3:00 PM, but early bell is at 6:50 AM. The existing track and field without the nighttime lights accommodates various practices and games before sundown and the proposed project would allow activities to occur during evening times. ~~According to ITE's *Parking Generation* (4th ed.), the maximum expected parking generation for the CdM high school use is 536 spaces, calculated by using the conservative generation rate of 0.31 vehicle per student from the ITE's parking generation rate value range of 0.14 to 0.31 during the peak period (9:00 AM to 11:00 AM). And the maximum expected parking generation for the CdM middle school use is 92 spaces, calculated by using the conservative generation rate of 0.11 from the ITE's middle school parking generation range of 0.07 to 0.11. Therefore, the combined total parking demands for the CdM campus would be 628 spaces. With a total of 592 on-campus parking spaces and 246 off-site street parking spaces, the AM peak parking demands of 628 spaces for the entire CdM campus could be accommodated.~~

Page 5.9-4, Section 5.9-3, *Environmental Setting, Existing Public Transportation*, is hereby modified as follows per comments.

Orange County Transportation Authority (OCTA) buses serve the project site and the Newport Transportation Center (NTC) is approximately 2 miles to the southeast. The following is a description of the bus routes passing near the project site:

- **Route 1:** Has approximately 30-minute frequencies during weekday peak hours near the project site. The route is from Long Beach to San Clemente. Near the site the bus travels from the ~~south west~~ along Pacific Coast Highway, heads north along Newport Center Drive to the NTC, proceeds south along Avocado Avenue, and continues south east along Pacific Coast Highway.
- **Route 55:** A high-quality transit corridor that offers 15-minute (or less) weekday peak hour frequency. The route is from Santa Ana to Newport Beach. Near the site the bus travels from the NTC around Newport Center Drive and then follows Pacific Coast Highway west.
- **Route 57:** Has approximately ~~45-to~~ 20-minute frequencies during peak hours near the project site. The route is from Brea to Newport Beach. Near the site the bus travels from the NTC along Newport Center

3. Revisions to the RDEIR

Drive and Santa Cruz Drive, heads west along San Joaquin Hills Road, and then proceeds northeast along Jamboree Road. A stop is near Corona del Mar MS/HS at the intersection of Jamboree Road and Eastbluff Drive.

- **Route 79:** Has approximately 30-minute frequencies during weekday peak hours. The route is from Tustin to Newport Beach. Near the site the bus travels from the NTC along Newport Center Drive and Santa Cruz Drive, heads west along San Joaquin Hills Road, heads north along Jamboree Road, and then proceeds north along Eastbluff Drive and University Drive. An alternate route 79A travels from the NTC along Avocado Avenue, heads east on San Miguel Drive, heads west along Bonita Canyon Drive, then Ford Road, and then proceeds on the original route north on Eastbluff Drive and University Drive. A stop is directly adjacent to Corona del Mar MS/HS on Eastbluff Drive.

Page H-17, Appendix H, Traffic Study, Section 3.4, Existing Traffic Volumes, is hereby modified as follows per comment.

The proposed sports field project is not expected to generate a significant number of vehicle trips during the AM peak hour given the sports field events are anticipated to occur during weekday evenings. As such, the time period selected for analysis in this study is the weekday PM peak period (4:00 PM to 6:00 PM) only. ~~Additionally, the anticipated events are most likely to occur on Friday evenings; therefore, this date of the week was selected for conduct traffic data collection.~~

Manual intersection turning movement counts were collected in 15-minute intervals from 4:00 p.m. to 6:00 p.m. on ~~Friday~~ Tuesday, April 18th, 2017. The full classified vehicle, pedestrian and bicycle count reports are available in Appendix A. Existing (2017) PM peak hour turning movement count volumes are presented in Figure 4.

Page H-40, Appendix H, Traffic Study, Section 7.2.2, Average Daily Trips, is hereby modified as follows per comment.

Daily trip generation for a special event land use like a high school sports field is highly variable, and depends on a number of local factors including demographics, weather patterns, team performance, and other site-specific criteria. Daily trip generation volumes at Estancia High School Sports Field were not distinguishable from Estancia High School volumes, because the sports field parking serves both the sports field and high school uses. As mentioned previously, a high school sports field is not one of the land use categories included in the ITE Trip Generation Manual, so ~~two other sources were~~ the City of San Diego Municipal Code Land Development Code Trip Generation Manual was utilized to estimate the daily trip rate for the Corona Del Mar Middle and High School Sports Field: ~~1) The San Diego Municipal Code Land Development Code Trip Generation Manual, and 2) the calculated trips per attendee for Corona Del Mar Middle and High School Sports Field.~~

The City of San Diego Traffic and Engineering Division's recommended daily trip generation rate for a Sports Facility land use is ~~4-50~~ trips per attendee. A spectator sport facility is defined as a specially designed land use where people gather to watch a team sport or other attraction, such as the San Diego Qualcomm Stadium, the Sports Arena, or the Del Mar Race Track. This type of land use generally attracts more regional trips than

3. Revisions to the RDEIR

a local high school sports field, and would be expected to have a higher daily trip generation rate. ~~A value of 0.3 trips per attendee is calculated for the Corona Del Mar Middle and High School Sports Field by dividing the total trips by the total estimated attendees for the date which the counts were taken (October 30, 2015). The daily trip generation rate of 0.65 trips per seat used for the Corona Del Mar Middle and High School Sports Field is based on an average of the City of San Diego Traffic and Engineering Division trip rate for a Sports Facility (1 trip per attendee) and the calculated trips per attendee for the Corona Del Mar Middle and High School Sports Field (0.3 trips per seat). This~~ The rate represents a conservative estimate for capacity events at Corona Del Mar Middle and High School High School Sports Field.

The daily traffic volume for a sports field spectator event at Corona Del Mar Middle and High School Sports Field is forecast to be ~~562,450~~ trips, which includes ~~281,450~~ inbound trips and ~~281,450~~ outbound trips throughout the day. A total area of 9 acres calculated from the project site and parking lots is used to estimate the trips. The 450 daily trips with a maximum occupancy of 864 seats corresponds to a rate of 0.52 trips per seat. The sports field trips would not be generated on typical weekdays throughout the year. Total driveway trips of ~~562,450~~ are only expected to occur on days when a varsity sports game, graduation ceremony, or other special event that fills the sports field would occur. ~~Varsity football games are scheduled for Friday evenings between late August and early December, and g~~Graduation ceremonies occur in the month of June. This traffic would have the characteristics of a special event, and would not contribute to the typical daily traffic volumes year round.

Page H-66, Appendix H, 'Traffic Impact Assessment, Section 12.5, *Transportation Management Plan (TMP)*, is hereby modified as follows per comment.

12.5 Transportation Management Plan (TMP)

~~Implementation of a transportation management plan during special events shall be coordinated with the Newport Beach Police Department to organize traffic control assistance during spectator events. The sports field transportation management plan shall be adopted by the District prior to the opening of the sports field. At a minimum, the transportation management plan should deploy traffic control officers (TCO's) at all the unsignalized entrances into the campus in order to increase operational traffic capacity. By utilizing TCO's, capacity at these intersections would operate similar to a signalized intersection. The use of TCO's will also prevent vehicles from parking illegally on Aralia Street. TCO's would be utilized after at least two hours prior to the beginning of the event to the mid point of the event for the arrival period, and until two hours following its conclusion for the departure period.~~

~~In addition to TCO's, the District may also work with the City and Police Department to employ variable message signs and similar intelligent transportation system devices to inform drivers of scheduled sports field events and recommend routes to bypass areas of local congestion. Traffic conditions should be monitored during the events at the sports field and the initial transportation management plan modified as appropriate.~~

~~In the event of overflow, shuttles may be used to transport passengers from an off site parking location, potentially Eastbluff Elementary School, to the school. No additional parking is anticipated to be required.~~

3. Revisions to the RDEIR

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Appendix

Appendix A1. RDEIR Comment – Public Agencies (A)

Appendix

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September 22, 2017

Via Electronic & Regular Mail

feedback@nmusd.us

Ms. Ara Zareczny, Facilities Analyst
2985 Bear Street, Building E
Costa Mesa, CA 92626

Re: Corona Del Mar MS/HS Sports Field(s) Project Recirculated Draft EIR

Dear Ms. Zareczny:

The City of Newport Beach (“City”) submits the following comments on the Recirculated Draft Environmental Impact Report (RDEIR) prepared for the proposed Corona Del Mar Middle School/High School Sports Field(s) Project (the “Project”). In March, 2017, City staff reviewed and provided detailed comments (“March Comment Letter”) on the Draft Environmental Impact Report (DEIR). Since, then, the Board of Education adopted Resolution No. 28-02-17, which limits the seating capacity of the bleachers for the existing sports track and field to no more than the current seating capacity (664 seats). In response to this change, the Newport-Mesa Unified School District (the “District”) drafted the RDEIR, in which it considers two “options” for the Project. Option A includes 664-seat bleachers, a press box, a PA system, nighttime lighting, an approximately 3,000-square-foot building with two ticket booths, two restroom areas, a main concession area, and storage. To avoid significant noise impacts, Option A includes a mitigation measure which prohibits use of a PA system. Option B includes 664-seat bleachers and lighting, but does not include a press box, PA system, or ticket booth/concession/restroom building. Option B would also include a second lighted synthetic field with no track, north of the existing varsity baseball field.

A1-1

Although the City appreciates the reduced scale of the bleacher component of the Project, the City remains concerned about the Project’s potentially significant adverse impacts. Many of the City’s concerns expressed in the March Comment Letter were not resolved in the RDEIR, and the City therefore incorporates herein the March Comment Letter and its attachments in their entirety. The following provides a brief summary of some of the City’s remaining concerns:

A1-2

The Recirculated Draft EIR does not comply with CEQA.

The RDEIR continues to have numerous deficiencies which are described in detail in the March Comment Letter. For example:

- | | |
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| <ul style="list-style-type: none"> • The RDEIR does not include the City of Newport Beach Community Development Department as a responsible agency. As explained in the March Comment Letter, the Community Development Department is a responsible agency because “minor site development review” approval is required for proposed lighting of “[s]ports courts and similar facilities used for outdoor recreation or entertainment, located within a residential zoning district or closer than two hundred (200) feet to the boundary of a residential zoning district.” (See City of Newport Beach Municipal Code [NBMC], §§ 20.30.070, subd. (D), 20.52.080.) | <p>A1-3</p> |
| <ul style="list-style-type: none"> • The RDEIR does not adequately discuss parking impacts on streets surrounding the project area. For example, it does not describe the existing practice by students and visitors of parking on surrounding streets in the residential communities instead of parking in the parking lots on campus. This information is necessary because the EIR may mistakenly conclude, without substantial evidence, that the parking demand will be lower merely because the parking lots on campus are not currently being used to their full capacity. | <p>A1-4</p> |
| <ul style="list-style-type: none"> • The RDEIR continues to improperly rely on assumed project elements to mitigate potential environmental impacts, including: <ul style="list-style-type: none"> ○ The discussion of “Sky Glow” aesthetic impacts—the RDEIR states that the “proposed project incorporates and is consistent with [various practices to reduce sky glow], where applicable.” Since these “practices” are not included as enforceable specific project design features or mitigation measures, the RDEIR’s conclusion that sky glow impacts would be less than significant is not supported by substantial evidence; | <p>A1-5</p> |
| <ul style="list-style-type: none"> <ul style="list-style-type: none"> ○ The statement that the District could “consider modifying the swimming pool lighting to provide shielding to the existing light fixtures”; and | <p>A1-6</p> |
| <ul style="list-style-type: none"> <ul style="list-style-type: none"> ○ The requirements in the Recirculated Initial Study to conduct a site survey for nesting birds. | <p>A1-7</p> |
| <ul style="list-style-type: none"> • The City appreciates the RDEIR’s discussion of impacts related to removal of pepper trees along Vista Del Oro and Eastbluff Avenue, and the commitment to replace those trees at a minimum 1:1 ratio. The City also appreciates that the project and all alternatives no longer include a PA system, and that the project will no longer require a sound wall for noise mitigation. The RDEIR, however, fails to adequately identify and mitigate many of the project’s potentially significant adverse impacts, including: | <p>A1-8</p> |

- | | |
|---|--------------|
| <ul style="list-style-type: none"> ○ Aesthetics: The City questions the identification of the project site as LZ3 (Moderately High Ambient Lighting), as explained in detail in Attachment A to the March Comment Letter. The Lighting Zone (LZ) categories described in the RDEIR come from the Illuminating Engineering Society's Model Lighting Ordinance (MLO) and do not equate to the LZ designations adopted by the California Energy Commission (CEC) in the 2008 Building Energy Efficiency Standards. While the Project area is classified as "urban" in the U.S. Census and thus falls under the LZ3 (Medium ambient light) designation used by the CEC, the area is not a "large cit[y's] business district" and thus does not fall under the MLO's LZ3 (Moderately high ambient lighting) designation. The MLO, relied on heavily throughout the RDEIR, recommends a LZ2 (Moderate ambient lighting) designation for "high density or mixed use residential districts" and LZ1 (Low ambient lighting) for "rural and low density areas." The RDEIR must be revised to adopt the correct standard, and must be recirculated if after reanalyzing the project's potential light and glare impacts based on the correct level of ambient lighting there are new significant adverse aesthetic impacts identified due, for example, to the Project creating a new source of substantial light or glare which would adversely affect nighttime views in the area in accordance with Appendix G of the CEQA Guidelines. Under the existing environmental setting and circumstances, a new significant impact from nighttime lighting appears likely. Lastly, the RDEIR also does not include or discuss any of the recommended mitigation measures in the March Comment Letter. | <p>A1-9</p> |
| <ul style="list-style-type: none"> ○ Noise: The District has indicated that portable sound systems may be used. This could make sound control more difficult than would a fixed PA system. The RDEIR should establish maximum sound power levels for such equipment to ensure the project does not exceed the noise thresholds. | <p>A1-10</p> |
| <ul style="list-style-type: none"> ○ Transportation/Traffic and Parking: Please refer to comments submitted to the District by city Traffic Engineer Tony Brine (attached). | <p>A1-11</p> |
| <ul style="list-style-type: none"> ○ Greenhouse gas emissions: The RDEIR fails to analyze and mitigate potential impacts related to GHG emission in the post-2020 period. In addition, the March Comment Letter includes a number of measures available that could reduce the project's air quality and GHG emissions. At a minimum, the RDEIR should discuss the feasibility of those measures. | <p>A1-12</p> |
| <ul style="list-style-type: none"> ○ Cumulative impacts: The generally short and cursory section at the end of each chapter's project-specific impacts is inadequate. | <p>A1-13</p> |

The Project's Inconsistency with the General Plan violates the Planning and Zoning Law.

- | | |
|--|--------------|
| <p>The RDEIR fails to adequately consider the Project's inconsistency with various policies and goals in the City's General Plan. In particular, the EIR should be revised to include more discussion of</p> | <p>A1-14</p> |
|--|--------------|

September 22, 2017

Page 4

the Project's inconsistency with General Plan Policies LU 5.6.1 (Compatible Development), LU 5.6.2 (Form and Environment), and LU 5.6.3 (Ambient Lighting).

A1-14

Thank you for the opportunity to comment on the RDEIR. Please feel free to contact me at (949) 644-3232 or PAlford@newportbeachca.gov if you have any questions.

Sincerely,



Patrick J. Alford
Planning Program Manager

Attachments:

1. March Comment Letter
2. Comments from Tony Brine



March 20, 2017

Via Electronic & Regular Mail
feedback@nmusd.us

Ms. Ara Zareczny, LEED/AP, Director
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

Re: Corona del Mar High School Sports Field Project – Draft Environmental Impact Report (State Clearinghouse No. 2016011073)

Dear Ms. Zareczny:

The City of Newport Beach (“City”) submits the following comments on the Draft Environmental Impact Report (DEIR) prepared for the proposed Corona del Mar High School Sports Field Project (the “Project”). City staff reviewed the DEIR and prepared these comments with collaboration from the City’s outside counsel, Remy Moose Manley, LLP. Please note that the comments included as attachments to this letter are not repeated herein and therefore often raise additional technical issues which require individual responses in the Final EIR.

A1-15

In February 2016, the City submitted comments on the Initial Study for the Project, and informed the Newport-Mesa Unified School District (the “District”) of various issues related to the environmental analysis required by the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000 et seq.). The City remains concerned about the Project’s potentially significant adverse impacts—especially to noise, traffic, and aesthetics—and provides the following comments to request additional clarification, analysis, mitigation, and consideration of alternatives.

A. Request for Notice

This letter also renews our formal written request for any additional notice of all future public hearings or environmental documents and notices issued relating to the Project. Please include the following names, emails, and addresses on your mailing list for all future public notices issued for the Project:

A1-16

- Patrick Alford

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
palford@newportbeachca.gov

- Andrea Leisy
Remy Moose Manley, LLP
555 Capitol Mall, Ste. 800
Sacramento, CA 95814
aleisy@rmenvirolaw.com

B. The Draft EIR does not comply with CEQA.

1. The Draft EIR fails to provide an adequate project description.

Under CEQA, an “accurate and stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193.) An adequate description of all parts of a project are necessary if an EIR is to serve its informational purpose. If important elements are omitted, then “some important ramifications of the proposed project” may remain “hidden from view at the time the project [is] being discussed and approved.” (*Santiago County Water Dist. v. County of Orange* (1981) 118 Cal.App.3d 818, 830.)

A1-17

Here, the DEIR’s project description chapter should be revised to address the following concerns.

City of Newport Beach’s Community Development Department is a responsible agency: The DEIR provides a list of responsible agencies, including the City of Newport Beach Public Works Department. (DEIR, p. 3-15.) Please add the City of Newport Beach’s Community Development Department as a responsible agency because “minor site development review” approval is required for any proposed lighting of “[s]ports courts and similar facilities used for outdoor recreation or entertainment, located within a residential zoning district or closer than two hundred (200) feet to the boundary of a residential zoning district.” (See City of Newport Beach Municipal Code [NBMC], §§ 20.30.070, subd. (D), 20.52.080.) The Project proposes to install four 80-foot light poles for the proposed sports field that is located within 200 feet of the residential-zoned (R-1: Single-Unit Residential) communities known as The Plaza and The Bluffs. Therefore, Section 20.30.070 applies and minor site development review and approval is required.

The DEIR asserts that “[a]s a state agency, the District is not subject to [the City of Newport Beach Municipal] codes.” (DEIR, p. 5.1-1.) This is incorrect. First, the DEIR does not cite substantial evidence demonstrating that the sports field project is a “classroom facility” that can be considered

A1-18

within the scope of Government Code section 53094, subdivision (b).¹ Second, under Section 53094, the District is required to take an official vote to render the City's zoning ordinance (Title 20: Planning and Zoning) inapplicable to the sports field project before it can assert that it is not subject to this section of the NBMC. (Gov. Code, § 53094, subd. (b).)

A1-18

Under Section 53094, the District needs to "within 10 days, notify the city" that it has taken this action so that the City has the chance to "commence an action in the superior court . . . seeking a review of the action of the governing board of the school district to determine whether it was arbitrary and capricious." (Gov. Code, § 53094, subd. (c).) Moreover, the District would only be able to take the vote under Section 53094(b) if it had already complied with Government Code section 65352.2 ("Communication and coordination between cities, counties and school districts related to planning for school siting; meetings with planning agency; distribution of copies of master plan") and Public Resources Code section 21151.2 ("School site proposed acquisition or addition; notice to planning commission; investigation; report"). To date, the City has not received any notification pursuant to Section 53094. Nor has there been any formal or official communication regarding the District's compliance with Government Code section 65352.2 and Public Resources Code section 21151.2. Therefore, the District must comply with NBMC section 20.03.070's requirement for minor site development review of the Project.

A1-19

Community/ public use schedule: The DEIR states that the proposed sports field "would be available for District-approved public organizations under the Civic Center Act and District policy through a permitting process." (DEIR, p. 3-14.) But the community use schedule is shown as "TBD" in Table 3-2. (DEIR, p. 3-14.) Please describe the permitting process and criteria that would

A1-20

¹ Gov. Code, § 53094 states in relevant part: "§ 53094. Compliance with zoning ordinances; authority to render zoning ordinance inapplicable to a proposed use of property; review

...

(b) Notwithstanding subdivision (a), the governing board of a school district, that has complied with the requirements of Section 65352.2 of this code and Section 21151.2 of the Public Resources Code, by a vote of two- thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by the school district. The governing board of the school district may not take this action when the proposed use of the property by the school district is for nonclassroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings.

(c) The governing board of the school district shall, within 10 days, notify the city or county concerned of any action taken pursuant to subdivision (b). If the governing board has taken such an action, the city or county may commence an action in the superior court of the county whose zoning ordinance is involved or in which is situated the city whose zoning ordinance is involved, seeking a review of the action of the governing board of the school district to determine whether it was arbitrary and capricious. The city or county shall cause a copy of the complaint to be served on the board. If the court determines that the action was arbitrary and capricious, it shall declare it to be of no force and effect, and the zoning ordinance in question shall be applicable to the use of the property by the school district."

be used to determine whether or not to approve use of the sports field by community and non-profit groups.

A1-20

For example, this discussion should include a description of limits on size (e.g., maximum number of attendees), timing (e.g., time of day, and weekday vs. weekend events), and number of events allowed during different times of the year (e.g., football season, summer session). Appropriate conditions of approval reflecting these limits must also be adopted to ensure the potential effects of the potential future events fall within the scope of the EIR's analysis.

Soccer winter schedules and lacrosse spring schedules: The DEIR states that “[n]o specific schedules for soccer and lacrosse events have been provided, but typical events would end by 9 PM during the winter and spring seasons.” (DEIR, p. 3-14.) Table 3-2 indicates that soccer and lacrosse events could draw a maximum of 400-500 spectators in addition to the 60-70 participants. (DEIR, pp. 3-13 to 3-14.) The timing of these events is important to the assessment impacts related to use of outdoor lighting, noise, traffic, and parking. As with the potential community/ public use schedules, appropriate conditions of approval reflecting the limits on soccer and lacrosse events must also be adopted to ensure the potential effects of these uses also fall within the scope of the EIR's analysis.

2. The Draft EIR's description of the project baseline and setting is misleading and incomplete.

CEQA requires an EIR to “delineate environmental conditions prevailing absent the project, defining a ‘baseline’ against which predicted effects can be described and quantified.” (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439, 447.) An EIR “must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published . . . from both a local and regional perspective.” (CEQA Guidelines, § 15125, subd. (a).) ² “If the description of the environmental setting of the project site and surrounding area is inaccurate, incomplete, or misleading, the EIR does not comply with CEQA.” (*Cadiz Land Co. v. Rail Cycle* (2000) 83 Cal.App.4th 74, 87.) In this instance, the DEIR's “description and consideration” of the project baseline and setting is so incomplete and misleading that it fails to meet the standard set forth in Section 15125.

A1-21

The DEIR provides a description of the environmental setting on pages 4-1 to 4-18. Please update the EIR's description of the environmental setting to address the following concerns and to provide additional information relevant to potential environmental impacts.

Removal of trees: The DEIR states that “[t]hirty mature trees are planted along and near Vista Del Oro and Eastbluff Drive.” (DEIR, p. 4-4.) These trees will all be removed. (DEIR, p. 3-2 “[all vegetation, including 30 trees along Vista del Oro and Eastbluff Drive, would be removed and cleared”].) Please revise the EIR to include the type, height, and health of these trees.

A1-22

² / CEQA Guidelines, Cal. Code Regs., tit. 14, § 15000 et seq.

The March 2016 Recirculated Initial Study (IS) explains in a short paragraph that the Project would remove 30 trees along Vista del Oro and acknowledges that the trees may be used for nesting by migratory birds. (DEIR, Appendix A2 [Recirculated IS], p. A2-64.) The Recirculated IS does not provide information about the type and height of the trees to be removed and does not include any mitigation measures. Instead, the IS asserts that the District will comply with the federal Migratory Bird Treaty Act and Fish and Game Code Section 3503.5 to ensure that impacts to migratory birds are less than significant. Because the Recirculated IS concluded that biological impacts would be less than significant without mitigation, the DEIR does not include an analysis of Biological Resources.

A1-23

Without any enforceable mitigation measures and without more information about the trees to be removed in either the IS or the DEIR, there is insufficient substantial evidence to support the conclusion that impacts to biological resources, namely nesting birds, are less than significant. Furthermore, the removal of the trees is also relevant to the aesthetics analysis, but there is no discussion of their removal in the Aesthetics chapter of the DEIR despite an acknowledgment in the thresholds of significance section that “substantial[] damage” to trees could be a significant impact. (See DEIR, p. 5.1-3.) The lack of a complete and accurate description of these trees in the baseline and environmental setting appears to have resulted in an incomplete and inadequate analysis of both biological and aesthetic impacts.

A1-24

Nearby residential communities: The DEIR’s environmental setting section identifies and generally describes the residential uses adjacent to the Project site, including the communities known as The Plaza, The Bluffs, and The Eastbluff. (DEIR, p. 4-5.) The DEIR focuses on relative elevations of these residential uses to the sports field and campus, but it does not provide any information about the distance between the Project and the closest residential uses. Please provide the exact distances (e.g., in feet) between the proposed light poles and the nearest residential receptors. Because the public address (“PA”) system speakers will be installed on the light poles, this information is relevant to both aesthetic and noise impacts.

A1-25

Parking on surrounding streets: The DEIR states that the campus currently provides 592 parking spaces in three lots. (DEIR, p. 4-4.) What are the existing permit requirements, availability of assigned spaces, and parking fees, if any? Please also add a discussion to describe the existing practice by students and visitors of parking on surrounding streets in the residential communities instead of parking in the parking lots on campus. Without this information, the EIR may mistakenly conclude, without substantial evidence in support, that the parking demand will be lower merely because the parking lots on campus are not currently being used to their full capacity.

A1-26

Existing use and schedule: The DEIR’s environmental setting section provides a brief overview of the various existing uses of campus facilities, including boys’ soccer practice, CalCoast Track Club, Volleyball Enterprises, swimming pool use, baseball field use, and recreational community uses of the existing turf field and synthetic track. (DEIR, pp. 4-4 to 4-5.) Please add to this discussion more details about the existing uses and schedule of campus facilities. It would be helpful to have tables in the environmental setting section that are similar to Table 3-1 (Use of

A1-27

Artificial Turf Fields) and Table 3-2 (CdM MS/HS Sports Field Preliminary Event Schedule) in the DEIR's project description section so that a comparison may be made. (DEIR, pp. 3-12 to 3-13.) Please include in this discussion the past and existing use of school facilities by community and non-profit groups.

A1-27

3. The Draft EIR improperly relies upon project design elements that should be included as enforceable mitigation measures.

In *Lotus v. Department of Transportation* (2014) 223 Cal.App.4th 645, 658, the court held that the EIR in that case failed to comply with CEQA in its evaluation of the project's impact on old growth redwood roots adjacent to a two-lane roadway proposed for expansion and improvement. Caltrans had incorporated mitigation measures into its project description and concluded that any potential impacts would be less than significant. "By compressing the analysis of impacts and mitigation measures into a single issue," the court stated, "the EIR disregards the requirements of CEQA."

A1-28

Here, the DEIR improperly relies on various assumed project elements to mitigate potential environmental impacts. For example:

- The DEIR's discussion of "Sky Glow" aesthetic impacts states that the "proposed project incorporates and is consistent with [various practices to reduce sky glow], where applicable." (DEIR, p. 5.1-56.) Since these "practices" are not included as enforceable specific project design features or mitigation measures, the EIR's conclusion that sky glow impacts would be less than significant is not supported by substantial evidence.
- The DEIR's discussion of cumulative aesthetic impacts acknowledges that the Project would contribute to the existing nighttime lighting impacts in the area and suggests the District could "consider modifying the swimming pool lighting to provide shielding to the existing light fixtures." (DEIR, pp. 5.1-56 to 5.1-57.) It is unclear if this would be incorporated as an optional project element or if it would be a separate District action. Since even individually minor project-specific impacts may be cumulatively considerable (discussed more below), it is important that modification of the swimming pool lighting be incorporated into a new mitigation measure.
- The Recirculated Initial Study states that, "[p]rior to the start of grading activities between January 15 to September 1 (bird nesting season), the District is required to conduct a site survey for nesting birds by a qualified biologist before commencement of grading activities," and if nesting birds are found, "the District is required to consult with the US Fish and Wildlife Service . . ." in order to comply with Migratory Bird Treaty Act requirements and Fish and Game Code Section 3503.5. (DEIR, Appendix A2, p. A2-64.) These requirements should also be incorporated into an enforceable mitigation measure.

A1-29

A1-30

A1-31

Please revise the EIR to address these and any other instances where project elements or assumed actions are improperly used to avoid or mitigate environmental impacts, without such specificity

A1-32

it is difficult to tell how, exactly, a potentially significant adverse impact would remain less than significant.

4. The Draft EIR fails to adequately identify and mitigate the project's potentially significant adverse environmental impacts.

CEQA requires an EIR to provide “a sufficient degree of analysis” about a proposed project’s adverse environmental impacts to inform the public and allow decisionmakers to make intelligent judgments. (CEQA Guidelines, § 15151.) An EIR must demonstrate a good faith effort at full disclosure. As explained below, additional analysis and mitigation are necessary for the DEIR here to comply with CEQA.

A1-33

a) Aesthetics

Please see Attachment A for technical comments from City staff on the DEIR’s analysis of aesthetic impacts. In addition to, and to complement those technical comments, we provide the following additional analysis as part of this letter.

A1-34

First, as noted above, the DEIR fails to discuss the aesthetic impacts that result from the Project’s removal of 30 mature trees along and near Vista Del Oro and Eastbluff Drive. Please revise the analysis for Impact 5.1-1 (“ . . . affect any scenic vista or alter scenic resources within a state scenic highway”) to include a discussion of the removal of these trees. (DEIR, pp. 5.1-4 to 5.1-7.)

A1-35

Second, the analysis of Impact 5.1-3 (“ . . . generate new sources of light and glare”) should be revised to explain why the Project site can be classified as LZ3 (“Moderately high ambient lighting”). (DEIR, pp. 5.1-30 to 5.1-31.) The DEIR asserts that LZ3 was chosen “based on population figures from the 2000 Census.” (DEIR, p. 5.1-31.) But there are no details about the existing levels of light, especially at nighttime. LZ3 areas are those areas where lighting is “often uniform and/or continuous.” (DEIR, p. 5.1-30.) The DEIR does not include any details about the presence of existing lights (e.g., street lights) that result in a “uniform and/or continuous” light levels that are moderately high until 10 p.m. on both weekday and weekend nights. The timing and uniformity of existing lights levels in the area is important and relevant. Without this information, the decision to designate the Project site as LZ3 is unsupported by substantial evidence. Please also explain why the Project site was not or should not be classified LZ2.

A1-36

Third, the DEIR includes several conclusory statements that are not supported by substantial evidence. For example, the DEIR states that “[a]esthetic value typically refers to the perception of the natural beauty of an area” and, “[t]herefore, the proposed project field with its various improvements would provide enhanced visual quality of a sports field compared to the existing outdated sports field.” (DEIR, p. 5.1-4.) There are several problems with this conclusion. One, it appears that the District is asserting that aesthetic impacts are merely a matter of perception and, therefore, the District could conclude in the EIR that the proposed project is an improvement over the existing site without providing any analysis or substantial evidence to support this conclusion. This position is contrary to CEQA requirements as interpreted in applicable case law. (See, e.g.,

A1-37

North Coast Rivers Alliance v. Marin Municipal Water Dist. (2013) 216 Cal.App.4th 614, 627 [upholding aesthetics analysis that included substantial factual evidence and details].) Two, the conclusion assumes that an upgraded sports field with more seating and tall, imposing light poles would somehow automatically be considered a visual enhancement. This assumption ignores the fact that artificial building elements—like the 80-foot light poles—are more likely to detract from scenic resources than to enhance them, especially when these building elements are accompanied by the removal of 30 mature trees and other vegetation on the site. Other statements in the aesthetics analysis suffer from the same problem and need to be revised to include more analysis and factual details. (See, e.g., DEIR, pp. 5.1-8 [“The new sports field with nighttime sports lighting is compatible with the current use of the site as a high school campus sports facility,” even if it would “affect[] the viewing experience from surrounding residential neighborhoods, which are considered to have high sensitivity”], 5.1-21 [“Visibility of new structures from residential neighborhoods is not considered a significant degradation of surrounding visual quality”].)

A1-37

Fourth, the DEIR improperly fails to analyze the potential aesthetic impacts of the 12-foot sound wall at the back of the visitor bleachers and the 10-foot chain-link perimeter fencing. As the DEIR admits, the visual simulations do not include these proposed structures. (See, e.g., DEIR, pp. 5.1-21.) CEQA requires a lead agency to analyze potential environmental impacts of mitigation measures and conditions of approval, such as the 12-foot sound wall. (See *Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonoma* (2007) 155 Cal.App.4th 1214, 1231.) The DEIR should be revised to include additional visualizations or analysis of the aesthetic impacts of the sound wall and chain-link fence.

A1-38

Fifth, the DEIR improperly reasons that impacts from the sports field light poles would be less than significant because the existing swimming pool lights are more “intrusive” and a major source of light and glare impacts. (DEIR, p. 5.1-55.) This use of the “ratio theory” in an EIR has been rejected by courts. (See *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 721; *Los Angeles Unified School District v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1024-1026; Guidelines, § 15355, subd. (b).) The DEIR should be revised to properly analyze both project-specific and cumulative impacts from the sports field light poles and to strike-out the discussion comparing the sports field light pole to the swimming pool lights. Alternatively, the DEIR should be revised to clarify the comparison with the swimming pool lights by including more information about the timing of the use of those lights. Are the swimming pool lights currently being used until 10 p.m. at night? How many nights a week are the swimming pool lights currently being used? What will the cumulative impacts be with the existing lights?

A1-39

Finally, please consider including the following additional mitigation measures for aesthetic impacts:

- The vertical light levels at the vertical surface of any residential unit shall not exceed the LZ2 threshold of 0.3 foot-candle (fc).
- Use LED lights to reduce light trespass below the LZ2 threshold of 0.3 fc.

A1-40

- Reduce the height of the four light-poles to 50-55 feet and install them on the ground instead of on the back of the bleachers. (See examples at Newport Harbor High School Davidson Field site.)
- Eliminate the 10-foot chain-link fence and instead maintain the existing fence that is under 6-foot tall.

A1-40

b) Noise

Please see Attachment A for detailed, technical comments from City staff on the DEIR's analysis of noise impacts. In addition to and to complement those technical comments, we provide the following comments.

A1-41

First, the DEIR states that short-term noise measurements were taken between the hours of 3:00 PM and 6:00 PM at four locations on September 16, 2016. (DEIR, p. 5.6-15.) There are two problems with this methodology. One, these hours are not representative of the hours of projected peak use of the proposed sports field. As the DEIR's project description section makes clear, the events with the largest expected number of spectators and the latest use of the outdoor lighting and PA system are the varsity football contests in the Fall (August 15-November 15) that would occur on Friday nights from 7:00 PM to 10:00 PM. (DEIR, p. 3-13.) Two, the locations of the short-term noise measures are too far away from the proposed sports field. (DEIR, pp. 5.6-16 to 5.6-19 [measurement locations N-1, N-2, N-4, and N-10 are all more than 2,000 feet from the project site even though residential receptors are within a couple hundred feet of the field].) The residential receptors closest to the sports field are the ones that are most likely to be affected by the large football games that go until 10 PM at night. Please supplement the DEIR's existing analysis by conducting additional short-term noise measurements on Fridays from 7:00 PM to 10:00 PM at different locations closer to the proposed sports field in existing residential areas (e.g., "Receiver Locations" A, C, F on DEIR, pp. 5.6-32 to 5.6-33). This additional analysis is important because Table 5.6-13 uses the "Measured Ambient Sound Levels" to establish that "existing ambient noise levels exceed the City's daytime noise threshold (until 10PM) of 55 dBA Leq for nine out of the ten measurement locations." (DEIR, p. 5.6-31.) An artificially high and inaccurate level of existing ambient noise will result in erroneous conclusions about the Project's true noise impacts.

Second, for noise thresholds of significance, the DEIR quotes from Appendix G of the CEQA Guidelines. (DEIR, p. 5.6-22 to 5.6-23.) But in the analysis of Impact 5.6-2 (" . . . substantial temporary noise increases at nearby homes that would exceed the City's exterior and interior noise limits") references the sound level standards of NBMC sections 10.26.025 and 10.26.030. (DEIR, p. 5.6-28.) Please clarify on pages 5.6-22 to 5.6-23 in the section titled "Thresholds of Significance" that the noise level standards in NBMC Sections 10.26.025 and 10.26.030 are applicable thresholds of significance.

A1-42

Third, the DEIR concludes that Impact 5.6-2 would be significant and unavoidable even after the implementation of Mitigation Measures N-1, N-2, and N-3. (DEIR, p. 5.6-47.) But the DEIR does not include a discussion of other mitigation measures that could be more effective at reducing the noise impacts. Please consider as additional mitigation: (a) an alternative to the pole-mounted PA

A1-43

system in the form of localized PA system speakers positioned close to the bleacher sections because this design would result in adequate audio coverage with minimal audio spill over into the adjacent residential areas; (b) constructing the bleachers with sound-absorbing materials, enclosed foot wells, and solid walls at the rear of the bleachers; (c) prohibit events on Sundays, before 9:00 AM, and after 10:00 PM; and (d) provide security to enforce activities prohibited under the “good-neighbor” policy in Mitigation Measure N-1.

A1-43

Finally, please consider these additional specific comments:

- Mitigation Measure N-1 should be revised to clarify how the prohibited activities (use of air horns, bleacher foot-stomping, etc.) in the “good-neighbor” policy will be monitored and controlled. (DEIR, p. 5.6-43.) Will there be on-site monitoring? If so, when and what steps will be taken if noise exceedances occur?

A1-44

- The DEIR states that “for the purpose of residential uses, the highest exterior noise level is 65 dBA CNEL.” (DEIR, p. 5.6-11.) But Table 5.6-8 shows that the maximum daytime noise levels for Zone I (single-, two-, or multiple-family residential) is 55 dBA Leq from 7AM to 10 PM. (DEIR, p. 5.6-11.) Please clarify or revise.

A1-45

- Mitigation Measure N-3 states that “the [sound barrier] wall shall be optimized through detailed acoustical investigations considering the cost-benefit ratio for the sound barrier wall in terms of benefits at the most-affected sensitive receptors.” (DEIR, p. 5.6-44.) This is vague and confusing. Please revise to clarify how the consideration of the “cost-benefit ratio” would take place and what elements of the sound wall (e.g., materials, height, etc.) would change under what circumstances. In other words, please revise this mitigation to include clear performance standards.

A1-46

c) Transportation/Traffic and Parking

Please see Attachment A for detailed technical comments from City staff on the DEIR’s analysis of transportation/ traffic and parking impacts. In addition to, and to complement those technical comments, we provide the following comments.

A1-47

First, the DEIR states that the traffic analysis includes “assessment of traffic conditions . . . for the following analysis time frames: Existing (2015); Opening Year (2019); TPO Analysis Year (2020). (DEIR, p. 5.9-4.) These time frames fail to capture post-2020 operational and cumulative transportation, traffic, and parking impacts. (See DEIR, p. 5.9-59 [cumulative impacts “were analyzed under the 2019 conditions”].) According to the DEIR, the project could be completed by late June 2018. (DEIR, p. 3-15.)

Unless the DEIR expects the upgraded sports field to only remain operational for two years past completion of construction, the EIR needs to be revised to include analysis of operational impacts past 2020.

A1-48

Second, the DEIR incorrectly asserts that Threshold of Significance T-7 (“Result in inadequate parking capacity”) is optional because “this threshold was deleted from the 2010 CEQA Guidelines.” As the Court of Appeal explained in *Taxpayers for Accountable School Bond Spending v. San Diego Unified School District* (2013) 215 Cal.App.4th 1013, 1050 (*Taxpayers*), “CEQA does not provide that a project’s direct impact on parking cannot constitute a significant impact on the physical environment.”

A1-49

Third, the DEIR uses an arbitrary method to calculate the parking ratio for the Project. Although the DEIR’s Table 5.9-15 indicates that a parking demand forecast of 0.8333 spaces per attendee would be appropriate using counts taken at a varsity football game conducted at Estancia High School, the DEIR inexplicably decides to instead use the much lower rate of 0.367 spaces per seat. (DEIR, p. 5.9-55.) The DEIR reasons that this lower rate is more appropriate because it includes an average of “four other rates studied for a high [school] stadium use.” (DEIR, p. 5.9-55.) The court in *Taxpayers* disapproved of a similarly arbitrary calculation used by the district in that case:

A1-50

... District’s calculation of the expected attendance at Hoover’s evening football games on completion of the Project was questionable. Rather than using actual attendance data for Hoover’s afternoon football games and increasing that number to account for additional persons who would attend evening games, LOS, on District’s behalf, based its calculation on the average attendance at football games at five of District’s 16 high schools (excluding Hoover) without providing any explanation regarding why those schools were selected and/or were comparable to Hoover. Those five high schools were La Jolla, Lincoln, Madison, Mira Mesa, and San Diego high schools. Even were we to assume those high schools were selected because they have stadium lighting and hold evening football games, LOS did not explain why attendance data from the three other District high schools that also have stadium lighting (i.e., Patrick Henry, Scripps Ranch, and Serra high schools) were excluded from its study. [footnote 20] In the circumstances of this case, absent a reasonable explanation for exclusion, it would appear to be a better practice to consider attendance data from all eight District schools that hold evening football games in calculating the expected attendance at Hoover evening football games were the Project completed.

(215 Cal.App.4th at pp. 1048-1049.) Here, the District should use the parking demand forecast of 0.8333 spaces per attendee because it is relevant parking data that is tied to the District’s varsity football games and not rates “from four previous high school stadium studies” for Costa Mesa High School, Irvine High School, Estancia High School, and El Toro High School. (DEIR, p. 5.9-55.)

Fourth, the DEIR lacks any analysis of vehicle miles traveled (VMT) as a metric to assess transportation impacts. Senate Bill 743, signed by the Governor in September 2013, encourages lead agencies to use VMT as an alternative or additional metric to analyze transportation impacts. Please consider revising the EIR to discuss the project’s impacts under the VMT metric, including a discussion that compares the distances traveled and modes of transportation used under existing

A1-51

conditions (where varsity football games and other competitive sporting events are played at Davidson Field at Newport Harbor High School, Jim Scott Stadium at Estancia High School, LeBard Stadium at Orange Coast College, and Eastbluff Elementary School) to Project conditions. (See DEIR, p. 4-4.) This discussion should also include information about public transportation options for getting to the Project site for sporting events.

A1-51

Finally, the DEIR improperly assumes that implementation of Mitigation Measure TRAN-1 would be sufficient to “improve the LOS to acceptable level by reducing the ICU from 0.921 to 0.917.” (DEIR, p. 5.9-59.) Mitigation Measure TRAN-1 merely provides that the District “shall coordinate” with the City to implement a minor signal timing change at the Jamboree Boulevard and University Drive/ Eastbluff Drive intersection. The District has not been in communication with the City as to whether or not the requested signal timing change to increase cycle time by 10 seconds at this intersection is appropriate and consistent with the City’s transportation management plans. Indeed, the City will not approve this measure. Therefore, the DEIR’s less than significant conclusion that is dependent on implementation of this mitigation measure is not supported by substantial evidence and the conclusion should be changed to indicate a significant and unavoidable impact. (See *Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, 1189.)

A1-52

d) Greenhouse Gas (GHG) Emissions

The DEIR fails to analyze and mitigate potential impacts related to GHG emissions in the post-2020 period. (DEIR, pp. 5.4-18 to 5.4-19.) While the project may be fully constructed by 2020, the project will not be “complete” until the end of its operational lifespan. With the recent passage of Senate Bill 32, signed by the Governor in September 2016, and the recent release of the Air Resources Board’s proposed 2030 Scoping Plan, it is clear that CEQA lead agencies should carefully consider how each project can do its part to reduce GHG emissions so that the entire state may reach the 2030 goal of achieving a 40 percent reduction below 1990 levels.

A1-53

In *Center for Biological Diversity v. California Dept. of Fish and Wildlife* (2015) 62 Cal.4th 204, 225 (“*Newhall Ranch*”), the court found that the EIR failed to show how the project’s 31% GHG emissions reduction as compared to a business-as-usual (BAU) model was consistent with achieving the statewide goal of a 29% reduction from a statewide BAU model. The court went on to state that “The EIR simply assumes that the level of effort required in one context, a 29 percent reduction from business as usual statewide, will suffice in the other, a specific land use development.” (*Id.* at p. 227.)

A1-54

Many projects have elected to forgo the BAU analysis completely after the *Newhall Ranch* decision. Under this alternative methodology, the GHG efficiency threshold established by the South Coast Air Quality Management District (SCAQMD) can be adapted using the applicable 2030 and/or 2035 targets. SCAQMD came up with its threshold by taking the statewide 2020 GHG reduction goal (for the sectors applicable to land use projects) in AB 32 and dividing it by the projected statewide service population for 2020. While SCAQMD’s threshold is limited to 2020 (DEIR, p. 5.4-19), the same kind of calculation (land use sector GHG emissions target for a given

A1-55

year, divided by projected service population for the same year) can be used to establish an efficiency threshold for the proposed project that is tied to 2030 or 2035 targets.

Finally, there are other measures available that could possibly reduce the project's air quality and GHG emissions to less than significant levels. To illustrate, we have attached examples from the California Attorney General's Office's paper on Addressing Climate Change at the Project Level (Attachment B) and the California Air Pollution Control Officers Association's (CAPCOA's) whitepaper on CEQA & Climate Change (Attachment C). The feasibility of these measures should be discussed. In particular, some of the mitigation measures that the District should analyze include:

- Purchase carbon offset credits or participate in an Off-site Mitigation Fee Program (CAPCOA, p. B-33.)
- Provision of more on-site solar energy.
- Provide preferred parking closer to the fields for electric and hybrid vehicles, with charging stations.
- Planting appropriate, native trees in previously deforested areas to provide for carbon sequestration.
- Exceed Title 24 Efficiency Requirements by 20% (CAPCOA, p. B-24.)
- Solar Orientation: Orient 75% of buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter. (CAPCOA, p. B-24.)
- Use Energy Star Roof materials (CAPCOA, p. B-23.)
- Use light-colored/high albedo materials for non-roof impervious surfaces. (CAPCOA, p. B-24.)
- Provide public transit incentives such as free or low-cost monthly transit passes.
- Provide zero emission shuttle service to the Project site from other public transit areas.
- Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a website or message board for coordinating rides.
- Reduce the use of pavement and impermeable surfaces.
- Require the use of construction materials with the lowest carbon footprint.

5. The Draft EIR's analysis of cumulative effects is inadequate and violates CEQA.

An EIR must analyze cumulative impacts because "the full environmental impact of a proposed project cannot be gauged in a vacuum." (*Communities for a Better Environment v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 114.) The CEQA Guidelines define cumulative impacts to be "the change in the environment which results from the incremental impact of the project when

A1-56

A1-57

added to other closely related past, present, and reasonably foreseeable probable future projects.” (Guidelines, § 15355, subd. (b).) Thus, impacts that are “individually minor” may be “collectively significant.” (*Ibid.*)

In assessing a proposed project’s contribution to cumulative effects, CEQA requires a lead agency to undertake a two-step analysis. First, the agency must consider whether the combined effects from the proposed project and other projects would be cumulatively significant. And second, if the answer is yes, the agency must then consider whether the “proposed project’s incremental effects are cumulatively considerable.” (*CBE v. Resources Agency, supra*, 103 Cal.App.4th at p. 120; Pub. Resources Code, § 21083, subd. (b)(2); Guidelines, §§ 15355, subd. (b), 15064, subd. (h)(1).)

A1-58

Here, the DEIR’s analysis of cumulative impacts is generally a short and cursory section at the end of each chapter’s analysis of project-specific impacts. It is also, at times (see aesthetic lighting impacts comments above), improperly reliant on the ratio theory. (See *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 721; *Los Angeles Unified School District v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1024-1026.) Please revise the EIR to include an adequate analysis of cumulative impacts, particularly with respect to traffic and noise.

A1-59

6. The Draft EIR lacks a reasonable range of alternatives and improperly dismisses alternative locations or offsite alternatives.

CEQA requires an EIR to “describe a range of reasonable alternatives to the project . . . which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects . . . and evaluate the comparative merits of the alternatives.” (Guidelines, §§ 15126.6, subd. (a), 15002, subd. (a)(3).) The evaluation of alternatives must “contain analysis sufficient to allow informed decision making.” (*Laurel Heights I, supra*, 47 Cal.3d at pp. 404, 406 [requiring “meaningful detail”]; *Kings County, supra*, 221 Cal.App.3d at p. 735 [finding EIR lacked “quantitative, comparative analysis” of alternatives].) An “EIR is nonetheless defective under CEQA” when it fails to explain a lead agency’s “analytic route.” (*Laurel Heights I*, at p. 404; *Kings County*, at p. 731 [“[a]n inadequate discussion of alternatives constitutes an abuse of discretion”].)

A1-60

As noted above, the City is particularly concerned with the aesthetic, noise, and transportation/traffic/parking impacts. Although the DEIR concludes that only noise impacts will remain significant and unavoidable, the City asserts that proper analysis of other impacts (as requested above) will identify other impacts that have not been mitigated to less than significant levels. In any case, the EIR’s consideration of alternatives that can address the significant and unavoidable noise impacts and other potentially significant impacts is crucial to the environmental review process envisioned by CEQA.

A1-61

First, please provide a summary table comparing the Project’s impacts to impacts under each alternative so that it is easier for the public and decisionmakers to see which impacts are lower under each alternative.

A1-62

Second, please revise the discussion of the environmentally superior alternative. The DEIR states that Community Plan Alternative 1 (“Two Fields with Reduced Capacity and No Lights”) “would lessen significant event noise impacts” and also reduce aesthetic and transportation/traffic impacts. (DEIR, p. 7-31.) But the DEIR goes on to explain that “this alternative is not a preferred alternative to the proposed project” because it “would not meet most basic project objectives to allow nighttime practices and games to occur on CdM sports field.” (DEIR, p. 7-32.) The City has concerns about the accuracy and appropriateness of this explanation. But, even if this conclusion about the feasibility Community Plan Alternative 1 can be supported by substantial evidence, the District should explain why Community Plan Alternative 2 (“Two Fields with Reduced Capacity and Portable Lights”) and Alternative 3 (“Two Fields with Reduced Capacity and Permanent Lights”) are not preferable to the Project since both of those alternatives would allow for nighttime practices and games to occur on the sports field while resulting in less severe noise and transportation/traffic impacts. (DEIR, pp. 7-25, 7-31.)

A1-63

The District should also consider adding a new alternative that includes one field with shorter 50-foot light poles and localized PA system speakers positioned close to the bleacher sections. Such an alternative appears feasible and would avoid or substantially lessen the noise and lighting impacts of the Project.

A1-64

7. Energy Conservation Analysis.

CEQA Guidelines, Appendix F states: “If appropriate, the energy intensiveness of materials may be discussed. [¶] 2. The effects of the project on local and regional energy supplies and on requirements for additional capacity. [¶] 3. The effects of the project on peak and base period demands for electricity and other forms of energy. [¶] 4. The degree to which the project complies with existing energy standards. [¶] 5. The effects of the project on energy resources. [¶] 6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.” Appendix F also lists mitigation measures that may be included in the EIR: “1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed. [¶] 2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, increase water conservation and reduce solid-waste. [¶] 3. The potential for reducing peak energy demand. 4. Alternate fuels (particularly renewable ones) or energy systems. [¶] 5. Energy conservation which could result from recycling efforts.”

A1-65

Although the DEIR includes a stand-alone Energy chapter, the analysis in this chapter suffers from the same problems identified by the courts in *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173 (CCEC), and *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256. The DEIR states that “[u]pon implementation of regulatory requirements and standard conditions of approval,” the Project’s energy impacts would be less than significant. (DEIR, p. 5.10-4.) This blind reliance on compliance with regulatory requirements is insufficient. (CCEC, *supra*, 225 Cal.App.4th at pp. 211-212.) Please consider the use of solar panels or other onsite renewable energy sources.

A1-66

Additionally, analysis of Impact 5.10-3 (“... increased demand for transportation energy ...”) is incomplete and unsupported by substantial evidence. (DEIR, p. 5.10-4.) The DEIR states that the Project “would reduce VMT by allowing CdM students to remain on campus for games and practices rather than traveling ... to other facilities.” (DEIR, p. 5.10-4.) But the DEIR does not explain the changes in VMT for the up to a 1000 spectators and attendees of various events on the sports field. Therefore, the DEIR’s conclusion that the Project “would result in overall reduction in VMT and consume less transportation energy” is unsupported by substantial evidence.

A1-67

C. The Project’s inconsistency with the General Plan violates the Planning and Zoning Law.

The general plan has been described as the “constitution for all future development” and thus all local land use decisions must be consistent with it.³ The Planning and Zoning Law provides “[c]ounty or city ordinances shall be consistent with the general plan.”⁴

A1-68

A project is “inconsistent with a general plan ‘if it conflicts with a general plan policy that is fundamental, mandatory, and clear.’”⁵ In the recent *Spring Valley Lake Association v. City of Victorville* case, the Court of Appeal disapproved of the city’s general plan consistency finding because the project failed to comply with a “specific, mandatory, and fundamental” requirement.⁶ The city’s general plan included an implementation measure requiring “all new commercial or industrial development to generate electricity on-site to the maximum extent possible.”⁷ The city’s project approvals for the commercial retail development did not require on-site electricity generation, effectively finding it infeasible.⁸ But the court concluded that the city failed to “provide facts, reasonable assumptions, or expert opinion amounting to substantial evidence to support a conclusion solar power generation or other alternatives for on-site electricity generation [were] completely infeasible.”⁹

A1-69

Despite the deference afforded to an agency’s fact-finding and the deference that courts must pay to agencies interpreting their own plans and policies, it is not uncommon for courts to overturn project approval when projects are inconsistent with general plan policies that are *fundamental, mandatory, and clear*. For example, in *Families Unafraid to Uphold Rural El Dorado County v. Board of Supervisors* (1998) 62 Cal.App.4th 1332, 1340-1342, the court found that a residential

A1-70

³ / *O’Loane v. O’Rourke* (1965) 231 Cal.App.2d 774, 782.

⁴ / Gov. Code, § 65860, subd. (a).

⁵ / *Spring Valley Lake Association v. City of Victorville* (2016) 248 Cal.App.4th 91, 100 (*Spring Valley*) [citing *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 782].

⁶ / *Id.* at p. 5.

⁷ / *Id.* at p. 3.

⁸ / *Id.* at p.4.

⁹ / *Ibid.*

subdivision was inconsistent with a general plan land use element policy that restricted low density residential (LDR) designations to land contiguous to community regions or rural centers. The court noted that the project's use of the LDR designation was at odds with undisputed evidence showing that the project site was not contiguous to community regions or rural centers. Concluding that the policy at issue was fundamental and mandatory, the appellate court agreed with plaintiffs that the project was inconsistent with the land use element and reversed the trial court's ruling in favor of the county.

Similarly, in *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 783-784, the court held that the project was inconsistent with the general plan's traffic service level policy. The county's general plan included a policy requiring projects to achieve LOS C or better under a specific method of analysis. The EIR explained that it used a different method of analysis to achieve LOS C because the project would result in LOS D or E under the general plan's preferred method of analysis. The court disapproved of this attempt to skirt the requirements in the general plan policy, deemed the project inconsistent, and set aside the approval.

A1-71

Here, the DEIR fails to adequately consider the Project's inconsistency with various policies and goals in the City's General Plan. In particular, the EIR should be revised to include more discussion of the Project's consistency with General Plan Policies LU 5.6.1 (Compatible Development), LU 5.6.2 (Form and Environment), and LU 5.6.3 (Ambient Lighting):

- **LU 5.6.1 (Compatible Development):** Require that buildings and properties be designed to ensure compatibility. A1-72
- **LU 5.6.2 (Form and Environment):** Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns. A1-73
- **LU 5.6.3 (Ambient Lighting):** Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties A1-74
- **CE 7.1.1 Required Parking):** Require that new development provide adequate, convenient parking for residents, guests, business patrons, and visitors. A1-75
- **CE 7.1.8 Parking Configuration):** Site and design new development to avoid use of parking configurations or management programs that are difficult to maintain and enforce. A1-76
- **CE 7.2.1 Parking Management):** Develop parking management programs for areas with inadequate parking. A1-77
- **N 1.1 (Noise Compatibility of New Development):** Require that all proposed projects are compatible with the noise environment through use of Table N2, and enforce the interior and exterior noise standards shown in Table N3. A1-78
- **N 1.3 (Remodeling and Additions of Structures):** Require that all remodeling and additions of structures comply with the noise standards shown in Table N3. A1-79

- **N 1.7 Commercial/Entertainment Uses):** Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.

A1-80

Thank you for the opportunity to comment on the DEIR. Please feel free to contact me at (949) 644-3232 or PAlford@newportbeachca.gov if you have any questions.

Sincerely,



Patrick J. Alford
Planning Program Manager

Attachments:

- A. Technical comments from City of Newport Beach staff
- B. California Attorney General's Office's paper on Addressing Climate Change at the Project Level
- C. Excerpts from CAPCOA's whitepaper on CEQA & Climate Change

Cc: David Kiff, City Manager
Aaron Harp, City Attorney
Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

ATTACHMENT A (City Staff's technical comments)

2. INTRODUCTION

2.3.1 Impacts Considered Less Than Significant

The City of Newport Beach (City) questions the decision not to discuss Land Use and Planning in detail in the Draft Environmental Impact Report (DEIR). In the City's comments on the original project Initial Study/Notice of Preparation, potential conflicts with General Plan Land Use Element Policies 5.6.2 and 5.6.3 were identified. These policies will be discussed further in the comments on DEIR Chapter 5.1 (Aesthetics).

A1-81

5.1 AESTHETICS

5.1.1 Environmental Setting - 5.1.1.1 Regulatory Framework

The DEIR states that as "...a state agency, the District is not subject to these codes, but they are presented for informational purposes and to establish guidelines in evaluating aesthetic impacts of the project." The DEIR must state what, if any, formal action the District has taken to exempt this project from local zoning regulations pursuant to Government Code Section 53094.

A1-82

The DEIR references NBMC Section 20.30.070 (Outdoor Lighting); however, it is limited to subsection (A)(1). Subsection (C) should also be included, which states:

C. Outdoor Lighting Standards for Buildings, Statues, Other Manmade Objects, and Landscapes. Spotlighting or floodlighting used to illuminate buildings, statues, signs, or any other objects mounted on a pole, pedestal, or platform or used to accentuate landscaping shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated to minimize glare, sky glow, and light trespass. The beam width shall not be wider than that needed to light the feature with minimum spillover. The lighting shall not shine directly into the window of a residence or directly into a roadway. Light fixtures attached to a building shall be directed downward.

A1-83

Also, Subsection (D) of that section should also be included, which states:

D. Outdoor Recreation/Entertainment Areas. Sports courts and similar facilities used for outdoor recreation or entertainment, located within a residential zoning district or closer than two hundred (200) feet to the boundary of a residential zoning district, shall not be lighted unless a minor site development review has been approved in compliance with Section 20.52.080 (Site Development Reviews).

A1-84

Finally, the DEIR should also reference City General Plan Land Use Element Policy LU 5.6.2 and LU 5.6.3:

LU 5.6.2 Form and Environment - Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.

A1-85

ATTACHMENT A (City Staff's technical comments)

LU 5.6.3 Ambient Lighting - Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location. | A1-86

These policies and regulations must be used to establish guidelines in evaluating aesthetic impacts of the project. The proposed four 80-foot-high light poles, 10-foot-high chain-link perimeter fence, and the 12-foot-high sound barrier wall system along the rear of the visitor side bleachers along Vista Del Oro particularly present “abrupt changes in scale” that should be avoided under Policy LU 5.6.2. | A1-87

Furthermore, the project, or any alternative that includes outdoor lighting will require a minor site development review approved by the City. |

5.1.2 – Thresholds of Significance

An additional threshold should be included and analyzed:

AE-5 Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. | A1-88

Specifically, the analysis should be with Policy LU 5.6.2 and Policy 5.6.3 and NBMC Section 20.030.070 (C) and (D). |

5.1.3 – Environmental Impacts

The impacts analysis should include potential conflicts with Policy LU 5.6.2 and Policy 5.6.3 and NBMC Section 20.030.070 (C) and (D). | A1-89

Page 5.1-4 includes the statement “Therefore, the proposed project field with its various improvements would provide enhanced visual quality of a sports field compared to the existing outdated sports field.” This statement is conclusory and not supported by the analysis. In fact, the DEIR states that the visual simulation from the residential neighborhood (Figure 5.1.8) did not include 12-foot-high sound wall on the back of the visitor bleachers or the 10-foot-high chain-link perimeter fence in favor of a view of the sports field and bleachers. | A1-90

Page 5.1-8 includes a number of statements concluding that the project is visually compatible with the surrounding area. However, this analysis fails to consider the close proximity of the proposed facilities to the adjacent residential area. The existing campus layout places open athletic fields and parking areas across from adjacent residential areas. The more intense improvements (i.e., buildings, swimming pool lights, tennis courts, etc.) are clustered towards the center of the campus. This essentially provides an open space buffer between the campus core and these residential areas. The project would place a 10-foot-high chain-link perimeter fence and the 12-foot-high sound barrier wall system approximately 70 feet from a residential area. This constitutes an introduction of contrasting features into the existing visual setting. | A1-91

The DEIR should also consider the potential visual impact resulting from the placement of additional signs and banners on the project site, particularly along the proposed 10-foot-high chain-link perimeter fence. Such signs and banners are typically used to express support for the home team or are offered as advertising for business supporters of sports programs. Such signs currently exist on existing perimeter fencing (see photos below). The size and number of such signs could | A1-92

ATTACHMENT A (City Staff's technical comments)

increase with the increase in the level of activity resulting of the project. The District should consider an additional mitigation measure prohibiting the placement of signs that are visible from adjacent residential areas.



A1-93

The City questions the identification of the project site as LZ3 (Moderately High Ambient Lighting). The Illuminating Engineering Society (IES) 2011 Model Lighting Ordinance states that LZ3 “pertains to areas with moderately high lighting levels. These typically include commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial uses and shipping and rail yards with high night time activity, high use recreational and playing fields, regional shopping malls, car dealerships, gas stations, and other nighttime active exterior retail areas.” This is an accurate description of the lighting environment of The Bluffs residential area. The City believes that LZ2 is more appropriate. LZ2 “pertains to areas with moderate ambient lighting levels. These typically include multifamily residential uses, institutional residential uses, schools, churches, hospitals, hotels/motels, commercial and/or businesses areas with evening activities embedded in predominately residential areas, neighborhood serving recreational and playing fields and/or mixed use development with a predominance of residential uses.”

On Page 5.1-31, the DEIR concludes that light levels of 0.1 foot-candles (fc) to 0.4 fc 150 feet from the edge of the football field would not result in substantial light nuisance. However, the U.S.

A1-94

ATTACHMENT A (City Staff's technical comments)

Green Building Council's *Light Pollution Reduction* advocates that sports field horizontal and vertical foot-candle light trespass not increase beyond the following illuminance levels in order to qualify for Leadership in Energy and Environmental Design (LEED) credits:

LZ2 = 0.30 fc at the project boundary, dropping to 0.01 fc within 10 feet of the boundary.

LZ3 = 0.80 fc at the project boundary, dropping to 0.01 fc within 15 feet of the boundary.

The City recognizes that LEED certification is not one of the project objectives. However, the U.S. Green Building Council standard suggests that the sports field lighting can be designed to bring light trespass to much lower levels.

A1-95

Regarding the vertical foot-candle light trespass levels on Page 5.1-32, the City believes that LZ2 is the appropriate lighting zone for this area. Therefore, projected light trespass impacts exceed the 0.3 fc LZ2 threshold and are therefore significant and need to be mitigated to a level less than significant. The use of LED lights (Page 5.1-39) would be one possible mitigation measure, although it does not appear that LED lights would reduce vertical light trespass to below the LZ2 threshold of 0.3 fc.

A1-96

On Page 5.1-40, the discussion on light sources does not take into account their proximity to the adjacent residential areas (see Figures 5.1-19 and 5.1-20). The building lights from Newport Center are over a mile away and generally blend into a background of city lights. Even the swimming pool lights are 600 feet away and while their glare is highly visible, these too blend into the background of the schools exterior lighting. The proposed sport field lighting will be as close as 70 feet from the nearest residential area. Their close proximity and 80-foot height will place them against the black night sky, making them extremely prominent. For this reason, the City considers this impact to be significant and unavoidable.

A1-97

5.1.7 – Mitigation Measures

The City considers the visual impact of the sports field lighting as significant and unavoidable. However, to provide some mitigation, it is suggested that Mitigation Measure AE-1 be modified to require that the vertical light levels at the vertical surface of any residential unit shall not exceed the LZ2 threshold of 0.3 foot-candle. Also, a new mitigation measure needs to be added to require the use of LED lights to provide additional light trespass reduction and reduce light trespass to below the LZ2 threshold of 0.3 fc.

A1-98

5.6 NOISE

The City recommends that Mitigation Measure N-2 be revised to require a District-authorized sound monitor to remain present during all events using amplified sound. The sound monitor will be responsible for maintaining appropriate sound levels throughout the event.

A1-99

As the project description includes the possibility that the sports field may be used by community groups for purposes provided for in the Civic Center Act, the City recommends a new mitigation measure prohibiting any sound equipment that is not included in the Stadium Sound System Design Plan.

A1-100

ATTACHMENT A (City Staff's technical comments)

5.7 PUBLIC SERVICES

On Page 5.7-2, the first bullet should read “Adopts the 2016 California Fire Code and the 2015 International Fire Code...” | A1-101

On Page 5.7-2, the second paragraph under Existing Conditions should read “The department is divided into two divisions: Fire Operations and Marine Operations...” | A1-102

On Page 5.7-2, the next to last paragraph should read “...including 114 firefighting personnel...” | A1-103

On Page 5.7-3, “life safety” should be deleted from the first paragraph of that page.

On Page 5.7-6, the DEIR references the use of Newport Beach Police Department (NBPD) Explorers during maximum capacity events. NBPD states that it is more likely that they would use police officers on an overtime basis to mitigate any issues, traffic or otherwise. Any use of Explorers would supplement the use of sworn personnel, not replace it. However, this would not require permanent changes to NPBD staffing levels. | A1-104

5.8 RECREATION

On Page 5.8-3, the DEIR states there is no joint use agreement in place between the City and the District for use of the field. This is incorrect; The City does have a joint use agreement with the District for facility use. For example, the City utilizes the Corona del Mar High School athletic field for an annual track meet. | A1-105

5.9 TRANSPORTATION AND TRAFFIC

The parking demand and supply analysis fails to provide information on current and reasonably foreseeable campus parking restrictions, including permit requirements, parking fees, reserved parking, and VIP parking. For example, the *2016-17 Corona del Mar Student Handbook* includes the following student automobile regulations: | A1-106

1. Parking regulations will be enforced by CDM security staff and NBPD; parking permits must be properly displayed at all times.
2. Parking permits will be distributed to seniors in good standing with attendance, discipline and grades.
3. Students must have a school-issued parking pass to park on campus and park in the student designated lots.
4. Students may not park in the faculty lot and/or designated guest or faculty spaces around campus.
5. Permits belong to the school and can be revoked at any time based on violations of these policies.

The DEIR does not consider how these parking restrictions effect parking demand observations and assumptions or the actual availability of parking spaces during events. The DEIR needs to include discussion identifying how permits are allocated and how the permit system works in order to determine parking demand and availability. There also needs to be an explanation of how this | A1-107

ATTACHMENT A (City Staff's technical comments)

permit system will impact the use of the lot by visitors and others attending or participating in events at the new sports field facility. In addition, there should be discussion that all of the surrounding streets and residential areas are currently being used by students because of a lack of adequate on-site parking on the campus.

A1-107

Furthermore, the DEIR does not consider the adequacy of the configuration of the three on-site parking lots are adequate to accommodate the parking demand generated by sports field events. All three parking lots are designed to provide maximum queuing of vehicles for drop-off and pick-up. The DEIR does not discuss if these configurations will adequately function during sports field events. If these parking lots do not function adequately, spectators and other participants will park on streets in the adjacent residential areas. The DEIR should consider including a parking management program as a mitigation measure.

A1-108

Please also respond to the following specific, technical comments:

- a. The Traffic Study was not prepared per the Traffic Phasing Ordinance (NBMC chapter 15.40 (TPO)). There are no "traffic impact study guidelines, adopted November 24, 2015" as stated on page G1-8 of Traffic Study. The TPO Study must include the following ICU analysis conditions:

A1-109

- Existing Conditions
- Existing Plus Project
- TPO Analysis (Year 2020) = Existing traffic + Ambient Traffic Growth + Committed Project traffic. (Baseline Condition)
- TPO Analysis (Year 2020) Plus Project

TPO Analysis Year (Project completion/opening + one year) = 2020.

Committed Projects = projects already approved by the City and are not yet fully constructed or occupied.

Cumulative Projects = Planned projects that are not approved but are "reasonably foreseeable".

The Year 2019 Analysis provided in the DEIR is not required.

For the Cumulative project traffic analysis, two additional ICU conditions must be calculated:

- CEQA Analysis (Year 2020) = TPO Baseline Condition + Cumulative project traffic
- CEQA Analysis (Year 2020) Plus Project

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The DEIR Traffic Study Consultant must work with the City Public Works Department to receive the Committed Project traffic data and the Cumulative Project traffic data.

A1-110

The intersection LOS results must be re-calculated based on the Committed Project traffic data and Cumulative Project traffic data provided by City Public Works staff.

b. The traffic count data was collected on Friday October 30, 2015. The City's TPO requires that traffic count data is collected between February 1 and May 31.

A1-111

c. The ICU calculations must be completed to three decimal places and then rounded up, or down, to two decimal places. The ICU figures for the TPO results must be shown in two decimal places. For example, 0.903 = 0.90 and 0.905 = 0.91. Any increase in 0.01 to an intersection with an already unsatisfactory level of service will cause an impact.

A1-112

d. Page 5.9-56 states that the after-school peak parking demand is 61 spaces. What activities are accounted for at CdMHS in determining this estimate?

A1-113

e. Page 5.9-45 shows traffic signs, cones, and traffic control staff would be provided as part of the Traffic Management Plan. Would these signs and cones be placed on City public right-of-way ? Figures 5.9-7, 5.9-8, and 5.9-10 show Newport Beach Police Department (NBPD) Officers located at various locations to control traffic during peak events. The NBPD has not reviewed or sanctioned this plan.

A1-114

f. In the Executive Summary page 1-14, for Impact 5.9-1, the proposed mitigation measure is to "implement a minor signal timing change to increase cycle length by 10 seconds at the Jamboree Blvd. and University Drive/Eastbluff Drive intersection". This measure will not be approved by the City of Newport Beach. The traffic signals along Jamboree Road are timed to provide for synchronization. Any change in the timing will disrupt the traffic signal synchronization.

A1-115

Revised Comments from Tony Brine, City Traffic Engineer

Page 5.9-39:	Table 5.9-9 should be revised to eliminate "Sports Field" from the land use description for ITE Code 530. The PM peak rates for "Enter" should be 0.47 and the "Exit" should be 0.53.	A1-116
Page 5.9-40:	Table 5.9-11 documents PM Peak Rates for "Land Use" ITE Trip Generation per student. This trip rate would cover school-related activities such as school dances, CdM HS sport team practices and games, drama rehearsals, etc. The ITE Trip Generation rate does not account for additional trips related to outside groups authorized to use the CdM HS facilities during PM peak hours. These outside groups include CalCoast Track Club, Volleyball Enterprises, and the various groups that use the swimming pool. Page 4-5 of the DEIR show the number of attendees for these outside groups, which add up to 150-350 attendees. The PM peak hour generation should be revised to account for outside group traffic trips. The outside group activities occur between 4:00 pm – 9:00 pm, with overlapping time periods for the different activities.	A1-117
Page 5.9-40	The description of the Average Daily Trips needs to be clarified and possibly re-calculated. The DEIR references a City of San Diego trip generation rate for a sports-facility land use of "one trip per attendee". The reviewer could not find this trip rate in the San Diego trip generation tables. Is this rate for daily trips or peak hour trips ? The proposed sports field trip rate of (0.304 trip per seat) is a PM peak hour rate as calculated using Estancia High School counts (Table 5.9-10). The 0.304 trip per seat PM rate is then averaged with the unsubstantiated "one trip per attendee" rate to calculate the "daily" trip generation rate of 0.65 trip per seat. The daily traffic volume is then calculated using a PM peak hour rate as part of the basis for the calculation. In addition, the total number of trips is then "expected on days when a full-capacity special event fills both of the sports fields". Is the full capacity special event occurring during the PM peak hour ? The Average Daily Trips section should be revised to address these discrepancies.	A1-118
Page 5.9-72	The first paragraph on this page outlines the combined total parking demand for the CdM campus as 628 spaces. The DEIR then states that with the 592 on-campus spaces and the 246 street parking spaces, the AM peak parking demands for the entire campus can be accommodated. The City owned and maintained public street parking spaces <u>cannot</u> be counted toward meeting the campus parking demand. It is clearly noted in the DEIR that street sweeping occurs once a week in the AM period for streets surrounding the schools. Also, there is a residential parking demand for the use of the adjacent public streets. This residential demand can fluctuate.	A1-119
Page 5.9-72	Table 5.9-22 covers parking counts from only one day. What school events were taking place on March 4, 2016 during the time period of the parking counts ? The regular on-campus parking count could potentially be much higher than 61 spaces if many school activities would be taking place at the same time. Also, outside group activities would add to the parking counts. What outside activities were occurring at the time the counts were collected ? The total after-school peak period parking demand could be higher than 305 spaces.	A1-120
Page 7-6	Section 7.2.4 discusses the Parking Garage Alternatives. There should be a discussion about the number of spaces that could be provided in Parking Garage Alt. 1 and Parking Garage Alt. 2. Why would the parking garage at either location need to be four or five stories ?	A1-121
Traffic Study page H-66:	Section 12.5 of the Traffic Study outlines a Transportation Management Plan to be implemented during "special events". What are the special events, and how often would they	A1-122

occur ? In this section, there is discussion of the need to coordinate with the Police Department to organize traffic control assistance during spectator events. Would a transportation management plan depend on City Police Department employees to direct traffic ? There is discussion of using “variable message signs and other similar intelligent transportation system devices to inform drivers of scheduled sports field events”. What is the threshold for number of spectators before a transportation management plan would need to be implemented ? Has this issue been discussed with the Newport Beach Police Department ?

Addressing Climate Change at the Project Level California Attorney General's Office



Under the California Environmental Quality Act (CEQA), local agencies have a very important role to play in California's fight against global warming – one of the most serious environmental effects facing the State today. Local agencies can lead by example in undertaking their own projects, insuring that sustainability is considered at the earliest stages. Moreover, they can help shape private development. Where a project as proposed will have significant global warming related effects, local agencies can require feasible changes or alternatives, and impose enforceable, verifiable, feasible mitigation to substantially lessen those effects. By the sum of their actions and decisions, local agencies will help to move the State away from “business as usual” and toward a low-carbon future.

Included in this document are various measures that may reduce the global warming related impacts at the individual project level. (For more information on actions that local governments can take at the program and general plan level, please visit the Attorney General's webpage, “CEQA, Global Warming, and General Plans” at <http://ag.ca.gov/globalwarming/ceqa/generalplans.php>.)

As appropriate, the measures can be included as design features of a project, required as changes to the project, or imposed as mitigation (whether undertaken directly by the project proponent or funded by mitigation fees). The measures set forth in this package are examples; the list is not intended to be exhaustive. Moreover, the measures cited may not be appropriate for every project. The decision of whether to approve a project – as proposed or with required changes or mitigation – is for the local agency, exercising its informed judgment in compliance with the law and balancing a variety of public objectives.

Mitigation Measures by Category

Energy Efficiency

<p>Incorporate green building practices and design elements.</p>	<p>The California Department of Housing and Community Development's Green Building & Sustainability Resources handbook provides extensive links to green building resources. The handbook is available at http://www.hcd.ca.gov/hpd/green_build.pdf.</p> <p>The American Institute of Architects (AIA) has compiled fifty readily available strategies for reducing fossil fuel use in buildings by fifty percent. AIA “50 to 50” plan is presented in both guidebook and wiki format at http://wiki.aia.org/Wiki%20Pages/Home.aspx.</p>
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<p>Meet recognized green building and energy efficiency benchmarks.</p>	<p>For example, an ENERGY STAR-qualified building uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than comparable, conventional buildings. http://www.energystar.gov/index.cfm?c=business.bus_index.</p> <p>California has over 1600 ENERGY STAR-qualified school, commercial and industrial buildings. View U.S. EPA's list of Energy Star non-residential buildings at http://www.energystar.gov/index.cfm?fuseaction=labeled_buildings locator. Los Angeles and San Francisco top the list of U.S. cities with the most ENERGY STAR non-residential buildings. http://www.energystar.gov/ia/business/downloads/2008_Top_25_cities_chart.pdf.</p> <p>Qualified ENERGY STAR homes must surpass the state's Title 24 energy efficiency building code by at least 15%. Los Angeles, Sacramento, San Diego, and San Francisco-Oakland are among the top 20 markets for ENERGY STAR homes nationwide. http://www.energystar.gov/ia/new_homes/mil_homes/top_20_markets.html. Builders of ENERGY STAR homes can be more competitive in a tight market by providing a higher quality, more desirable product. See http://www.energystar.gov/ia/partners/manuf_res/Horton.pdf.</p> <p>There are a variety of private and non-profit green building certification programs in use in the U.S. See U.S. EPA's Green Building / Frequently Asked Questions website, http://www.epa.gov/greenbuilding/pubs/faqs.htm.</p> <p>Public-Private Partnership for Advancing Housing Technology maintains a list of national and state Green Building Certification Programs for housing. See http://www.pathnet.org/sp.asp?id=20978. These include the national Leadership in Energy and Environmental Design (LEED) program, and, at the state level, Build it Green's GreenPoint Rated system and the California Green Builder program.</p> <p>Other organizations may provide other relevant benchmarks.</p>
<p>Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.</p>	<p>Information about ENERGY STAR-certified products in over 60 categories is available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product.</p> <p>The California Energy Commission maintains a database of all appliances meeting either federal efficiency standards or, where there are no federal efficiency standards, California's appliance efficiency standards. See http://www.appliances.energy.ca.gov/.</p> <p>The Electronic Product Environmental Assessment Tool (EPEAT) ranks computer products based on a set of environmental criteria, including energy efficiency. See http://www.epeat.net/AboutEPEAT.aspx.</p> <p>The nonprofit American Council for an Energy Efficient Economy maintains an Online Guide to Energy Efficient Commercial Equipment, available at http://www.aceee.org/ogeece/ch1_index.htm.</p> <p>Utilities offer many incentives for efficient appliances, lighting, heating and cooling. To search for available residential and commercial incentives, visit Flex Your Power's website at http://www.fypower.org/.</p>

Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight.	<p>See U.S. Department of Energy, Passive Solar Design (website) http://www.energysavers.gov/your_home/designing_remodeling/index.cfm/mytopic=10250.</p> <p>See also California Energy Commission, Consumer Energy Center, Passive Solar Design (website) http://www.consumerenergycenter.org/home/construction/solardesign/index.html.</p> <p>Lawrence Berkeley National Laboratories' Building Technologies Department is working to develop innovative building construction and design techniques. Information and publications on energy efficient buildings, including lighting, windows, and daylighting strategies, are available at the Department's website at http://btech.lbl.gov.</p>
Install light colored "cool" roofs and cool pavements.	<p>A white or light colored roof can reduce surface temperatures by up to 100 degrees Fahrenheit, which also reduces the heat transferred into the building below. This can reduce the building's cooling costs, save energy and reduce associated greenhouse gas emissions, and extend the life of the roof. Cool roofs can also reduce the temperature of surrounding areas, which can improve local air quality. See California Energy Commission, Consumer Energy Center, Cool Roofs (webpage) at http://www.consumerenergycenter.org/coolroof/.</p> <p>See also Lawrence Berkeley National Laboratories, Heat Island Group (webpage) at http://eetd.lbl.gov/HeatIsland/.</p>
Install efficient lighting, (including LEDs) for traffic, street and other outdoor lighting.	<p>LED lighting is substantially more energy efficient than conventional lighting and can save money. See http://www.energy.ca.gov/efficiency/partnership/case_studies/TechAsstCity.pdf (noting that installing LED traffic signals saved the City of Westlake about \$34,000 per year).</p> <p>As of 2005, only about a quarter of California's cities and counties were using 100% LEDs in traffic signals. See California Energy Commission (CEC), Light Emitting Diode Traffic Signal Survey (2005) at p. 15, available at http://www.energy.ca.gov/2005publications/CEC_400_2005_003/CEC_400_2005_003.PDF.</p> <p>The California Energy Commission's Energy Partnership Program can help local governments take advantage of energy saving technology, including, but not limited to, LED traffic signals. See http://www.energy.ca.gov/efficiency/partnership/.</p>
Reduce unnecessary outdoor lighting.	<p>See California Energy Commission, Reduction of Outdoor Lighting (webpage) at http://www.energy.ca.gov/efficiency/lighting/outdoor_reduction.html.</p>

Use automatic covers, efficient pumps and motors, and solar heating for pools and spas.	<p>During the summer, a traditional backyard California pool can use enough energy to power an entire home for three months. Efficiency measures can substantially reduce this waste of energy and money. See California Energy Commission, Consumer Energy Center, Pools and Spas (webpage) at http://www.consumerenergycenter.org/home/outside/pools_spas.html.</p> <p>See also Sacramento Municipal Utilities District, Pool and Spa Efficiency Program (webpage) at http://www.smud.org/en/residential/saving-energy/Pages/poolspa.aspx.</p>
Provide education on energy efficiency to residents, customers and/or tenants.	<p>Many cities and counties provide energy efficiency education. See, for example, the City of Stockton's Energy Efficiency website at http://www.stocktongov.com/energysaving/index.cfm. See also "Green County San Bernardino," http://www.greencountysb.com at pp. 4-6.</p> <p>Businesses and development projects may also provide education. For example, a homeowners' association (HOA) could provide information to residents on energy-efficient mortgages and energy saving measures. See The Villas of Calvera Hills, Easy Energy Saving Tips to Help Save Electricity at http://www.thevillashoa.org/green/energy/. An HOA might also consider providing energy audits to its residents on a regular basis.</p>

Renewable Energy and Energy Storage

Meet "reach" goals for building energy efficiency and renewable energy use.	<p>A "zero net energy" building combines building energy efficiency and renewable energy generation so that, on an annual basis, any purchases of electricity or natural gas are offset by clean, renewable energy generation, either on-site or nearby. Both the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) have stated that residential buildings should be zero net energy by 2020, and commercial buildings by 2030. See CEC, 2009 Integrated Energy Policy Report (Dec. 2009) at p. 226, available at http://www.energy.ca.gov/2009publications/CEC-100-2009-003/CEC-100-2009-003-CMF.PDF; CPUC, Long Term Energy Efficiency Strategic Plan (Sept. 2008), available at http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eespl/.</p>
Install solar, wind, and geothermal power systems and solar hot water heaters.	<p>The California Public Utilities Commission (CPUC) approved the California Solar Initiative on January 12, 2006. The initiative creates a \$3.3 billion, ten-year program to install solar panels on one million roofs in the State. Visit the one-stop GoSolar website at http://www.gosolarcalifornia.org/. As mitigation, a developer could, for example, agree to participate in the New Solar Homes program. See http://www.gosolarcalifornia.org/builders/index.html.</p> <p>The CPUC is in the process of establishing a program to provide solar water heating incentives under the California Solar Initiative. For more information, visit the CPUC's website at http://www.cpuc.ca.gov/puc/energy/solar/swh.htm.</p> <p>To search for available residential and commercial renewable energy incentives, visit Flex Your Power's website at http://www.fypower.org/.</p>

<p>Install solar panels on unused roof and ground space and over carports and parking areas.</p>	<p>In 2008 Southern California Edison (SCE) launched the nation's largest installation of photovoltaic power generation modules. The utility plans to cover 65 million square feet of unused commercial rooftops with 250 megawatts of solar technology – generating enough energy to meet the needs of approximately 162,000 homes. Learn more about SCE's Solar Rooftop Program at http://www.sce.com/solarleadership/solar-rooftop-program/general-faq.htm.</p> <p>In 2009, Walmart announced its commitment to expand the company's solar power program in California. The company plans to add solar panels on 10 to 20 additional Walmart facilities in the near term. These new systems will be in addition to the 18 solar arrays currently installed at Walmart facilities in California. See http://walmartstores.com/FactsNews/NewsRoom/9091.aspx.</p> <p>Alameda County has installed two solar tracking carports, each generating 250 kilowatts. By 2005, the County had installed eight photovoltaic systems totaling over 2.3 megawatts. The County is able to meet 6 percent of its electricity needs through solar power. See http://www.acgov.org/gsa/Alameda%20County%20-%20Solar%20Case%20Study.pdf.</p> <p>In 2007, California State University, Fresno installed a 1.1-megawatt photovoltaic (PV)-paneled parking installation. The University expects to save more than \$13 million in avoided utility costs over the project's 30-year lifespan. http://www.fresnostatenews.com/2007/11/solarwrapup2.htm.</p>
<p>Where solar systems cannot feasibly be incorporated into the project at the outset, build "solar ready" structures.</p>	<p>U.S. Department of Energy, A Homebuilder's Guide to Going Solar (brochure) (2008), available at http://www.eere.energy.gov/solar/pdfs/43076.pdf.</p>
<p>Incorporate wind and solar energy systems into agricultural projects where appropriate.</p>	<p>Wind energy can be a valuable crop for farmers and ranchers. Wind turbines can generate energy to be used on-site, reducing electricity bills, or they can yield lease revenues (as much as \$4000 per turbine per year). Wind turbines generally are compatible with rural land uses, since crops can be grown and livestock can be grazed up to the base of the turbine. See National Renewable Energy Laboratory, Wind Powering America Fact Sheet Series, Wind Energy Benefits, available at http://www.nrel.gov/docs/fy05osti/37602.pdf.</p> <p>Solar PV is not just for urban rooftops. For example, the Scott Brothers' dairy in San Jacinto, California, has installed a 55-kilowatt solar array on its commodity barn, with plans to do more in the coming years. See http://www.dairyherd.com/directories.asp?pgID=724&ed_id=8409 (additional California examples are included in article.)</p>

<p>Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.</p>	<p>See National Renewable Energy Laboratory, Energy Storage Basics (webpage) at http://www.nrel.gov/learning/eds_energy_storage.html.</p> <p>California Energy Storage Alliance (webpage) at http://storagealliance.org/about.html.</p> <p>Storage is not just for large, utility scale projects, but can be part of smaller industrial, commercial and residential projects. For example, Ice Storage Air Conditioning (ISAC) systems, designed for residential and nonresidential buildings, produce ice at night and use it during peak periods for cooling. See California Energy Commission, Staff Report, Ice Storage Air Conditioners, Compliance Options Application (May 2006), available at http://www.energy.ca.gov/2006publications/CEC-400-2006-006/CEC-400-2006-006-SF.PDF.</p>
<p>Use on-site generated biogas, including methane, in appropriate applications.</p>	<p>At the Hilarides Dairy in Lindsay, California, an anaerobic-lagoon digester processes the run-off of nearly 10,000 cows, generating 226,000 cubic feet of biogas per day and enough fuel to run two heavy duty trucks. This has reduced the dairy's diesel consumption by 650 gallons a day, saving the dairy money and improving local air quality. See http://www.arb.ca.gov/newsrel/nr021109b.htm; see also Public Interest Energy Research Program, Dairy Power Production Program, Dairy Methane Digester System, 90-Day Evaluation Report, Eden Vale Dairy (Dec. 2006) at http://www.energy.ca.gov/2006publications/CEC_500_2006_083/CEC_500_2006_083.PDF.</p> <p>Landfill gas is a current and potential source of substantial energy in California. See Tom Frankiewicz, Program Manager, U.S. EPA Landfill Methane Outreach Program, Landfill Gas Energy Potential in California, available at http://www.energy.ca.gov/2009_energy/policy/documents/2009-04-21_workshop/presentations/05-SCS_Engineers_Presentation.pdf.</p> <p>There are many current and emerging technologies for converting landfill methane that would otherwise be released as a greenhouse gas into clean energy. See California Integrated Waste Management Board, Emerging Technologies, Landfill Gas-to-Energy (webpage) at http://www.ciwmb.ca.gov/LEACentral/TechServices/EmergingTech/default.htm.</p>

<p>Use combined heat and power (CHP) in appropriate applications.</p>	<p>Many commercial, industrial, and campus-type facilities (such as hospitals, universities and prisons) use fuel to produce steam and heat for their own operations and processes. Unless captured, much of this heat is wasted. CHP captures waste heat and re-uses it, e.g., for residential or commercial space heating or to generate electricity. See U.S. EPA, Catalog of CHP Technologies at http://www.epa.gov/chp/documents/catalog_of_%20chp_tech_entire.pdf and California Energy Commission, Distributed Energy Resource Guide, Combined Heat and Power (webpage) at http://www.energy.ca.gov/distgen/equipment/chp/chp.html.</p> <p>The average efficiency of fossil-fueled power plants in the United States is 33 percent. By using waste heat recovery technology, CHP systems typically achieve total system efficiencies of 60 to 80 percent. CHP can also substantially reduce emissions of carbon dioxide. http://www.epa.gov/chp/basic/efficiency.html.</p> <p>Currently, CHP in California has a capacity of over 9 million kilowatts. See list of California CHP facilities at http://www.eea-inc.com/chpdata/States/CA.html.</p> <p>The Waste Heat and Carbon Emissions Reduction Act (Assembly Bill 1613 (2007), amended by Assembly Bill 2791 (2008)) is designed to encourage the development of new CHP systems in California with a generating capacity of not more than 20 megawatts. Among other things, the Act requires the California Public Utilities Commission to establish (1) a standard tariff allowing CHP generators to sell electricity for delivery to the grid and (2) a "pay as you save" pilot program requiring electricity corporations to finance the installation of qualifying CHP systems by nonprofit and government entities. For more information, see http://www.energy.ca.gov/wasteheat/.</p>
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Water Conservation and Efficiency

<p>Incorporate water-reducing features into building and landscape design.</p>	<p>According to the California Energy Commission, water-related energy use – which includes conveyance, storage, treatment, distribution, wastewater collection, treatment, and discharge – consumes about 19 percent of the State's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel every year. See http://www.energy.ca.gov/2007publications/CEC_999_2007_008/CEC_999_2007_008.PDF. Reducing water use and improving water efficiency can help reduce energy use and greenhouse gas emissions.</p>
<p>Create water-efficient landscapes.</p>	<p>The California Department of Water Resources' updated Model Water Efficient Landscape Ordinance (Sept. 2009) is available at http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm.</p> <p>A landscape can be designed from the beginning to use little or no water, and to generate little or no waste. See California Integrated Waste Management Board, Xeriscaping (webpage) at http://www.ciwmb.ca.gov/organics/Xeriscaping/.</p>

Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.	<p>U.S. Department of Energy, Best Management Practice: Water-Efficient Irrigation (webpage) at http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html.</p> <p>California Department of Water Resources, Landscape Water Use Efficiency (webpage) at http://www.water.ca.gov/wateruseefficiency/landscape/.</p> <p>Pacific Institute, More with Less: Agricultural Water Conservation and Efficiency in California (2008), available at http://www.pacinst.org/reports/more_with_less_delta/index.htm.</p>
Make effective use of graywater. (Graywater is untreated household waste water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)	<p>California Building Standards Commission, 2008 California Green Building Standards Code, Section 604, pp. 31-32, available at http://www.documents.dgs.ca.gov/bsc/2009/part11_2008_calgreen_code.pdf.</p> <p>California Department of Water Resources, Dual Plumbing Code (webpage) at http://www.water.ca.gov/recycling/DualPlumbingCode/.</p> <p>See also Ahwahnee Water Principles, Principle 6, at http://www.lgc.org/ahwahnee/h2o_principles.html. The Ahwahnee Water Principles have been adopted by City of Willits, Town of Windsor, Menlo Park, Morgan Hill, Palo Alto, Petaluma, Port Hueneme, Richmond, Rohnert Park, Rolling Hills Estates, San Luis Obispo, Santa Paula, Santa Rosa, City of Sunnyvale, City of Ukiah, Ventura, Marin County, Marin Municipal Water District, and Ventura County.</p>
Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.	<p>Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site. See U.S. EPA, Low Impact Development (webpage) at http://www.epa.gov/nps/lid/.</p> <p>Office of Environmental Health Hazard Assessment and the California Water and Land Use Partnership, Low Impact Development at http://www.coastal.ca.gov/nps/lid-factsheet.pdf.</p>
Devise a comprehensive water conservation strategy appropriate for the project and location.	The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
Design buildings to be water-efficient. Install water-efficient fixtures and appliances.	<p>Department of General Services, Best Practices Manual, Water-Efficient Fixtures and Appliances (website) at http://www.green.ca.gov/EPP/building/SaveH2O.htm.</p> <p>Many ENERGY STAR products have achieved their certification because of water efficiency. See California Energy Commission's database, available at http://www.appliances.energy.ca.gov/.</p>

Offset water demand from new projects so that there is no net increase in water use.	For example, the City of Lompoc has a policy requiring new development to offset new water demand with savings from existing water users. See http://www.cityoflompoc.com/utilities/pdf/2005_uwmp_final.pdf at p. 29.
Provide education about water conservation and available programs and incentives.	See, for example, the City of Santa Cruz, Water Conservation Office at http://www.ci.santa-cruz.ca.us/index.aspx?page=395 ; Santa Clara Valley Water District, Water Conservation at http://www.valleywater.org/conservation/index.shtm ; and Metropolitan Water District and the Family of Southern California Water Agencies, Be Water Wise at http://www.bewaterwise.com . Private projects may provide or fund similar education.

Solid Waste Measures

Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).	Construction and demolition materials account for almost 22 percent of the waste stream in California. Reusing and recycling these materials not only conserves natural resources and energy, but can also save money. For a list of best practices and other resources, see California Integrated Waste Management Board, Construction and Demolition Debris Recycling (webpage) at http://www.ciwmb.ca.gov/condemo/ .
Integrate reuse and recycling into residential industrial, institutional and commercial projects.	<p>Tips on developing a successful recycling program, and opportunities for cost-effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/.</p> <p>The Institute for Local Government's Waste Reduction & Recycling webpage contains examples of "best practices" for reducing greenhouse gas emissions, organized around waste reduction and recycling goals and additional examples and resources. See http://www.ca-ilg.org/wastereduction.</p>
Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.	Tips on developing a successful recycling program, and opportunities for cost effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/ .
Provide education and publicity about reducing waste and available recycling services.	<p>Many cities and counties provide information on waste reduction and recycling. See, for example, the Butte County Guide to Recycling at http://www.recyclebutte.net.</p> <p>The California Integrated Waste Management Board's website contains numerous publications on recycling and waste reduction that may be helpful in devising an education project. See http://www.ciwmb.ca.gov/Publications/default.asp?cat=13. Private projects may also provide waste and recycling education directly, or fund education.</p>

Land Use Measures

<p>Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.</p>	<p>U.S. EPA maintains an extensive Smart Growth webpage with links to examples, literature and technical assistance, and financial resources. See http://www.epa.gov/smartgrowth/index.htm.</p> <p>The National Oceanic and Atmospheric Administration’s webpage provides smart growth recommendations for communities located near water. See Coastal & Waterfront Smart Growth (webpage) at http://coastalsmartgrowth.noaa.gov/. The webpage includes case studies from California.</p> <p>The California Energy Commission has recognized the important role that land use can play in meeting our greenhouse gas and energy efficiency goals. The agency’s website, Smart Growth & Land Use Planning, contains useful information and links to relevant studies, reports, and other resources. See http://www.energy.ca.gov/landuse/.</p> <p>The Metropolitan Transportation Commission’s webpage, Smart Growth / Transportation for Livable Communities, includes resources that may be useful to communities in the San Francisco Bay Area and beyond. See http://www.mtc.ca.gov/planning/smart_growth/.</p> <p>The Sacramento Area Council of Governments (SACOG) has published examples of smart growth in action in its region. See Examples from the Sacramento Region of the Seven Principles of Smart Growth / Better Ways to Grow, available at http://www.sacog.org/regional/funding/betterways.pdf.</p>
<p>Meet recognized “smart growth” benchmarks.</p>	<p>For example, the LEED for Neighborhood Development (LEED-ND) rating system integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED-ND is a collaboration among the U.S. Green Building Council, Congress for the New Urbanism, and the Natural Resources Defense Council. For more information, see http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148.</p>
<p>Educate the public about the many benefits of well-designed, higher density development.</p>	<p>See, for example, U.S. EPA, Growing Smarter, Living Healthier: A Guide to Smart Growth and Active Aging (webpage), discussing how compact, walkable communities can provide benefits to seniors. See http://www.epa.gov/aging/bhc/guide/index.html.</p> <p>U.S. EPA, Environmental Benefits of Smart Growth (webpage) at http://www.epa.gov/dced/topics/eb.htm (noting local air and water quality improvements).</p> <p>Centers for Disease Control and Prevention (CDC), Designing and Building Healthy Places (webpage), at http://www.cdc.gov/healthyplaces/. The CDC’s website discusses the links between walkable communities and public health and includes numerous links to educational materials.</p> <p>California Department of Housing and Community Development, Myths and Facts About Affordable and High Density Housing (2002), available at http://www.hcd.ca.gov/hpd/mythsnfacts.pdf.</p>

<p>Incorporate public transit into the project's design.</p>	<p>Federal Transit Administration, Transit-Oriented Development (TOD) (webpage) at http://www.fta.dot.gov/planning/planning_environment_6932.html (describing the benefits of TOD as “social, environmental, and fiscal.”)</p> <p>California Department of Transportation (Caltrans), Statewide Transit-Oriented Development Study: Factors for Success in California (2002), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/StatewideTOD.htm</p> <p>Caltrans, California Transit-Oriented Development Searchable Database (includes detailed information on numerous TODs), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewHome.jsp.</p> <p>California Department of Housing and Community Development, Transit Oriented Development (TOD) Resources (Aug. 2009), available at http://www.hcd.ca.gov/hpd/tod.pdf.</p>
<p>Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.</p>	<p>U.S. EPA, Smart Growth and Open Space Conservation (webpage) at http://www.epa.gov/dced/openspace.htm.</p>
<p>Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.</p>	<p>U.S. EPA, Smart Growth and Brownfields (webpage) at http://www.epa.gov/dced/brownfields.htm.</p> <p>For example, as set forth in the Local Government Commission’s case study, the Town of Hercules, California reclaimed a 426-acre brownfield site, transforming it into a transit-friendly, walkable neighborhood. See http://www.lgc.org/freepub/docs/community_design/fact_sheets/er_case_studies.pdf.</p> <p>For financial resources that can assist in brownfield development, see Center for Creative Land Recycling, Financial Resources for California Brownfields (July 2008), available at http://www.cclr.org/media/publications/8-Financial_Resources_2008.pdf.</p>
<p>Include pedestrian and bicycle facilities within projects and ensure that existing non-motorized routes are maintained and enhanced.</p>	<p>See U.S. Department of Transportation, Federal Highway Administration, Bicycle and Pedestrian Program (webpage) at http://www.fhwa.dot.gov/environment/bikeped/.</p> <p>Caltrans, Pedestrian and Bicycle Facilities in California / A Technical Reference and Technology Transfer Synthesis for Caltrans Planners and Engineers (July 2005), available at http://www.dot.ca.gov/hq/traffops/survey/pedestrian/TR_MAY0405.pdf. This reference includes standard and innovative practices for pedestrian facilities and traffic calming.</p>

Transportation and Motor Vehicles

<p>Meet an identified transportation-related benchmark.</p>	<p>A logical benchmark might be related to vehicles miles traveled (VMT), e.g., average VMT per capita, per household, or per employee. As the California Energy Commission has noted, VMT by California residents increased “a rate of more than 3 percent a year between 1975 and 2004, markedly faster than the population growth rate over the same period, which was less than 2 percent. This increase in VMT correlates to an increase in petroleum use and GHG production and has led to the transportation sector being responsible for 41 percent of the state’s GHG emissions in 2004.” CEC, <i>The Role of Land Use in Meeting California’s Energy and Climate Change Goals</i> (Aug. 2007) at p. 9, available at http://www.energy.ca.gov/2007publications/CEC-600-2007-008/CEC-600-2007-008-SF.PDF.</p> <p>Even with regulations designed to increase vehicle efficiency and lower the carbon content of fuel, “reduced VMT growth will be required to meet GHG reductions goals.” <i>Id.</i> at p. 18.</p>
<p>Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.</p>	<p>For example, reduce parking for private vehicles while increasing options for alternative transportation; eliminate minimum parking requirements for new buildings; “unbundle” parking (require that parking is paid for separately and is not included in rent for residential or commercial space); and set appropriate pricing for parking.</p> <p>See U.S. EPA, <i>Parking Spaces / Community Places, Finding the Balance Through Smart Growth Solutions</i> (Jan. 2006), available at http://www.epa.gov/dced/pdf/EPAParkingSpaces06.pdf.</p> <p>Reforming Parking Policies to Support Smart Growth, Metropolitan Transportation Commission (June 2007) at http://www.mtc.ca.gov/planning/smart_growth/parking_seminar/ToolboxHandbook.pdf.</p> <p>See also the City of Ventura’s Downtown Parking and Mobility Plan, available at http://www.cityofventura.net/community_development/resources/mobility_parking_plan.pdf, and Ventura’s Downtown Parking Management Program, available at http://www.ci.ventura.ca.us/depts/comm_dev/downtownplan/chapters.asp.</p>
<p>Build or fund a major transit stop within or near the development.</p>	<p>“‘Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” (Pub. Res. Code, § 21064.3.)</p> <p>Transit Oriented Development (TOD) is a moderate to higher density development located within an easy walk of a major transit stop. http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewWhatisTOD.htm.</p> <p>By building or funding a major transit stop, an otherwise ordinary development can become a TOD.</p>

Provide public transit incentives such as free or low-cost monthly transit passes to employees, or free ride areas to residents and customers.	<p>See U.S. Department of Transportation and U.S. EPA, Commuter Choice Primer / An Employer's Guide to Implementing Effective Commuter Choice Programs, available at http://www.its.dot.gov/JPODOCS/REPTS_PR/13669.html.</p> <p>The Emery Go Round shuttle is a private transportation service funded by commercial property owners in the citywide transportation business improvement district. The shuttle links a local shopping district to a Bay Area Rapid Transit stop. See http://www.emerygoround.com/.</p> <p>Seattle, Washington maintains a public transportation "ride free" zone in its downtown from 6:00 a.m. to 7:00 p.m. daily. See http://transit.metrokc.gov/tops/accessible/paccessible_map.html#fare.</p>
Promote "least polluting" ways to connect people and goods to their destinations.	<p>Promoting "least polluting" methods of moving people and goods is part of a larger, integrated "sustainable streets" strategy now being explored at U.C. Davis's Sustainable Transportation Center. Resources and links are available at the Center's website, http://stc.ucdavis.edu/outreach/ssp.php.</p>
Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.	<p>Bicycling can have a profound impact on transportation choices and air pollution reduction. The City of Davis has the highest rate of bicycling in the nation. Among its 64,000 residents, 17 percent travel to work by bicycle and 41 percent consider the bicycle their primary mode of transportation. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.</p> <p>For recommendations on best practices, see the many resources listed at the U.S. Department of Transportation, Federal Highway Administration's Bicycle and Pedestrian website at http://www.fhwa.dot.gov/environment/bikeped/publications.htm.</p> <p>See also Caltrans Division of Research and Innovation, Designing Highway Facilities To Encourage Walking, Biking and Transit (Preliminary Investigation) (March 2009), available at http://www.dot.ca.gov/research/researchreports/preliminary_investigations/docs/pi-design_for_walking_%20biking_and_transit%20final.pdf.</p>
Require amenities for non-motorized transportation, such as secure and convenient bicycle parking.	<p>According to local and national surveys of potential bicycle commuters, secure bicycle parking and workplace changing facilities are important complements to safe and convenient routes of travel. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.</p>

<p>Ensure that the project enhances, and does not disrupt or create barriers to, non-motorized transportation.</p>	<p>See, e.g., U.S. EPA's list of transit-related "smart growth" publications at http://www.epa.gov/dced/publications.htm#air, including Pedestrian and Transit-Friendly Design: A Primer for Smart Growth (1999), available at www.epa.gov/dced/pdf/ptfd_primer.pdf.</p> <p>See also Toolkit for Improving Walkability in Alameda County, available at http://www.acta2002.com/ped_toolkit/ped_toolkit_print.pdf.</p> <p>Pursuant to the California Complete Streets Act of 2008 (AB 1358, Gov. Code, §§ 65040.2 and 65302), commencing January 1, 2011, upon any substantive revision of the circulation element of the general plan, a city or county will be required to modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users.</p>
<p>Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling. Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.</p>	<p>Walk Score ranks the "walkability" of neighborhoods in the largest 40 U.S. cities, including seven California cities. Scores are based on the distance to nearby amenities. Explore Walk Score at http://www.walkscore.com/.</p> <p>In many markets, homes in walkable neighborhoods are worth more than similar properties where walking is more difficult. See Hoak, <i>Walk appeal / Homes in walkable neighborhoods sell for more: study</i>, Wall Street Journal (Aug. 18, 2009), available at http://www.marketwatch.com/story/homes-in-walkable-neighborhoods-sell-for-more-2009-08-18.</p> <p>By creating walkable neighborhoods with more transportation choices, Californians could save \$31 million and cut greenhouse gas emissions by 34 percent, according to a study released by Transform, a coalition of unions and nonprofits. See <i>Windfall for All / How Connected, Convenient Neighborhoods Can Protect Our Climate and Safeguard California's Economy</i> (Nov. 2009), available at http://transformca.org/windfall-for-all#download-report.</p>
<p>Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles.</p>	<p>In some communities, twenty to twenty-five percent of morning traffic is due to parents driving their children to school. Increased traffic congestion around schools in turn prompts even more parents to drive their children to school. Programs to create safe routes to schools can break this harmful cycle. See California Department of Public Health, <i>Safe Routes to School</i> (webpage) and associated links at http://www.cdph.ca.gov/HealthInfo/injviosa/Pages/SafeRoutestoSchool.aspx.</p> <p>See also U.S. EPA, <i>Smart Growth and Schools</i> (webpage), available at http://www.epa.gov/dced/schools.htm.</p> <p>California Center for Physical Activity, <i>California Walk to School</i> (website) at http://www.cawalktoschool.com</p> <p>Regular school bus service (using lower-emitting buses) for children who cannot bike or walk to school could substantially reduce private vehicle congestion and air pollution around schools. See Air Resources Board, <i>Lower Emissions School Bus Program</i> (webpage) at http://www.arb.ca.gov/msprog/schoolbus/schoolbus.htm.</p>

<p>Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.</p>	<p>There are numerous sites on the web with resources for employers seeking to establish telework or flexible work programs. These include U.S. EPA's Mobility Management Strategies: Commuter Programs website at http://www.epa.gov/otaq/stateresources/rellinks/mms_commpprograms.htm; and Telework, the federal government's telework website, at http://www.telework.gov/.</p> <p>Through a continuing FlexWork Implementation Program, the Traffic Solutions division of the Santa Barbara County Association of Governments sponsors flexwork consulting, training and implementation services to a limited number of Santa Barbara County organizations that want to create or expand flexwork programs for the benefit of their organizations, employees and the community. See http://www.flexworksbc.com/read_more_about_the_fSBp.html. Other local government entities provide similar services.</p>
<p>Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.</p>	<p>Many types of projects may provide opportunities for delivering more tailored transportation information. For example, a homeowner's association could provide information on its website, or an employer might create a Transportation Coordinator position as part of a larger Employee Commute Reduction Program. See, e.g., South Coast Air Quality Management District, Transportation Coordinator training, at http://www.aqmd.gov/trans/training.html.</p>
<p>Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles.</p>	<p>See, for example U.S. EPA, SmartWay Transport Partnership: Innovative Carrier Strategies (webpage) at http://www.epa.gov/smartway/transport/what-smartway/carrier-strategies.htm. This webpage includes recommendations for actions that truck and rail fleets can take to make ground freight more efficient and cleaner.</p> <p>The Air Resources Board's Drive Clean website is a resource for car buyers to find clean and efficient vehicles. The web site is designed to educate Californians that pollution levels range greatly between vehicles. See http://www.driveclean.ca.gov/.</p> <p>The Oregon Department of Transportation and other public and private partners launched the Drive Less/Save More campaign. The comprehensive website contains fact sheets and educational materials to help people drive more efficiently. See http://www.driveless.savemore.com/.</p>
<p>Purchase, or create incentives for purchasing, low or zero-emission vehicles.</p>	<p>See Air Resources Board, Low-Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/levprog/levprog.htm.</p> <p>Air Resource Board, Zero Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/zevprog/zevprog.htm.</p> <p>All new cars sold in California are now required to display an Environmental Performance (EP) Label, which scores a vehicle's global warming and smog emissions from 1 (dirtiest) to 10 (cleanest). To search and compare vehicle EP Labels, visit www.DriveClean.ca.gov.</p>

Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.	<p>For example, the 511 Regional Rideshare Program is operated by the Metropolitan Transportation Commission (MTC) and is funded by grants from the Federal Highway Administration, U.S. Department of Transportation, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District and county congestion management agencies. For more information, see http://rideshare.511.org/.</p> <p>As another example, San Bernardino Associated Governments works directly with large and small employers, as well as providing support to commuters who wish to share rides or use alternative forms of transportation. See http://www.sanbag.ca.gov/commuter/rideshare.html.</p> <p>Valleyrides.com is a ridesharing resource available to anyone commuting to and from Fresno and Tulare Counties and surrounding communities. See http://www.valleyrides.com/. There are many other similar websites throughout the state.</p>
Create or accommodate car sharing programs, e.g., provide parking spaces for car share vehicles at convenient locations accessible by public transportation.	There are many existing car sharing companies in California. These include City CarShare (San Francisco Bay Area), see http://www.citycarshare.org/ ; and Zipcar, see http://www.zipcar.com/ . Car sharing programs are being successfully used on many California campuses.
Provide a vanpool for employees.	Many local Transportation Management Agencies can assist in forming vanpools. See, for example, Sacramento Transportation Management Association, Check out Vanpooling (webpage) at http://www.sacramento-tma.org/vanpool.html .
Create local "light vehicle" networks, such as neighborhood electric vehicle systems.	<p>See California Energy Commission, Consumer Energy Center, Urban Options - Neighborhood Electric Vehicles (NEVs) (webpage) at http://www.consumerenergycenter.org/transportation/urban_options/nev.html.</p> <p>The City of Lincoln has an innovative NEV program. See http://www.lincolnev.com/index.html.</p>
Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles.	Under existing law, diesel-fueled motor vehicles with a gross vehicle weight rating greater than 10,000 pounds are prohibited from idling for more than 5 minutes at any location. The minimum penalty for an idling violation is now \$300 per violation. See http://www.arb.ca.gov/enf/complaints/idling_cv.htm .
Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles.	<p>For a list of existing alternative fuel stations in California, visit http://www.cleancarmaps.com/.</p> <p>See, e.g., Baker, <i>Charging-station network built along 101</i>, S.F. Chron. (9/23/09), available at http://articles.sfgate.com/2009-09-23/news/17207424_1_recharging-solar-array-tesla-motors.</p>

Agriculture and Forestry (additional strategies noted above)

<p>Require best management practices in agriculture and animal operations to reduce emissions, conserve energy and water, and utilize alternative energy sources, including biogas, wind and solar.</p>	<p>Air Resources Board (ARB), Economic Sectors Portal, Agriculture (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm. ARB's webpage includes information on emissions from manure management, nitrogen fertilizer, agricultural offroad equipment, and agricultural engines.</p> <p>"A full 90% of an agricultural business' electricity bill is likely associated with water use. In addition, the 8 million acres in California devoted to crops consume 80% of the total water pumped in the state." See Flex Your Power, Agricultural Sector (webpage) at http://www.fypower.org/agri/.</p> <p>Flex Your Power, Best Practice Guide / Food and Beverage Growers and Processors, available at http://www.fypower.org/bpg/index.html?b=food_and_bev.</p> <p>Antle et al., Pew Center on Global Climate Change, Agriculture's Role in Greenhouse Gas Mitigation (2006), available at http://www.pewclimate.org/docUploads/Agriculture's%20Role%20in%20GHG%20Mitigation.pdf.</p>
<p>Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits.</p>	<p>"There are three general means by which agricultural and forestry practices can reduce greenhouse gases: (1) avoiding emissions by maintaining existing carbon storage in trees and soils; (2) increasing carbon storage by, e.g., tree planting, conversion from conventional to conservation tillage practices on agricultural lands; (3) substituting bio-based fuels and products for fossil fuels, such as coal and oil, and energy-intensive products that generate greater quantities of CO₂ when used." U.S. EPA, Carbon Sequestration in Agriculture and Forestry, Frequently Asked Questions (webpage) at http://www.epa.gov/sequestration/faq.html.</p> <p>Air Resources Board, Economic Sectors Portal, Forestry (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm.</p>
<p>Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.</p>	<p>Tree preservation and planting is not just for rural areas of the state; suburban and urban forests can also serve as carbon sinks. See Cal Fire, Urban and Community Forestry (webpage) at http://www.fire.ca.gov/resource_mgt/resource_mgt_urbanforestry.php.</p>

Off-Site Mitigation

If, after analyzing and requiring all reasonable and feasible on-site mitigation measures for avoiding or reducing greenhouse gas-related impacts, the lead agency determines that additional mitigation is required, the agency may consider additional off-site mitigation. The project proponent could, for example, fund off-site mitigation projects that will reduce carbon emissions, conduct an audit of its other existing operations and agree to retrofit, or purchase verifiable carbon "credits" from another entity that will undertake mitigation.

The topic of off-site mitigation can be complicated. A full discussion is outside the scope of this summary document. Issues that the lead agency should consider include:

- The location of the off-site mitigation. (If the off-site mitigation is far from the project, any additional, non-climate related co-benefits of the mitigation may be lost to the local community.)
- Whether the emissions reductions from off-site mitigation can be quantified and verified. (The California Registry has developed a number of protocols for calculating, reporting and verifying greenhouse gas emissions. Currently, industry-specific protocols are available for the cement sector, power/utility sector, forest sector and local government operations. For more information, visit the California Registry's website at <http://www.climateregistry.org/>.)
- Whether the mitigation ratio should be greater than 1:1 to reflect any uncertainty about the effectiveness of the off-site mitigation.

Offsite mitigation measures that could be funded through mitigation fees include, but are not limited to, the following:

- Energy efficiency audits of existing buildings.
- Energy efficiency upgrades to existing buildings not otherwise required by law, including heating, ventilation, air conditioning, lighting, water heating equipment, insulation and weatherization (perhaps targeted to specific communities, such as low-income or senior residents).
- Programs to encourage the purchase and use of energy efficient vehicles, appliances, equipment and lighting.
- Programs that create incentives to replace or retire polluting vehicles and engines.
- Programs to expand the use of renewable energy and energy storage.
- Preservation and/or enhancement of existing natural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) that provide carbon sequestration benefits.
- Improvement and expansion of public transit and low- and zero-carbon transportation alternatives.



CEQA & Climate Change

Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

January 2008

Appendix B

Mitigation Measure Summary

**Table 16
Mitigation Measure Summary**

Mitigation Measure	Applicable Project/Source Type ¹	Effective		Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
					stations in the U.S., 5 in CA. Vehicles available in select regions only			
MM T-21: Flex Fuel Vehicles	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	5466.97 lb GHG/year/Low (DOE Fuel Economy)	Yes: E85 costs less than gasoline per gallon, but results in lower fuel economy.	Yes	Yes: More than 900 E85 fueling stations in the U.S., 5 in CA. Vehicles available in select regions only	Adverse: Yes Issues with the energy intensive ethanol production process (e.g., wastewater treatment requirements). Beneficial: CAPs, TACs	DGS, CA air quality management and control districts and cities/counties (e.g., SJVAPCD).	Use of and/or provide vehicles that utilize gasoline/ethanol blends (e.g., E85).
Design								
Commercial & Residential Building Design Measures								
MM D-1: Office/Mixed Use Density	LD (C, M), SP, TP, AQP, RR, P/Mobile	0.05%-2%/Moderate: This range is from SMAQMD, depending	Yes	Yes (VTPI 2007)	Yes (VTPI 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties	Project provides high density office or mixed-use proximate to transit. Project must provide

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		on FAR and headway frequencies (Nelson/Nygaard Consulting Associates 2005, EDAW 2006, SMAQMD 2007).					(e.g., SMAQMD).	safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.
MM D-2: Orientation to Existing/Planned Transit, Bikeway, or Pedestrian Corridor	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	0.4%-1%/Moderate: CCAP attributes a 0.5% reduction per 1% improvement in transit frequency (Dierkers et al. 2007). SMAQMD presents a range of 0.25%-5% (JSA 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (Dierkers et al. 2007)	Yes (Dierkers et al. 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses is minimized or nonexistent. Setback distance between different buildings on project site is minimized. Setbacks between project buildings and planned or existing sidewalks are minimized. Buildings are oriented towards existing or planned street frontage. Primary entrances to buildings are located along planned or existing public street frontage. Project provides bicycle access to any planned bicycle corridor(s). Project provides pedestrian access to any planned pedestrian corridor(s).
MM D-3: Services Operational	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	0.5%-5%/Moderate	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project provides on-site shops and services for employees.

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MM D-4: Residential Density (Employ Sufficient Density for New Residential Development to Support the Use of Public Transit)	LD (R, M), SP, TP, AQP, RR, P/Mobile	1%-40%/High: #7, EPA presents a range of 32%-40% (EPA 2006). SMAQMD presents a range of 1%-12% depending on density and headway frequencies (Nelson/Nygaard Consulting Associates 2005, JSA 2005, EDAW 2006, SMAQMD 2007). Nelson/Nygaard presents a trip reduction formula: Trip Reduction = $0.6 * (1 - (19749 * ((4.814 + \text{households per residential acre}) / (4.814 + 7.14)))^{\wedge} - 06.39) / 25914$.	Yes	Yes (VTPI 2007, Holtzclaw 2007)	Yes (VTPI 2007, Holtzclaw 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project provides high-density residential development. Transit facilities must be within one-quarter mile of project border. Project provides safe and convenient bicycle/pedestrian access to all transit stop(s) within one-quarter mile of project border.
MM D-5: Street Grid	LD (R, C, M), I, SP, TP, AQP, RR,	1%/Moderate: SMAQMD presents this % reduction (JSA	Yes	Yes (Dierkers et al. 2007, VTPI 2007)	Yes (Dierkers et al. 2007,	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties	Multiple and direct street routing (grid style). This measure only applies to projects

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵		
	P/Mobile	2005, EDAW 2006, SMAQMD 2007).			VTPI 2007)	(e.g., SMAQMD).	with an internal CF ≥ 0.80 , and average of one-quarter mile or less between external connections along perimeter of project. [CF= # of intersections / (# of cul-de-sacs + intersections)]. Cul-de-sacs with bicycle/pedestrian through access may be considered “complete intersections” when calculating the project’s internal connectivity factor. External connections are bike/pedestrian pathways and access points, or streets with safe and convenient bicycle and pedestrian access that connect the project to adjacent streets, sidewalks, and uses. If project site is adjacent to undeveloped land; streets, pathways, access points, and right-of-ways that provide for future access to adjacent uses may count for up to 50% of the external connections. Block perimeter (the sum of the measurement of the length of all block sides) is limited to no more than 1,350 feet. Streets internal to the project should connect to streets external to the project whenever possible.

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MM D-6: NEV Access	LD (R, C, M), SP, TP, AQP, RR, P/Mobile	0.5%-1.5%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (Litman 1999, Sperling 1994)	Yes (Litman 1999, Sperling 1994)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Make physical development consistent with requirements for neighborhood electric vehicles. Current studies show that for most trips, NEVs do not replace gas-fueled vehicles as the primary vehicle.
MM D-7: Affordable Housing Component	LD (R, M), SP, TP, AQP, RR, P/Mobile	0.4%-6%/Moderate: SMAQMD presents this % reduction (Nelson/Nygaard Consulting Associates 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Residential development projects of five or more dwelling units provide a deed-restricted low-income housing component on-site (or as defined in the code). Developers who pay into In-Lieu Fee Programs are not considered eligible to receive credit for this measure. The award of emission reduction credit shall be based only on the proportion of affordable housing developed on-site because in-lieu programs simply induce a net increase in development. Percentage reduction shall be calculated according to the following formula:

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
								% reduction = % units deed-restricted below market rate housing * 0.04
MM D-8: Recharging Area	LD (R, M), SP, TP, AQP, RR, P/Mobile	NA/Low	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs		Provide residential buildings with a “utility” room or space for recharging batteries, whether for use in a car, electric lawnmower, other electric landscaping equipment, or even batteries for small items such as flashlights.
Mixed-Use Development Measures								
MM D-9: Urban Mixed-Use	LD (M), SP, TP, AQP, RR, P/Mobile	3%-9%/Moderate: SMAQMD presents this % reduction (TIAX 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (EPA 2006)	Yes (EPA 2006)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Development of projects predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with functional interrelationships and a coherent physical design.
MM D-10: Suburban Mixed-Use	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	3%/Moderate: SMAQMD presents this % reduction (TIAX 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (EPA 2006)	Yes (EPA 2006)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Have at least three of the following on site and/or offsite within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office.
MM D-11: Other Mixed-Use	LD (R, M), SP, TP, AQP, RR, P/Mobile	1%/Moderate: SMAQMD presents this % reduction (TIAX 2005, EDAW	Yes	Yes (EPA 2006)	Yes (EPA 2006)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	All residential units are within one-quarter mile of parks, schools or other civic uses.

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴			
		2006, SMAQMD 2007).					
MM D-12: Infill Development	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	3%-30%/High: Infill development reduces vehicle trips and VMT by 3% and 20%, respectively (Fehr & Peers 2007). CCAP identifies a site level VMT reduction range of 20%-30% (Dierkers et al. 2007).	Yes	Yes (Dierkers et al. 2007)	Yes (Dierkers et al. 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Project site is on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, where the destinations rating of the development site (measured as the weighted average travel time to all other regional destinations) is improved by 100% when compared to an alternate greenfield site.
Miscellaneous Measures							
MM D-13: Electric Lawnmower	LD (R, M), SP, AQP, RR, P/Area	1%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Provide a complimentary electric lawnmower to each residential buyer.

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MM D-14: Enhanced Recycling/Waste Reduction, Reuse, Composting	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	NA/Low	Yes	Yes	Yes: Association with social awareness.	Adverse: No Beneficial: CAPs, TACs	CIWMB	Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.
MM D-15: LEED Certification	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	NA/Moderate	Yes: Receive tax rebates, incentives (e.g., EDAW San Diego office interior remodel cost \$1,700,000 for 32,500 square feet) (USGBC 2007)	Yes	Yes: More than 700 buildings of different certifications in CA (USGBC 2007).	Adverse: No Beneficial: CAPs, TACs	USGBC, CA air quality management and control districts and cities/counties (e.g., BAAQMD).	LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.
MM D-16: Retro-Commissioning	LD (C, M), I, SP, AQP, RR, P/Stationary & Area	8%-10% reduction in energy usage/Moderate: (Mills et al. 2004)	Yes: Average \$0.28/square feet, varies with building size (Haasl and Sharp 1999).	Yes	Yes: 27 projects underway in CA, 21 more to be completed in 2007, mostly state buildings owned by DGS (DGS 2007).	Adverse: No Beneficial: CAPs, TACs	DGS, CA air quality management and control districts and cities/counties (e.g., BAAQMD).	The process ensures that all building systems perform interactively according to the contract documents, the design intent and the owner's operational needs to optimize energy performance.
MM D-17 Landscaping	LD (R, C, M), I, SP, AQP, RR,	NA/Low	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	Alliance for the Chesapeake Bay, EPA Green Landscaping	Project shall use drought resistant native trees, trees with low emissions and high carbon

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	P/Stationary & Area						Resources	sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCR's not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.
MM D-18: Local Farmers' Market	LD (M), SP/Mobile, Stationary, &	NA/Low	Yes	Yes	Yes: Associated with social	Adverse: No Beneficial: CAPs, TACs	Cities/counties (e.g., Davis, Sacramento)	Project shall dedicate space in a centralized, accessible location for a weekly farmers' market.

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	Area				choice and public awareness.			
MM D-19: Community Gardens	LD (M), SP/Mobile, Stationary, & Area	NA/Low	Yes	Yes	Yes: Associated with social choice and public awareness.	Adverse: No Beneficial: CAPs, TACs	Cities/counties (e.g., Davis)	Project shall dedicate space for community gardens.
Energy Efficiency/Building Component								
MM E-1: High-Efficiency Pumps	LD (R, C, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., BAAQMD).	Project shall use high-efficiency pumps.
MM E-2: Wood Burning Fireplaces/Stoves	LD (R, M), SP, AQP, RR, P/Stationary & Area	NA/Low: EDAW 2006	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project does not feature fireplaces or wood burning stoves.
MM E-3: Natural Gas Stove	LD (R, M), SP, AQP, RR, P/Stationary & Area	NA/Low: EDAW 2006	Yes: Cost of stove—\$350 (gas) and \$360 (electric) same brand, total yearly cost of \$42.17 as opposed to \$56.65 for electric (Saving Electricity 2006).	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project features only natural gas or electric stoves in residences.

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MM E-4: Energy Star Roof	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	0.5%-1%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes: 866 Energy Star labeled buildings in California (Energy Star 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project installs Energy Star labeled roof materials.
MM E-5: On-site Renewable Energy System	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	1%-3%/Moderate: SMAQMD presents this % reduction (USGBC 2002 and 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project provides onsite renewable energy system(s). Nonpolluting and renewable energy potential includes solar, wind, geothermal, low-impact hydro, biomass and bio-gas strategies. When applying these strategies, projects may take advantage of net metering with the local utility.

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴				
MM E-6: Exceed Title 24	LD (R, C, M), I, GSP, AQP, RR, P/Stationary & Area	1%/Moderate: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (PG&E 2002, SMUD 2006)	Yes (PG&E 2002, SMUD 2006)	Adverse: No Beneficial: CAPs, TACs	PG&E, SMUD, CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project exceeds title 24 requirements by 20%.
MM E-7: Solar Orientation	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	0.5%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project orients 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter.
MM E-8: Nonroof Surfaces	LD (R, C, M), I, GSP, AQP, RR, P/Stationary & Area	1.0%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Provide shade (within 5 years) and/or use light-colored/high- albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's nonroof impervious surfaces, including parking lots, walkways, plazas, etc.; OR place a minimum of 50% of parking spaces underground or covered by structured parking; OR use an open-grid pavement system (less than 50% impervious) for a minimum of

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								50% of the parking lot area. The mitigation measure reduces heat islands (thermal gradient differences between developed and undeveloped areas to minimize impact on microclimate and human and wildlife habitats. This measure requires the use of patented or copyright protected methodologies created by the ASTM. The SRI is a measure of the constructed surface's ability to reflect solar heat, as shown by a small rise in temperature. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is "0" and a standard white (reflectance 0.80, emittance 0.90) is 100. To calculate SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980-01. Reflectance is measured

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								according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371. Default values for some materials will be available in the LEED-NC v2.2 Reference Guide.
MM E-9: Low-Energy Cooling	LD (C, M), I, SP, AQP, RR, P/Stationary & Area	1%-10%/Low: EDAW presents this percent reduction range (EDAW 2006).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project optimizes building's thermal distribution by separating ventilation and thermal conditioning systems.
MM E-10: Green Roof	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	1.0%/Moderate: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: Increased Water Consumption Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Install a vegetated roof that covers at least 50% of roof area. The reduction assumes that a vegetated roof is installed on a least 50% of the roof area or that a combination high albedo and vegetated roof surface is installed that meets the following standard: (Area of SRI Roof/0.75)+(Area of vegetated roof/0.5) >= Total Roof Area. Water consumption reduction measures shall be considered in the design of the green roof.
MM E-11: EV Charging Facilities	LD (C, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: \$500-\$5000/vehicle site (PG&E 1999)	Yes	Yes: 381 facilities in CA (Clean Air Maps 2007).	Adverse: No Beneficial: CAPs, TACs	DOE, EERE, CA air quality management and control districts and cities/counties (e.g., BAAQMD).	Project installs EV charging facilities.
MM E-12:	LD (R, C, M),	NA/Low: Increasing	Yes: Light	Yes	Yes: Apply	Adverse: No		Project provides light-colored

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Light-Colored Paving	I, SP, AQP, RR, P/Stationary & Area	the albedo of 1,250 km of pavement by 0.25 would save cooling energy worth \$15M per year.	colored aggregates and white cement are more expensive than gray cement. Certain blended cements are very light in color and may reflect similarly to white cement at an equivalent cost to normal gray cement.		natural sand or gravel colored single surface treatments to asphalt (EOE 2007).	Beneficial: CAPs, TACs		paving (e.g., increased albedo pavement).
MM E-13: Cool Roofs	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: 0.75–1.5/square feet coating (EPA 2007a)	Yes	Yes: Over 90% of the roofs in the United States are dark colored	Adverse: No Beneficial: CAPs, TACs	CEC	Project provides cool roofs. Highly reflective, highly emissive roofing materials that stay 50-60°F cooler than a normal roof under a hot summer sun. CA's Cool Savings

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					(EPA 2007a).			Program provided rebates to building owners for installing roofing materials with high solar reflectance and thermal emittance. The highest rebate went to roofs on air conditioned buildings, while buildings with rooftop ducts and other nonresidential buildings were eligible for slightly less. The program aimed to reduce peak summer electricity demand and was administered by the CEC.
MM E-14: Solar Water Heaters	LD (R, M), SP, AQP, RR, P/Stationary & Area	20%–70% reduction in cooling energy needs/Moderate	Yes: \$1675/20 square feet, requires a 50 gallon tank, annual operating cost of \$176 (DOE 2007).	Yes	Yes: Based on solar orientation, building codes, zoning ordinances.	Adverse: No Beneficial: CAPs, TACs	Europe	Project provides solar water heaters.
MM E-15: Electric Yard Equipment Compatibility	LD (R, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: \$75–\$250/outlet from existing circuit (Cost Helper 2007).	Yes	Yes	Adverse: No Beneficial: CAPs, TACs		Project provides electrical outlets at building exterior areas.
MM E-16: Energy Efficient Appliance Standards	LD (R, C, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: Varies for each appliance—higher capital costs, lower operating costs (Energy	Yes	Yes: Major retail stores.	Adverse: No Beneficial: CAPs, TACs		Project uses energy efficient appliances (e.g., Energy Star).

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Star 2007).							
MM E-17: Green Building Materials	LD (R, C, M), SP, AQP, RR, P/Stationary & Area	NA/Low: 25-30% more efficient on average.	Yes	Yes: BEES software allows users to balance the environmental and economic performance of building products; developed by NIST (NIST 2007).	Yes	Adverse: No Beneficial: CAPs, TACs	Project uses materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.
MM E-18: Shading Mechanisms	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: Up to \$450 annual energy savings (Energy Star 2007).	Yes: Higher capital costs, lower operating and maintenance costs (Energy Star 2007).	Yes	Yes: Major retail stores.	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing shading mechanisms for windows, porch, patio and walkway overhangs.

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MM E-19: Ceiling/Whole-House Fans	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: 50% more efficient than conventional fans (Energy Star 2007).	Yes: \$45-\$200/fan, installation extra (Lowe's 2007).	Yes	Yes: Major retail stores.	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing ceiling/whole-house fans.
MM E-20: Programmable Thermostats	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: \$100 annual savings in energy costs (Energy Star 2007).	Yes: \$60/LCD display and 4 settings for typical residential use (Lowe's 2007).	Yes	Yes: Major retail stores.	Adverse: Yes, Mercury Beneficial: CAPs, TACs	Install energy-reducing programmable thermostats that automatically adjust temperature settings.
MM E-21: Passive Heating and Cooling Systems	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low	Yes: \$800 (wall heaters) to \$4,000+ (central systems)	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing passive heating and cooling systems (e.g., insulation and ventilation).
MM E-22: Day Lighting Systems	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low	Yes: \$1,300 to \$1,500 depending upon the kind of roof (Barrier 1995), installation extra.	Yes	Yes: Work well only for space near the roof of the building, little benefit in multi-floor buildings.	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing day lighting systems (e.g., skylights, light shelves and interior transom windows).
MM E-23: Low-Water Use Appliances	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: Avoided water agency cost for using water-efficient kitchen pre-rinse spray valves of \$65.18 per acre-foot.	Yes: Can return their cost through reduction in water consumption,	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	Require the installation of low-water use appliances.

Table 16
Mitigation Measure Summary

Mitigation Measure	Applicable Project/Source Type ¹	Effective		Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
			pumping, and treatment.					
MM E-24: Goods Transport by Rail	LD (C, M), I, SP, AQP, RR, P/Mobile	NA/Moderate	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	ARB Goods Movement Plan (ARB 2007)	Provide a spur at nonresidential projects to use nearby rail for goods movement.
Social Awareness/Education								
MM S-1: GHG Emissions Reductions Education	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile, Stationary, & Mobile	NA/Low	Yes	Yes	Yes: Similar programs currently exist in CA.	Adverse: No Beneficial: CAPs, TACs		Provide local governments, businesses, and residents with guidance/protocols/information on how to reduce GHG emissions (e.g., energy saving, food miles).
MM S-2: School Curriculum	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile, Stationary, & Mobile	NA/Low	Yes	Yes	Yes: Similar programs currently exist in CA.	Adverse: No Beneficial: CAPs, TACs		Include how to reduce GHG emissions (e.g., energy saving, food miles) in the school curriculum.
Construction								
MM C-1: ARB-Certified Diesel Construction Equipment	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	NA/Low	Yes: Oxidation Catalysts, \$1,000-	Yes	Yes	Adverse: Yes, NO _x Beneficial: CAPs, TACs	AG, EPA, ARB, and CA air quality management and pollution control districts.	Use ARB-certified diesel construction equipment. Increases CO ₂ emissions when trapped CO and carbon particles

AG=Attorney General; ARB=California Air Resources Board; ASTM=American Society for Testing and Material; BAAQMD=Bay Area Air Quality Management District; BEES= Building for Environmental and Economic Sustainability; CA=California; Caltrans=California Department of Transportation; CAPs=Criteria Air Pollutants; CCAP=Center for Clean Air Policy; CF=Connectivity Factor; CIWMB=California Integrated Waste Management Board; CO= Carbon Monoxide; CO₂=Carbon Dioxide; DGS=Department of General Services; DOE=U.S. Department of Energy; DPF=Diesel particulate Filter; E85=85% Ethanol; EERE=Energy Efficiency and Renewable Energy; EOE=Encyclopedia of Earth; EPA=U.S. Environmental Protection Agency; ETC=Edmonton Trolley Coalition; EVs/CNG=Electric Vehicles/Compressed Natural Gas; FAR=Floor Area Ratio; GHG=Greenhouse Gas; ITE=Institute of Transportation Engineers; kg/m²=kilogram per square meter; km=Kilometer; lb=pound; LEED=Leadership in Energy and Environmental Design; M=Million; NA=Not Available; NEV=Neighborhood Electric Vehicle; NIST=National Institute of Standards and Technology; NO_x=Oxides of Nitrogen; NREL=National Renewable Energy Laboratory; N/S=North/South; PG&E=Pacific Gas and Electric; PM=Particulate Matter; SJVAPCD=San Joaquin Valley Air Pollution Control District; SMAQMD=Sacramento Metropolitan Air Quality Management District; SMUD=Sacramento Municipal Utilities District; SO_x=Sulfur Oxides; SRI=Solar Reflectance Index; TACs=Toxic Air Contaminants; TDM=Transportation Demand Management; TMA=Transportation Management Association; THC=Total Hydrocarbon; ULEV=Ultra Low Emission Vehicle; USGBC=U.S. Green Building Council; and VTPI=Victoria Transit Policy.

Table 16
Mitigation Measure Summary

Mitigation Measure	Applicable Project/Source Type ¹	Effective		Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
			\$2,000. DPF, \$5000-\$10,000; installation extra (EPA 2007b).					are oxidized (Catalyst Products 2007, ETC 2007).
MM C-2: Alternative Fuel Construction Equipment	LD (R, C, M), NA/Low I, SP, TP, AQP, RR, P/Mobile		Yes	Yes	Yes	Adverse: Yes, THC, NO _x Beneficial: CO, PM, SO _x	AG, EPA, ARB, and CA air quality management and pollution control districts.	Use alternative fuel types for construction equipment. At the tailpipe biodiesel emits 10% more CO ₂ than petroleum diesel. Overall lifecycle emissions of CO ₂ from 100% biodiesel are 78% lower than those of petroleum diesel (NREL 1998, EPA 2007b).
MM C-3: Local Building Materials	LD (R, C, M), NA/Low I, SP, TP, AQP, RR, P/Mobile		Yes	Yes	Yes: Depends on location of building material manufacture sites.	Adverse: No Beneficial: CAPs, TACs		Use locally made building materials for construction of the project and associated infrastructure.
MM C-4: Recycle Demolished Construction Material	LD (R, C, M), NA/Low I, SP, TP, AQP, RR, P/Mobile		Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs		Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.

Table 16
Mitigation Measure Summary

Mitigation Measure	Applicable Project/Source Type ¹	Effective	Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵		
Miscellaneous							
MM M-1: Off-Site Mitigation Fee Program	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile & Area	NA/Moderate-High: Though there is currently no program in place, the potential for real and quantifiable reductions of GHG emissions could be high if a defensible fee program were designed.	Yes	Yes	No: Program does not exist in CA, but similar programs currently exist (e.g., Carl Moyer Program, SJVAPCD Rule 9510, SMAQMD Off-Site Construction Mitigation Fee Program).	Adverse: No Beneficial: CAPs, TACs	Provide/Pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings through retro-fit (e.g., increased insulation).
MM M-2: Offset Purchase	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile, Stationary, & Area	NA/Low	Yes	Yes	No: ARB has not adopted official program, but similar programs	No	Provide/purchase offsets for additional emissions by acquiring carbon credits or engaging in other market “cap and trade” systems.

AG=Attorney General; ARB=California Air Resources Board; ASTM=American Society for Testing and Material; BAAQMD=Bay Area Air Quality Management District; BEES= Building for Environmental and Economic Sustainability; CA=California; Caltrans=California Department of Transportation; CAPs=Criteria Air Pollutants; CCAP=Center for Clean Air Policy; CF=Connectivity Factor; CIWMB=California Integrated Waste Management Board; CO= Carbon Monoxide; CO₂=Carbon Dioxide; DGS=Department of General Services; DOE=U.S. Department of Energy; DPF=Diesel particulate Filter; E85=85% Ethanol; EERE=Energy Efficiency and Renewable Energy; EOE=Encyclopedia of Earth; EPA=U.S. Environmental Protection Agency; ETC=Edmonton Trolley Coalition; EVs/CNG=Electric Vehicles/Compressed Natural Gas; FAR=Floor Area Ratio; GHG=Greenhouse Gas; ITE=Institute of Transportation Engineers; kg/m²=kilogram per square meter; km=Kilometer; lb=pound; LEED=Leadership in Energy and Environmental Design; M=Million; NA=Not Available; NEV=Neighborhood Electric Vehicle; NIST=National Institute of Standards and Technology; NO_x=Oxides of Nitrogen; NREL=National Renewable Energy Laboratory; N/S=North/South; PG&E=Pacific Gas and Electric; PM=Particulate Matter; SJVAPCD=San Joaquin Valley Air Pollution Control District; SMAQMD=Sacramento Metropolitan Air Quality Management District; SMUD=Sacramento Municipal Utilities District; SO_x=Sulfur Oxides; SRI=Solar Reflectance Index; TACs=Toxic Air Contaminants; TDM=Transportation Demand Management; TMA=Transportation Management Association; THC=Total Hydrocarbon; ULEV=Ultra Low Emission Vehicle; USGBC=U.S. Green Building Council; and VTPI=Victoria Transit Policy.



James Chuang
Senior Environmental Specialist

Southern California Gas Company
Sempra Energy utilities
GT17E2
555 Fifth Street
Los Angeles, Ca. 90013
Tel: 213-244-5817
Fax: 323 518 2324

8/22/2017

Ms. Ara Zareczny
Director, Facilities Development
Planning and Design
2985 Bear Street, Building A
Costa Mesa, CA 92626

Re: Corona del Mar Middle and High School Sports Field(s) Project

Dear Ms. Zareczny:

Southern California Gas Company (SoCalGas) appreciates the opportunity to review and respond to the IS/MND for the Corona del Mar Middle and High School Sports Field(s) Project. SoCalGas understands that the proposed project would replace and reconfigure existing natural-turf field(s) and rubber track with synthetic-turf field(s) and rubber track, and install a permanent nighttime lighting system on one or two fields. SoCalGas further understands that two options are currently proposed. Option A would be the same as the proposed project and would include a press box, PA system, nighttime lighting, a 3,000-square-foot restroom/concession/ticket building, and 664-seat bleachers. Option B includes the same bleachers and lighting as Option A but would eliminate the press box, PA system, and ticket building, include a second lighted synthetic turf field with no track and would retain the existing 200-seat portable bleachers. We respectfully request that the following comments be incorporated in the administrative record:

- SoCalGas has a 2-inch service pipeline that enters the property from the east along Eastbluff Drive south of the main project site.
- SoCalGas recommends that the project proponent call Underground Service Alert at 811 at least two business days prior to performing any excavation work for the proposed project. Underground Service Alert will coordinate with SoCalGas and other Utility owners in the area to mark the locations of buried utility-owned lines.

Once again, we appreciate the opportunity to comment on the recirculated Draft EIR. If you have any questions, please feel free to contact SoCalGas Environmental Review at Envreview@semprautilities.com or (213) 244-5817.

Sincerely,

James Chuang
Senior Environmental Specialist
Southern California Gas Company

Cc/Jennifer Pezda, SoCalGas

A2-1

A2-2



AFFILIATED AGENCIES

Orange County
Transit District

Local Transportation
Authority

Service Authority for
Freeway Emergencies

Consolidated Transportation
Service Agency

Congestion Management
Agency

Service Authority for
Abandoned Vehicles

September 25, 2017

Ms. Ara Zareczny, LEED/AP
Director, Facilities Development, Planning and Design
Newport-Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, CA 92626

Subject: **Recirculated Draft Environmental Impact Report (RDEIR) for the Corona del Mar Middle and High School Sports Field(s) Project**

Dear Ms. Zareczny:

Thank you for providing the Orange County Transportation Authority (OCTA) with the RDEIR for the Corona del Mar Middle and High School Sports Field(s) Project (Project). The following comments are provided for your consideration:

Please revise text in Section 5.9 ('Transportation and Traffic'), Subsection 5.9.1.1 ('Existing Public Transportation') to read as follows:

- **Route 1:** Has approximately 30-minute frequencies during **weekday** peak hours **near the project site**. The route is from Long Beach to San Clemente. Near the site the bus travels from the **south** along Pacific Coast Highway, heads north along Newport Center Drive to the NTC, proceeds south along Avocado Avenue, and continues **south** along Pacific Coast Highway.
- **Route 57/57X:** Has approximately **20**-minute frequencies during weekday peak hours **near the project site**. The route is from Brea to Newport Beach. Near the site the bus travels from the NTC along Newport Center Drive and Santa Cruz Drive, heads west along San Joaquin Hills Road, and then proceeds **northeast** along Jamboree Road. A stop is near Corona del Mar MS/HS at the intersection of Jamboree Road and Eastbluff Drive.
- **Route 79:** Has approximately 30-minute frequencies during **weekday** peak hours. The route is from Tustin to Newport Beach. Near the site the bus travels from the NTC along Newport Center Drive and Santa Cruz Drive, heads west along San Joaquin Hills Road, heads north along Jamboree Road, and then proceeds north along Eastbluff Drive and

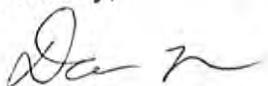
A3-1

Ms. Ara Zareczny
September 25, 2017
Page 2

University Drive. An alternate route 79A travels from the NTC along Avocado Avenue, heads east on San Miguel Drive, heads west along Bonita Canyon Drive, then Ford Road, and then proceeds on the original route north on Eastbluff Drive and University Drive. A stop is directly adjacent to Corona del Mar MS/HS on Eastbluff Drive.

Throughout the development of the Project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Phu', with a stylized flourish at the end.

Dan Phu
Manager, Environmental Programs

From: Lauren Sato [<mailto:lsato@octa.net>]
Sent: Monday, September 25, 2017 1:30 PM
To: Newport- Mesa USD
Subject: OCTA Comments for the Corona del Mar Middle and High School Sports Field(s) Project
Recirculated Draft Environmental Impact Report

Hello,

Thank you for giving the Orange County Transportation Authority (OCTA) the

opportunity to review the Recirculated Draft Environmental Impact Report for the Corona del Mar Middle and High School Sports Field(s) Project (Project). Attached are the comments OCTA has in regards to the Project. An official hard copy will be mailed out shortly to the address provided in the public notice.

If you have any questions, please feel free to contact me. Thank you.

Lauren Sato
Associate Transportation Analyst
Orange County Transportation Authority
lsato@octa.net | 714.560.5756

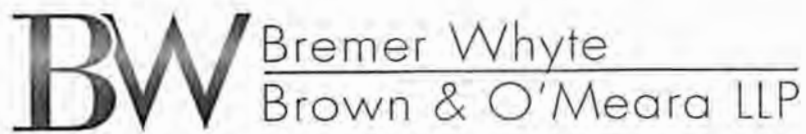
The information in this e-mail and any attachments are for the sole use of the intended recipient and may contain privileged and confidential information. If you are not the intended recipient, any use, disclosure, copying or distribution of this message or attachment is strictly prohibited. If you believe that you have received this e-mail in error, please contact the sender immediately and delete the e-mail and all of its attachments.

Appendix

Appendix A2 RDEIR Comments – Community Organizations (B)

Appendix

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September 20, 2017

VIA E-MAIL & U.S. MAIL

Ara Zareczny
Director, Facilities Development, Planning and Design
Newport-Mesa Unified School District
2985 Bear Street, Bldg. A
Costa Mesa, CA 92626
feedback@nmusd.us

Re: In re: Corona Del Mar Middle and High School Sports Field Project
BWB&O Client: Ryan Kelly - Eastbluff Homeowner
BWB&O File No.: 3610.003
Subject: Objection to Proposed Project

Dear Ms. Zareczny:

Please be advised Bremer Whyte Brown & O'Meara LLP represents Ryan Kelly, a homeowner in Eastbluff, in regard to his continued, formal protest of the Corona Del Mar Middle and High School Sports Field Project (the "Project").

Mr. Kelly has expressed his protest and concerns about the Project on three prior occasions. First, on October 22, 2013, Mr. Kelly submitted a letter to Dr. Navarro expressing his concerns about the Project, most specially the noise pollution. On February 26, 2016, our office sent a letter to you on Mr. Kelly's behalf, in response to the Initial Study, expressing Mr. Kelly's continued issues with the Project's expected traffic, noise and light pollution. Thereafter, on March 20, 2017, our office sent a letter to you on Mr. Kelly's behalf in response to the February 2017 Draft Environmental Impact Report. This correspondence shall serve as Mr. Kelly's ongoing protest of the Project, in response to the August 2017 Revised Draft Environmental Impact Report ("REIR").

As detailed in our prior letters, the California Environmental Quality Act ("CEQA") requires that, prior to approval of any project which may have a significant effect on the environment, the lead agency must "find either that the project's significant environmental effects identified in the EIR have been avoided or mitigated, or that unmitigated effects are

B1-1



Ara Zareczny
BWB&O File No.: 3610.003
September 20, 2017
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outweighed by the project's benefits." (Laurel Heights Improvement Ass'n v. Regents of University of California (1988) 47 Cal.3d 376, 391 (citing Pub. Res. Code §§ 21002, 21002.1, and 21081 (further citations omitted).) The REIR identifies two Project options, and three alternative options. Mr. Kelly objects to both options, and urges that the District adopt either Alternative 1 – No Project, or Alternative 2 – Two Fields with No Lights.

B1-1

Neighborhood Aesthetics/Light Pollution

As acknowledged in the REIR, the high school campus is situated within a residential area, and is bordered almost entirely by one- and two-story single unit homes. Moreover, this community is already subjected to significant nighttime light and glare impacts via the existing swimming pool, tennis courts, and parking lots at the school's campus. Both Options A and B are expected to have a substantial adverse effect on the scenic area, as either option would generate new sources of light and glare. Under Option A, the District proposes to erect four 80-foot high light poles, and under Option B the District proposes to erect the same lighting, plus four 70-foot high light poles on a second field. (REIR at p. 3-17.) Even with the proposed use restrictions, the lighting could be in use until as late as 10:00 p.m. on game nights.

B1-2

Under either option, the Project is expected to create significant light pollution and have a drastic negative affect on the surrounding area. Light pollution is a serious impact which decreases the public's access to dark skies and degrades the aesthetic character of a coastal region. Only two of the Project Alternatives, Alternative 1 and Alternative 3, appropriately address these impacts. In particular, Alternative 3 would allow for the District to meet its goal of providing an additional field for students' use without harming the environment through the creation of light pollution.

B1-3

Noise Pollution

The REIR concludes that while the sports field events under Option A would result in "significant temporary and periodic increases in ambient noise levels," Option B would not. (REIR at p. 5.6-28.) However, the Project will inevitably result in a significant amount of noise which will be difficult, if not impossible, to mitigate under either option. High school sporting events elicit a cheering crowd, hundreds of teenagers, buses and other vehicles, and under Option A, the Project further proposes a PA system with speakers which will greatly exacerbate the noise level. The noise that will emanate from the Project will undoubtedly intrude into and disturb the homes of the nearby residents, including Mr. Kelly and his family. Moreover, as the REIR acknowledges, noise pollution is more than a mere annoyance; it can have lasting psychological and physiological effects on the local population. Noise becomes especially undesirable in the evenings.

B1-4

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Only two of the Project Alternatives, Alternative 1 and Alternative 3, appropriately address these impacts. Alternative 1 would result in no change to the noise in the area. Alternative 3 would at least mitigate the impact of the noise pollution. Although Alternative 3 would result in the construction of an additional field and thus an increase in sports field events, resulting in an increase in noise levels, the lack of nighttime lighting would prevent nighttime games and practices, thus avoiding noise increases at night, when they are least desirable. Moreover, noise impacts under Alternative 3 would be significantly less than under Option A, since Alternative 3 does not include a PA system.

B1-5

Vehicular/Pedestrian Traffic

Option A is expected to accommodate seating for 664 spectators, while Option B is expected to accommodate an additional 200 spectators through portable bleaches. As with the prior report, the REIR fails to account for the participating athletes, band, cheerleaders, and other non-seated attendees, thus not reflective of the true maximum capacity. During peak time periods, such as before and after a sporting event, vehicular traffic will dramatically increase in the areas surrounding the Project. Given that the number of sporting events is expected to increase at the school following completion of the Project, it is foreseeable the increased number of vehicles and pedestrians roaming the area will result in traffic hazards. Furthermore, the increased traffic will detrimentally impact the ability of emergency vehicles to maneuver the streets, intersections, and parking lots. The increased potential for the decrease in the availability and response time of emergency responders is a substantial concern when coupled with the increase in pedestrians. Further, the neighborhood will inevitably be flooded with excessive vehicular and pedestrian traffic, composed primarily of teenage drivers.

B1-6

B1-7

B1-8

B1-9

Additionally, an increase in the population of the Project area, let alone an increase in the number of high school aged students, may lead to an increase in crime on both the school grounds and the surrounding areas. By way of example, there is likely to be an increased number of drunk drivers navigating the community streets and neighborhoods. The escalated risk of crime together with the decreased ability of emergency responders could have devastating results.

B1-10

Once again, only two of the Project Alternatives, Alternative 1 and Alternative 3, appropriately address these impacts. Alternative 1 would result in no change to the traffic in the area. Alternative 3 would still create some traffic, particularly since Alternative 3 includes the construction of an additional field. However, the lack of nighttime lighting would prevent nighttime games and practices, which would reduce the potential for accidents in the dark as well as the potential for criminal activity in the area.

B1-11

Ara Zareczny
BWB&O File No.: 3610.003
September 20, 2017
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Economic Impact/Blighting

The REIR does not discuss the impact the Project is likely to have on neighboring property values. Indeed, the District's Fact Sheet on the Project claims "the impact of the school and its athletic program is already a part of the surrounding property values" and confirms no study will be done as part of the Project. However, contrary to the District's claim, the Project is likely to have an impact on residential property values. Light pollution, noise pollution, and traffic are all expected to increase as a result of this Project.

B1-12

Economic impacts and should be considered under CEQA when they may result in urban decay or deterioration. (See, for example, Joshua Tree Downtown Business Alliance v. County of San Bernardino (2016) 1 Cal.App.5th 677, 684-85; South Orange County Wastewater Auth. v. City of Dana Point (2011) 196 Cal.App.4th 1604, 1614; Anderson First Coalition v. City of Anderson (2005) 130 Cal.App.4th 1173, 1182-83; Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1184, 1205-07.) Thus, the District's failure to consider these impacts is improper.

The impact of the school and its athletic program *as it exists today* may already be taken into account by potential buyers, but the anticipated increase in light pollution, noise pollution, traffic, and other undesirable factors may certainly have a negative impact on surrounding property values. The Project could very well result in prompting residents to move to other, less congested areas; a reduction in residential property values; and an increase in the number of vacant homes. The lack of any investigation into this issue is a critical gap in the REIR.

Based on the reasons set forth herein, and without waiving his right to contest any other factors, Mr. Kelly respectfully protests both Option A and Option B of the Project. Mr. Kelly supports Alternative 1 or Alternative 3 only. Mr. Kelly opposes the installation of lights on either field. Should the Project proceed in any manner outside the scope of the foregoing, he reserves his right to take further legal action including, but not limited to, seeking a writ of administrative mandamus or asserting a claim for inverse condemnation.

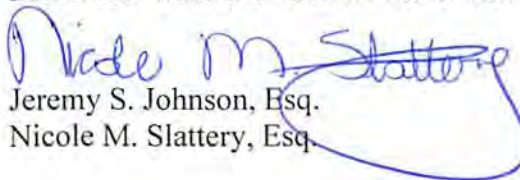
B1-13

Ara Zareczny
BWB&O File No.: 3610.003
September 20, 2017
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Should you wish to further discuss the matters presented herein, please do not hesitate to contact the undersigned.

Sincerely,

BREMER WHYTE BROWN & O'MEARA LLP


Jeremy S. Johnson, Esq.
Nicole M. Slattery, Esq.

jjohnson@bremerwhyte.com
nslattery@bremerwhyte.com
JSJ:nms

September 25, 2017

VIA HAND DELIVERED

Ms. Ara Zareczny, Facilities Analyst, LEED/AP
Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626

Re: Eastbluff Homeowners Community Association's Public Comment on the Recirculated Draft Environmental Impact Report for the Proposed Corona del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit the public comments of the Eastbluff Homeowners Community Association ("Eastbluff Association") regarding the Recirculated Draft Environmental Impact Report ("Recirculated Draft EIR" or "RDEIR") prepared for the Newport-Mesa Unified School District ("N-MUSD" or "District") concerning its proposed sports field project ("Proposed Project") on the Corona del Mar Middle and High School campus ("CdM campus").

The Eastbluff Association contains and represents 460 single-family homes located in close proximity to the CdM campus. The information we are providing in this public comment letter represents the overwhelming opinion of our members and is documented by numerous community meetings, discussions by the Eastbluff Association's Board of Directors ("Board") concerning the Proposed Project, research and outreach by that Board's appointed subcommittee concerning the Proposed Project, a homeowner survey concerning the Proposed Project, and the Eastbluff Association's comments on the Recirculated Initial Study (included as Attachment A). The Board was assisted in drafting this public comment letter by its retained land use and environmental attorney and several retained environmental consultants, including a California Environmental Quality Act ("CEQA") consultant.

The Eastbluff Association wishes to make it clear from the outset that we are not opposed to the Track and Field Replacement at the CdM campus to improve student-athletic safety. Rather, our homeowners are mobilized and active in expressing their deep concerns over, in primary part, the lighting and public-address system for the Proposed Project. Therefore, the Eastbluff Association strenuously opposes the field lighting and public-address system components of the Proposed Project as they will each cause significant negative environmental impacts on our community. The Recirculated Draft EIR properly acknowledges such with respect to noise and should do the same with respect to lighting in the Final EIR.

B2-1

It is without question that our community will be severely and negatively impacted by the construction of one or more lighted athletic fields at the CdM campus. Our community is built on a hill. A significant portion of that hill overlooks the CdM campus and, therefore, the location of the Proposed Project. The homes in our community nearest to the high school are less than 150 feet from the Proposed Project. Starting there, our community rises on our hill all the way to Jamboree Road. The top of our community is approximately 100 feet higher in elevation than the Proposed Project's site.

Should the Proposed Project be built, all of the nearby residential communities will suffer significant environmental impacts. However, the unique position of our community relative to the Proposed Project site and our community's unique topographic characteristics will cause us to suffer multiple, diverse, and extensively significant negative environmental impacts which will be of types, magnitude, and intensity greater than any of the other nearby residential and commercial developments.

Our community was designed to take full advantage of views from our homes. Many of those views are directly across the Proposed Project site. These views include the City of Newport Beach, Newport Harbor, Back Bay, the horizon towards the Pacific Ocean, Catalina Island, the Costa Mesa/Huntington Beach vista, Palos Verdes, and mountains to the north and west.

In addition to views, the configuration of the hill upon which our homes are built, combined with the differences in elevation from the lower homes to the higher homes, creates a bowl. This bowl surrounds the CdM campus, which encompasses the Proposed Project site. Noise from the CdM campus currently radiates up our residential streets nearest the school to homes at the top of the hill. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community. The District and the City of Newport Beach recognized the existence of this effect when they constructed the existing sound wall for the joint-use Marion Bergeson swimming pool. The proposed lighted stadium and the alternatively proposed lighted athletic field(s) uses will result in significantly more noise than the current field and track use, will introduce permanent and regular night use to the track and field and/or similar athletic fields for the first time in the school's 50-year history, and will negatively impact the existing environment of our community.

Since the construction of the CdM campus and the surrounding homes in the 1960s, the residential areas nearby have remained essentially the same. What has changed drastically is the CdM campus. Residential growth elsewhere in the City of Newport Beach, the District's decision to open a middle school on the CdM campus, the small campus, and a single street providing the only direct access to the school have inexorably led to the following:

- Overcrowding of the school;
- Too many cars trying to access the school;
- Not enough on-site school parking;
- Students parking off-site;
- Students running across streets to and from school in heavy traffic;
- Traffic jams on the surrounding streets which were designed for much smaller traffic loads; and
- Excessive daytime and nighttime noise.

Our Eastbluff community has a very diverse population. Our homeowners range from families with young children who are new to the Eastbluff Association to long-term residents who have lived in their homes for more than 40 years. Many homes are occupied by second generation family members. We love our neighborhood and its peace and quiet, especially in the evening. The installation of one or more sports fields with lights and a public-address system on the CdM campus threatens us with the disruption of our existing living environment and will significantly impact the quality of life our community has experienced for the past 50 years.

B2-1

For the Eastbluff Association, the lighting and public-address components of the new sports field are patently incompatible with the immediate residential surroundings. This letter outlines why that is the case, enumerates myriad deficiencies in the Recirculated Draft EIR contrary to CEQA's mandatory requirements, and supports an alternative to the Proposed Project which would minimize the significant negative environmental impacts on our community while satisfactorily fulfilling the District's desire to upgrade the CdM Campus' athletic fields. Following in this letter are general comments and comments on the Recirculated Draft EIR.

GENERAL COMMENTS

BOARD DIRECTION OR POLICY DURING EIR PREPARATION

The Eastbluff Association would like to acknowledge the following actions taken by the Board of Education during the preparation of the Draft EIR (February 2017) or following release of the Draft EIR:

B2-2

1. Adopted Resolution No. 28-02-17, Corona Del Mar Middle and High School Sports Field Project, on February 27, 2017. The Board of Education supports the preference of the school and the community to limit the seating capacity of the bleachers for the replacement and reconfiguration of the existing sports track and field to no more than the current seating capacity of 664 seats.

Due to this reduction of seats from 1,000 to 664 seats, the Proposed Project was modified to reflect the elimination of visitor seating and greenscreen on the north side of the field adjacent to Vista del Oro, and the elimination of the ticket booths, concession stand, restrooms, and press box, on the east side of the field.

The Eastbluff Association supports the elimination of the aforementioned project components, as they result in less activity and noise to the surrounding residences, and requests assurances that these project components will not be built in the future without notification to the Eastbluff Association and proper CEQA review.

2. Adopted revisions to the Facilities Use Policy BP1330(a), Use of School Facilities, and revised Rule and Regulation for Use of School Facilities Under the Civic Center Act, on August 23, 2016. The revisions primarily pertained to the Use of Outdoor Facilities and identified use and time parameters for Artificial Turf Fields, Natural Fields, Pools, and Tennis Courts; refer to tables on the following pages.

In addition, at Board of Education and/or community meetings, District staff has confirmed:

B2-2

1. The proposed Sports Field Project does not support Varsity Football games, but does support Varsity Football practice. Varsity Football would continue to play home games at Newport Harbor High School's Davidson Field, Estancia High School's Jim Scott Stadium, and Orange Coast College's LeBard Stadium.

GOOD NEIGHBOR APPROACH

The Eastbluff Association commends the District on their 2016 revision to BP 1330(a)/Use of School Facilities Under the Civic Center Act, which provides much greater certainty to the District, the City of Newport Beach, and the community about who, what, and when various sports fields or facilities will be used.

B2-3

We would urge the District to further revise BP 1330(a)/Use of School Facilities Under the Civic Center Act to include Good Neighbor Policies with respect to the Proposed Project or any approved alternative to the Proposed Project. Suggested introductory wording and a new policy are provided below.

Introductory Wording

"Good Neighbor" Policy

The Newport Mesa Unified School District Board of Education recognizes the need for our schools to establish a "Good Neighbor" policy consistent with the specific neighborhoods in which the schools are located. The Superintendent or designee shall review the "Good Neighbor" policy for consistency, practicality, and applicability to each school site. The school sites are to be inclusive (students, parents, site council members, youth and community organization users, and neighborhood representatives) in the development of their "Good Neighbor" policy. Recommendations to consider for guidelines are:

- 1: The number of night-time activities beyond 6:00 PM.
- 2: The beginning and ending times for all weekend activities.
- 3: The number of weekend activities.
- 4: The use and control of public address systems for outdoor events.
- 5: The use and control of lighting systems for outdoor facilities.
- 6: The number of supervisory staff in relation to the number of participants.
- 7: Method of control and enforcement for traffic and parking during large or simultaneous events at the school.
- 8: The inclusion of an annual review, discussion, and possible modification of the individual schools' "Good Neighbor" policy.

New Policy

To comply with the California Environmental Quality Act Final Environmental Impact Reports for

Corona Del Mar Middle and High School, Costa Mesa High School, Estancia High School, and Newport Harbor High School, there are certain limitation on the use of field lights and public-address system. The District will continue to follow the limitations set forth in the Final Environmental Impact Report and/or practices per BP 1330(a)/Use of School Facilities Under the Civic Center Act for these school sites, applying the more stringent standard.

B2-3

In addition, we recommend that all Good Neighbor Policies be included as Project Design Features in the EIR Project Description.

B2-4

USE AGREEMENT WITH DISTRICT, CITY, AND EASTBLUFF ASSOCIATION

The Marian Bergeson Aquatic Center (MBAC) is operated and maintained under a Joint Powers Agreement between the Newport-Mesa Unified School District (District) and the City of Newport Beach (City). The agreement includes Rules and Regulations and Code of Conduct that apply to use of the MBAC by approved users.

B2-5

The Eastbluff Association is adamant about the need for a similar use agreement for the new sports fields between the District, the City, and the Eastbluff Association. This agreement would provide additional assurances to the Eastbluff homeowners relative to facility hours and use, lighting, noise, parking, etc. should Board Policy change in the future. The use agreement could include language articulating the process for modifications to the agreement.

SUPPORT FOR ALTERNATIVE 3: TWO FIELDS, NO LIGHTS IN RECIRCULATED DRAFT EIR

B2-6

The Eastbluff Association supports Recirculated Draft EIR Alternative 3: Two Fields, No Lights. Under this Alternative, there would be a bleacher seat capacity of 664 seats and all seating would be provided on the south side of the main field. In addition, a localized public-address system and lighting would not be installed. Also, no practices or games would occur past sunset. We do not support any portable or permanent lighting on the two fields. Under Alternative 3, impacts relative to field lighting and noise are significantly reduced to the Eastbluff Association.

OPPOSED TO PROPOSED PROJECT OPTIONS AND OTHER ALTERNATIVES IN RECIRCULATED DRAFT EIR

B2-7

The Eastbluff Association does not support the Proposed Project Option A or Option B, Alternative 1: No Project Alternative, or Alternative 2: Two Fields with Portable Lights. With the exception of Alternative 1, Proposed Project Option A or Option B and Alternative 2 create significant negative field lighting and noise environmental impacts on the Eastbluff Association community.

COMMENTS ON RECIRCULATED DRAFT EIR

CEQA GUIDELINES SECTION 15088.5, RECIRCULATION ON AN EIR PRIOR TO CERTIFICATION

B2-8

CEQA Guidelines Section 15088.5 articulates the procedures relative to recirculation of an EIR prior to certification. Key sections are cited below.

“(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.

(f) The lead agency shall evaluate and respond to comments as provided in Section 15088. Recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. The following are two ways in which the lead agency may identify the set of comments to which it will respond. This dual approach avoids confusion over whether the lead agency must respond to comments which are duplicates or which are no longer pertinent due to revisions to the EIR. In no case shall the lead agency fail to respond to pertinent comments on significant environmental issues.” (emphasis added)

“(1) When an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to those comments received during the earlier circulation period. The lead agency shall advise reviewers, either in the text of the revised EIR or by an attachment to the revised EIR, that although part of the administrative record, the previous comments do not require a written response in the final EIR, and that new comments must be submitted for the revised EIR. The lead agency need only respond to those comments submitted in response to the recirculated revised EIR.

(3) As part of providing notice of recirculation as required by Public Resources Code Section 21092.1, the lead agency shall send a notice of recirculation to every agency, person, or organization that commented on the prior EIR. The notice shall indicate, at a minimum, whether new comments may be submitted only on the recirculated portions of the EIR or on the entire EIR in order to be considered by the agency.

g) When recirculating a revised EIR, either in whole or in part, the lead agency shall, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated draft EIR.”

THE RECIRCULATED DRAFT EIR AND THE NOTICE OF AVAILABILITY OF RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD(S) PROJECT DO NOT COMPLY WITH CEQA GUIDELINES SECTIONS 15088.5(F)(1) AND 15088.5(F)(3)

B2-9

The Recirculated Draft EIR (RDEIR) (August 2017) and the Notice of Availability of Recirculated Draft Environmental Impact Report for Corona del Mar Middle and High School Sports Field(s) Project (NOA) are silent:

- 1) As to the need for the RDEIR,
- 2) Whether the entire EIR was revised or only specific portions of the EIR,
- 3) Whether written response to comments on the Draft EIR (DEIR) (February 2017) will be prepared,
- 4) Whether the District will or will not be responding to comments received on the DEIR,
- 5) How comments on the DEIR will be addressed and incorporated into the Final EIR,
- 6) Whether comments should be provided only on the RDEIR, and
- 7) How the District is responding to pertinent comments on significant environmental issues on the DEIR and RDEIR.

THE RECIRCULATED DRAFT EIR DOES NOT COMPLY WITH CEQA GUIDELINES SECTION 15088.5(G)

While RDEIR Section 2.3 briefly notes that the changes in the Project Description (Chapter 3.0) warranted recirculation of the EIR, the RDEIR does not provide a summary of the revisions made that differ from the previously circulated Draft EIR including, but not limited to, modifications to the project description (Chapter 3.0), revisions to technical analyses (various technical appendices), revisions to environmental analyses (Chapter 5.0), and revisions to alternatives (Chapter 7.0). In addition, it is not possible to determine whether comments on the Draft EIR were considered in updating any EIR chapters or technical studies in the RDEIR.

B2-10

THE RECIRCULATED DRAFT EIR LACKS A REASONABLE RANGE OF ALTERNATIVES

The RDEIR did not fully analyze a range of reasonable alternatives that could feasibly attain most of the project objectives. We recommended the review of two additional alternatives:

B2-11

- Alternative 4: Two Fields, Lighting Field 2 Only
- Alternative 5: Two Fields, Fields and Lights Below Sight Line

Both Alternatives 4 and 5 offer solutions to reduce or eliminate significant unavoidable impacts related to visual character, light and glare, and noise.

Alternative 4 would be similar to Proposed Project Option B, with the exception that only Field 2 would have nighttime lighting with four fully-shielded and full cutoff 70-foot light poles. Also, no permanent public-address system would be installed, but portable public-address systems could be used.

Alternative 5 would be similar to Proposed Project Option A, but would require the two fields and lighting systems be placed below grade and the sight line of adjacent residential uses. Also, no permanent public-address system would be installed, but portable public-address systems could be used. Alternative 5 would provide a design approach that has been applied throughout the City of Newport Beach, including the Eastbluff Village Center, Bonita Creek Park (La Vida and University Drive), Newport Beach City Hall on Civic Center Drive near Fashion Island, and St. Mark Presbyterian Church (northwest corner of San Joaquin Hills Road and MacArthur Boulevard). Installing the fields and lights below grade, along with berms, landscaping, and trees that mature to heights that block or shield lighting fixtures (similar to Bonita Creek Park) would greatly reduce the visual character, and light and glare impacts to the surrounding community.

B2-11

This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

CURRENT APPLICABLE BOARD POLICIES

CEQA is about the public disclosure of information. All Board Policies cited through the RDEIR should be included in a new technical appendix. This will make the information more easily accessible to all readers of the document, but will also have the policies be more fully integrated into the Final EIR.

B2-12

CHAPTER 3 - PROJECT DESCRIPTION/CHAPTER 4 - ENVIRONMENTAL SETTING

The need for athletics fields is intrinsically tied to the student population on the CdM campus, as well as the District's Pre-K-12 Priorities 2016-2017 of Academics, Behavior, and Creativity & Innovation and the high school athletics mission stated below.

B2-13

"The mission of the Newport-Mesa Unified School District athletics is to enrich the mental, physical, emotional, spiritual, and social well-being of all student athletes by providing cooperative and competitive opportunities which foster the development of lifelong values of sportsmanship, commitment, integrity, teamwork, individual effort, and good citizenship."

The proposed area for the sports field is not a stand-alone site, but six acres within the existing 37-acre CdM Middle and High School campus. It is important to provide a meaningful and easily understandable description of the existing CdM campus first and the proposed sports field site second within one EIR section.

To do this, we recommend a new subsection be added to Section 3, Section 3.2 Existing CdM Campus, and that the following text paragraphs be removed from Section 4.3.2 and added to Section 3.2:

"The 37-acre CdM campus is currently developed with high school classroom buildings, middle school enclave, administration, a gymnasium, a 350-seat performing arts center, three parking lots totaling 592 stalls, a high school student loading zone, a middle school student loading zone, a baseball field, multipurpose athletic fields, eight tennis courts, hardcourts, swimming pool, outdoor lunch quad, pedestrian walkways, and landscaped planters (see Figure 3-3, Aerial Photograph). The existing sports field contains a score board, discus area, and long-jump area. A small storage

hut and a storage box are at the northwest corner of the sports field. Thirty mature trees are planted along and near Vista Del Oro and Eastbluff Drive. There are no permanent bleachers on the sports field but 664-seat portable bleachers are available. The back-field area contains four goal posts and six portable bleachers providing a total 200-seat capacity. These portable bleachers could be moved around anywhere in the backfield area and the swimming pool.

The total 2016–17 school year enrollment at CdM campus was 2,631 students—857 in the 7th and 8th grade middle school, and 1,774 in the 9th through 12th grade high school. Many of the 111 certified staff (i.e., teachers, administrators, and pupil services) were part-time employees, so the full-time-equivalent staff was 50 staff (CDE 2016). Additionally, there were approximately 20 volunteers.

Parking and Access

Main vehicular access to the high school student loading zone, sports field, tennis courts, aquatic center, and sports parking lot is provided from Eastbluff Drive. Access to the faculty/visitor parking lot, middle school loading zone, and high school senior parking lot is provided via Mar Vista Drive. The CdM campus provides three parking lots totaling 592 spaces (573 regular spaces and 19 ADA spaces), as listed below:

- ***Lot 1 (232 spaces).*** *A student/staff parking lot adjacent to Eastbluff Drive, accessed via two driveways on Eastbluff Drive.*
- ***Lot 2 (140 spaces).*** *A faculty/visitor parking lot at the northwest corner of Eastbluff Drive and Mar Vista Drive, accessed from Mar Vista Drive near Domingo Drive.*
- ***Lot 3 (220 spaces).*** *The west lot behind the middle school enclave, accessed from two driveways on Mar Vista Drive.*

The CdM MS/HS allows parking permits to students in “good standing” with attendance and discipline the previous school year. Seniors get priority and then juniors.

Existing Use and Schedule

Competitive sporting events (e.g., football, soccer, lacrosse, and track and field) for CdM HS are played at Davidson Field at Newport Harbor High School in Newport Beach, Jim Scott Stadium at Estancia High School in Costa Mesa, and LeBard Stadium at Orange Coast College in Costa Mesa. Students currently travel occasionally to Estancia High School for football practices and boys’ lacrosse practices, Eastbluff Elementary School for girls’ lacrosse practices, and to Bonita Creek Park for girls’ soccer practices

Various authorized outside groups use CdM campus facilities on weekdays and weekends throughout the year. Regularly occurring activities include: CalCoast Track Club uses the track and field, generally between 4 and 7 PM (average of 50 attendees); Volleyball Enterprises uses the gymnasiums,

generally between 6:30 and 9:00 PM (50 to 250 attendees); and various groups use the swimming pool until 8 PM (average of 50 attendees). The baseball fields are also used for Little League on weekends and fall baseball academy from 3:30 to 5:30 PM. The existing turf field and synthetic track is also open to community uses, where residents are allowed outside of normal school hours for walking, running, and various recreational purposes without prior authorization from the District.”

B2-13

In addition, the following must be added to the existing campus description:

B2-14

- Complete description of existing Middle and High School buildings and uses
- School hours/schedule for the Middle and High Schools (early bell, late bell, etc.)
- Note that typical school activities are occurring between 6:30 AM and 3:30 PM
- Description and current schedule of Middle School and High School sports practices and meets/games (similar to Table 3-2, CdM MS/HS Sports Field Preliminary Event Schedule), including on-campus and off-campus locations
- Description of multiple/overlapping events on campus (i.e., schools, performing arts center, sports)
- Add a table that shows the hours for natural turf field, pools, and tennis courts (similar to Table 3-1, Use of Artificial Turf Fields)
- Describe if existing parking spaces provide sufficient parking for the campus faculty, students, and visitors
- Details on how existing parking lots are utilized
- Current campus parking operations, rules, restrictions, permits, and fees
- How parking is managed during events
- On-and off-site restrictions
 - Reserved/VIP Parking
 - Faculty and student parking/permits/assigned spaces
 - Residential permit parking on Aralia Street
 - Other CdM campus or City restrictions

The above-requested information will more accurately describe the daily schedule on the CdM campus, including an understanding that the school day for both the Middle and High Schools starts as early at 6:50 AM (early bell). The RDEIR incompletely describes the CdM campus, which inhibits the reader from understanding the interconnectedness and intrinsic relationship between CdM campus and the smaller portion thereof on which the Proposed Project is proposed to be located.

Good Neighbor Policies

Separately, a new section should be added to discuss the good neighbor policies the District intends to adopt and implement for the CdM campus. Such a section is necessary in order to properly analyze the proposed mitigation measures to decrease the Proposed Project’s significant negative environmental impacts on the community, including the Eastbluff Association community. As previously stated, we recommend that all Good Neighbor Policies be included as Project Design Features in the EIR Project Description.

B2-15

CHAPTER 3 – PROJECT DESCRIPTION

Table 3-1, Demand for Field Use by CdM Athletic Teams for Practices and Games (Page 3-2)

B2-16

Please clarify if the demand for field use is limited only to high school athletics or if middle school athletics would have demand for the new fields as well.

Table 3-2, Practice and Game Attendance Summary for Field and Track Programs (Page 3-9)

B2-17

Please clarify the summary is based upon the 2016-2017 or 2017-2018 school year.

Section 3.3, Statement of Objectives (Page 3-10)

B2-18

Objective 6 includes two sentences. It seems that the second sentence should be a separate objective (7), which would renumber the current numbers 7 and 8 to numbers 8 and 9. Any references to the objectives throughout the RDEIR would need to be revised and renumbered in accordance with this change.

Lighting System (Page 3-17)

B2-19

Additional clarification and assurances relative to the lighting system are needed in the project description. The first paragraph, first sentence and second paragraph, first sentence on RDEIR page 3-17 under the subheading Lighting System should be revised as shown below.

Option A. Nighttime lighting would be provided by four **fully shielded and full cutoff** 80-foot light poles, two on the back side of the home side bleachers and two on the back side of the visitor side bleachers.

Option B. Identical nighttime lighting systems would be used on Field 1 as for Option A and four **fully shielded and full cutoff** 70-foot light poles are proposed on Field 2.

Policy on Use of School Facilities (Page 3-17)

B2-20

A complete copy of the N-MUSD's "Use of School Facilities Under the Civic Center Act" was not included as Appendix D of the RDEIR. RDEIR Appendix D includes Lighting Plans.

As previously noted in this comment letter, all Board Policies cited through the RDEIR should be included in a new technical appendix, including the policy regarding the "Use of School Facilities Under the Civic Center Act" referenced in this section on RDEIR page 3-17.

Table 3-3, Adopted Artificial Field Use District Policy: Option A Use Restrictions (Page 3-19)

B2-21

The source cited in the table should be expanded to reference the Board Policy number, and the date the policy was adopted.

Table 3-4, Adopted Artificial Field Use District Policy: Option B Use Restrictions (Page 3-19)

B2-22

The source cited in the table should be expanded to state this is not current adopted Board Policy, and that the policy would be modified specifically for Option B, if selected.

Also, Table 3-4 should be included as a Project Design Feature for Option B to provide the necessary assurances and compliance with the use restrictions.

B2-23

SECTIONS 5.1 THROUGH 5.10 - CUMULATIVE IMPACT ANALYSIS

CEQA Guidelines Section 15130(b) describes the parameters for conducting cumulative analysis.

B2-24

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. The following elements are necessary to an adequate discussion of significant cumulative impacts:

(1) Either:

(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or

(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The Recirculated Draft EIR used Method A, as stated on page 4-18, and provided a list of present or probable future projects. However, the cumulative projects list is silent about past projects in the immediate vicinity that are critical to the cumulative analysis, including Our Lady Queen of Angels Church and K-8 School and the remainder of the Corona Del Mar Middle and High School campus.

Contrary to CEQA's requirements, the Recirculated Draft EIR fundamentally fails to analyze the cumulative impacts of the Proposed Project in conjunction with all the CdM campus' uses and the expanded list of cumulative projects with the Our Lady Queen of Angels Church and K-8 School and the remainder of the CdM campus. Thus, the cumulative analysis throughout Sections 5.1 through 5.10 must be revised. This additional analysis would constitute new information, which requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

SECTION 5.1 - AESTHETICS

Night Sky, CCR Title 24, Outdoor Lighting (Page 5.1-1)

Night Sky should be deleted from the subheading, as Title Part 6, Article 1 establishes the rules for all outdoor lighting. Also, the entire paragraph should be updated to reflect the recently adopted versions of Title 24 by the California Energy Commission, which are used by the California Division of State Architect.

B2-25

It should also clearly note that the regulations in Title 24, Part 6, Section 10-114, Table 10-114-A, Lighting Zone Characteristics and Rules for Amendments by Local Jurisdictions, are energy standards and not lighting standards for the outdoor lighting zones, nor do are they intended to serve as a CEQA light or glare threshold. In addition, all of Table 10-114-A should be included in the EIR to provide the reader with the full understanding of the zones, ambient illumination, and statewide default location

B2-26

Page 5.1-45, Top Six Paragraphs

The text should be updated to reflect all IES lighting categories (LZ0, LZ1, LZ2, LZ3, and LZ4) and reference both the user's guide and model text descriptions referenced in the Joint IDA – IES Model Lighting Ordinance (MLO) with User's Guide, June 15, 2011, and be placed in a comparative table, as shown below.

LIGHTING ZONES AND DESCRIPTIONS			
Lighting Zone	User's Guide Text – Recommended Uses or Area	Lighting Zone	Model Ordinance Text
LZ0	Lighting Zone 0 should be applied to areas in which permanent lighting is not expected and when used, is limited in the amount of lighting and the period of operation. LZ-0 typically includes undeveloped areas of open space, wilderness parks and preserves, areas near astronomical observatories, or any other area where the protection of a dark environment is critical. Special review should be required for any permanent lighting in this zone. Some rural communities may choose to adopt LZ-0 for residential areas.	LZ0: No Ambient Lighting	Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.
LZ1	Lighting Zone 1 pertains to areas that desire low ambient lighting levels. These typically include single and two family residential communities, rural town centers, business parks, and other commercial or industrial/storage areas typically with limited nighttime activity.	LZ1: Low Ambient Lighting	Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be

	May also include the developed areas in parks and other natural settings.		extinguished or reduced as activity levels decline.
LZ2	Lighting Zone 2 pertains to areas with moderate ambient lighting levels. These typically include multifamily residential uses, institutional residential uses, schools, churches, hospitals, hotels/motels, commercial and/or businesses areas with evening activities embedded in predominately residential areas, neighborhood serving recreational and playing fields and/or mixed-use development with a predominance of residential uses. Can be used to accommodate a district of outdoor sales or industry in an area otherwise zoned LZ-1.	LZ2: Moderate Ambient Lighting	Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.
LZ3	Lighting Zone 3 pertains to areas with moderately high lighting levels. These typically include commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial uses and shipping and rail yards with high night time activity, high use recreational and playing fields, regional shopping malls, car dealerships, gas stations, and other nighttime active exterior retail areas.	LZ3: Moderately High Ambient Lighting	Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.
LZ4	Lighting zone 4 pertains to areas of very high ambient lighting levels. LZ-4 should only be used for special cases and is not appropriate for most cities. LZ-4 may be used for extremely unusual installations such as high-density entertainment districts, and heavy industrial uses.	LZ4: High Ambient Lighting	Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.
Source: Joint IDA – IES Model Lighting Ordinance (MLO) with User's Guide, June 15, 2011			

The project site and surrounding area were determined to be located within LZ3 for energy standards and usage per the California Energy Commission's statewide default location determination in Title 24, Part 6, Section 10-114, Energy Standards Table 10-114-A (urban areas based on U.S. Census).

However, the project site and surrounding area are most closely represented by LZ2, as described above for the User's Guide Text – Recommended Uses or Area. Thus, LZ2 is the most appropriate standard to use for CEQA thresholds and analysis for light and glare impacts, and the analysis needs to be revised accordingly. This additional analysis would constitute new information, which requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

General Comment

Daytime and Nighttime Visual Simulations

The EIR needs to be revised to provide more detailed text descriptions of both the existing and proposed foreground and background views. The current descriptions are too brief and do not provide adequate textual context to potentially support the analysis.

B2-27

Change in Visual Character

A project is considered to have a significant aesthetic impact if the project substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings. The installation of permanent lighting IS A SIGNIFICANT CHANGE over the existing conditions, by creating additional light pollution on and emanating from the CdM campus that substantially changes the nighttime views of residents surrounding the campus. The permanent lighting for the Proposed Project or alternatively proposed lit athletic fields 1) does change the character of the project site and 2) does make the Proposed Project and alternatively proposed lit athletic fields visually incompatible with respect to light and glare. These impacts are significant, especially when viewed in the context of the existing surrounding residential and institutional neighborhood, as required by CEQA. The proposed impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. The project impact conclusion is Significant and Unavoidable; this conclusion revision requires revision and recirculation of the EIR per CEQA Guidelines Section 15088.5.

B2-28

Proposed Sports Field Lighting

The Eastbluff Association has stated their concerns about the proposed lighting of the Proposed Project in its public comment letter on the Draft EIR, dated March 22, 2017, and its public comment letter on the Revised Initial Study, dated May 23, 2016. The concerns from pages A-5 and A-6 of the May 2016 letter were:

B2-29

The Recirculated Initial Study indicates that measurements of “existing nighttime light levels” will occur at certain locations prior to the preparation of the Draft Environmental Impact Report. Only one location within the Eastbluff Association is proposed to be measured on Figure 13—this is referenced as “View 4.” Additional locations with the Eastbluff Association must be measured. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated light and glare.

Views 1, 2, and 3 on Figure 13 are all at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable light and glare impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).

The impact on the Eastbluff Association's residents cannot be sufficiently understood or analyzed using only one baseline nighttime light level reading location. As a result, the cumulative effect of light and glare if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed level reading locations identified on Figure 13.

The Eastbluff Association requests that five additional nighttime light level reading locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.

Absent the inclusion and consideration of additional nighttime light level locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.

The Proposed Project Option A includes the addition of permanent lighting to the new artificial turf sports field, which would be permitted Monday through Saturday up to 8:00 PM for practices and up to 10:00 PM for games. These lighting time limits are consistent with the District's Rule and Regulation, Use of School Facilities Under the Civic Center Act, revised February 2017.

The Proposed Project Option B includes the addition of permanent lighting to the new artificial turf sports field, which would be permitted Monday through Saturday up to 8:00 PM for practices and up to 9:00 PM for games. These 9:00 PM lighting time limits for games are proposed and would require the Board to modify the District's Rule and Regulation, Use of School Facilities Under the Civic Center Act, revised February 2017.

Presently, the CdM campus provides nighttime sports lighting for the swimming pool and tennis courts, and for the parking lots. Nighttime lighting for pools is permitted up to 9:00 PM Monday through Saturday, and 8:00 PM on Sunday. Nighttime lighting for the tennis courts is permitted up to 8:00 PM, Monday through Saturday only. These lighting time limits are consistent with the District's Rule and Regulation, Use of School Facilities Under the Civic Center Act.

The Proposed Project is located immediately north of the lighted tennis courts, which are immediately north of the lighted swimming pool. Thus, the Proposed Project increases and concentrates the combined amount of nighttime sports lighting allowed in the central and northeastern portions of the CdM campus. However, the cumulative effect of all the CdM campus nighttime sports lighting has not been modeled or sufficient cumulative light and glare impact analysis provided. Such modeling and analysis is mandated by CEQA. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

Visual Simulations and Associated Aesthetics and Light/Glare Analysis

We provided the comments below on the Draft EIR, which requested additional visual simulation locations and analysis. We are providing them again as our comments were not addressed in the RDEIR, nor was any additional simulation locations or analysis provided.

B2-30

General Comments

RDEIR Figure 5.1-7 - Daytime Visual Simulation Location Map, Community Views incorporates Recirculated Initial Study (RIS) Figure 13, which identified four View Simulation (Day and Night) Locations, including two locations within the Eastbluff Association – Location 3 from Aralia Street and Location 4 from what is not specifically specified in the RDEIR but appears to be Alta Vista Street. The Draft EIR includes generic text on page 5.1-21, second paragraph, regarding Locations 3 and 4. The EIR needs to identify the locations with the street name and any additional pertinent information about Locations 3 and 4.

B2-31

RDEIR Figure 5.1-24, Option A: Nighttime Visual Simulation Location Map, Community Views, and Figure 5.1-28, Option B: Nighttime Visual Simulation Location Map, Community Views, show the locations of three nighttime community view locations (north, northeast, and west) and the view angles to the lights. This is problematic for several reasons: (1) there are not comparable nighttime views for any of the Community View Daytime Locations; and (2) the four daytime locations are equally important to represent nighttime impacts to residences located, west, north, and east of the sports field site.

Daytime Visual Simulations

Figure 5.1-10, Option A: Visual Simulation from Residential Neighborhoods (View 3), Figure 5.1-11, Option A: Visual Simulation from Residential Neighborhoods (View 4), Figure 5.1-14, Option B: Visual Simulation from Residential Neighborhoods (View 3), and Figure 5.1-15, Option B: Visual Simulation from Residential Neighborhoods (View 4) show views from residences located east of Eastbluff Drive. The EIR needs to identify the street locations for Daytime View 3 and View 4 and add text to the Figures and report text detailing the location.

B2-32

Nighttime Visual Simulations

With respect to the Nighttime Visual Simulations – all three were conducted from adjacent streets at eye level of a person standing on the sidewalk. While these simulations give a sense of what pedestrians or automobile drivers would see on the streets immediately adjacent to the sports field, they are not representative of what the Eastbluff residences would view, or what residences to the west or north would view.

B2-33

We want to remind the District that as part of our comments on the RIS, we requested five additional nighttime light level reading locations be added to those shown in RIS Figure 13 for the Draft EIR analysis. We requested locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.

The requested locations were not included in the RDEIR analysis. Thus, the EIR has failed to analyze the nighttime lighting impacts to the Eastbluff homeowners or to show nighttime visual simulations from the five requested streets within our neighborhood, which reflect an increase in elevation from the sports field location. These locations are good representations of households that will look up, straight, or down at the sports field lights, and the significant lighting and glare impacts they will experience. Since nighttime

lighting and glare impacts were identified as Areas of Controversy in the RDEIR, the importance of these simulations is well known.

It is not possible to conclude that nighttime lighting and glare impacts would be less than significant to the surrounding community given the lack of representative locations that are reflective of the various residential neighborhoods and topography that surround the CdM campus. The RDEIR needs to be revised to include daytime and nighttime visual simulations from the same locations, as well as to include daytime and nighttime visual simulations from locations on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place, as the Eastbluff Association requested in May 2016.

The Proposed Project does not protect the current night sky views, but significantly degrades the views from adjacent residential areas. The introduction of permanent lighting for the Proposed Project or alternative lit athletic fields does create a new source of substantial light and glare that affects nighttime views for the surrounding residences. The permanent lighting for the Proposed Project or alternative lit athletic fields needs to be appropriately analyzed and addressed, particularly with respect to the impact on the Eastbluff community, as this neighborhood will be adversely impacted by the Proposed Project's lighting or lighting of alternative athletic fields due to the proximity to the sports field and the topography of the Eastbluff homes being elevated above the sports field. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

Cumulative Lighting and Glare Impacts

Cumulative lighting/glare modeling and analysis of the CdM campus with the Proposed Project and alternative lit athletic fields were not included in the Draft EIR. Additional modeling and analysis must be added to the EIR to reflect conditions showing nighttime lighting for street lighting (on Eastbluff Drive, Vista Del Oro, and Mar Vista Drive), parking, campus buildings, swimming pool, tennis courts, and the Proposed Project/alternative lit athletic fields, as the Use of School Facilities Under the Civic Center Act shows that artificial turf fields, swimming pools, and tennis courts could all be lighted at the same time. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

B2-34

SECTION 5.6 - NOISE

Noise from Sports Field

The Eastbluff Association stated their concerns about the proposed noise associated with the Proposed Project in its public comment letter on the Draft EIR, dated March 22, 2017, and its comment letter on the Revised Initial Study, dated May 23, 2016. The concerns from pages A-12 and A-13 of the May 2016 letter were:

B2-35

The Recirculated Initial Study indicates that noise monitoring at certain locations will occur prior to the preparation of the Draft Environmental Impact Report. Only two locations within the Eastbluff Association are proposed to be monitored on Figure 14 and Table 3—those are

referenced as “N-4” and “N-8”. Additional locations with the Eastbluff Association must be monitored. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site.

Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated noise generation.

All other proposed monitoring locations are either at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable noise impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).

The impact on the Eastbluff Association’s residence cannot be sufficiently understood or analyzed using only two baseline noise monitoring locations. As a result, the cumulative effect of noise if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed monitoring locations identified on Figure 14 and Table 3.

The Eastbluff Association requests that six additional noise level monitoring locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.

Absent the inclusion and consideration of additional noise monitoring locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.

In the RDEIR, three noise measurement locations are within Eastbluff. Noise measurement location N-4 is located in a greenspace area within Eastbluff, is 2,000 feet northeast of the project site, and is in close proximity to Jamboree Road. Noise measurement location N-8 is on Alder Street within Eastbluff, is 1,400 feet east of the project site, and is in close proximity to Jamboree Road. Both of these locations are a significant distance from the Proposed Project site, while homes within Eastbluff are located immediately east of Eastbluff Drive, yet only noise measurement location (N-7) reflects these homes which likely be the most adversely affected by the Proposed Project’s noise generation.

Given Eastbluff’s close proximity to the CdM campus and the need for representative locations within Eastbluff for noise measurements, we requested six additional noise measurement locations be added to those shown in RIS Figure 14 for the RDEIR analysis. This request was included in our comments on the Recirculated Initial Study, and specifically requested locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.

The locations were not included in the RDEIR analysis. Thus, the RD has failed to adequately analyze the noise impacts to the Eastbluff homeowners as the six requested streets within our neighborhood were not included and are important due to the increase in elevation from the sports field location. Also, noise impacts from the sports field were identified as Areas of Controversy in the RDEIR and thus the importance of additional noise measurement locations are well known.

While the RDEIR concludes significant and unavoidable sports field noise at nearby homes and exceedances of the City's exterior and interior noise limits for Option A, the noise analysis does not fully identify impacts on the surrounding community, and specifically to the Eastbluff Association. This is due to the lack of representative locations within Eastbluff that are in close proximity to the CdM campus and reflective of the topography. The RDEIR needs to be revised to include additional short-term and long-term noise measurements and analysis for locations on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street, as the Eastbluff Association requested in May 2016.

Noise from Private Users of Proposed Project

In its comment letter on the Recirculated Initial Study, the Eastbluff Association expressed concerns about noise from private users of the Proposed Project. The notes included in the revisions to the Use of School Facilities Under the Civic Center Act adopted by the Board of Education in August 2016 have provided the Eastbluff Association with the necessary assurances regarding no private use of the artificial turf field area.

B2-36

Performance Standards for Mitigation Measures

The Eastbluff Association is concerned about conformance with RDEIR mitigation measures (listed below) and the application of noise controls in compliance with District's Rule and Regulation, Use of School Facilities Under the Civic Center Act. Noise generated from the Proposed Project would result in substantial noise increases at nearby homes and there would be exceedances of the City's exterior and interior noise limits.

B2-37

Noise Mitigation Measures

- "N-1 Prior to holding the first spectator event, the Newport-Mesa Unified School District shall develop and enforce a good-neighbor policy for sports field events. The District shall authorize a representative responsible for enforcing this policy. Signs shall be erected at entry points that state prohibited activities during an event (e.g., use of air horns, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots upon exiting the field) and present a contact name and telephone number of the District-authorized representative to contact in the event of a noise complaint. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the District.
- N-2 The Newport-Mesa Unified School District shall not include a PA System in the Option A Design. Table 5.6-21 shows a building façade analysis for the residential buildings in Model Receiver Locations A and S in terms of project Option A with mitigation (no PA System). The table shows that with implementation of this mitigation measure, there would be no discernable noise increase over 3 dB at any of the nearby buildings."

The Eastbluff Association believes there is need for performance standards and monitoring to ensure noise levels remain at or below those quantified in the RDEIR.

The Eastbluff Association also believes that the good neighbor policies we've mentioned earlier in this letter should include the policy measures identified in Mitigation Measure N-1. While Mitigation Measure N-1 addresses only noise, the good neighbor policies would be broader and more comprehensive, and provide assurances for both the Eastbluff Association and Corona del Mar Middle and High Schools.

Cumulative Noise Impacts

Cumulative noise modeling and analysis of the CdM campus with the Proposed Project was not provided in the RDEIR. Additional modeling and analysis must be added to the EIR to reflect conditions showing a scenario with multiple/overlapping events on the CdM campus with the Proposed Project, in addition to concurrent events at Our Queen Lady of Angels Church. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

B2-38

SECTION 5.9 – TRANSPORTATION AND TRAFFIC

The RDEIR has eliminated all discussion and references to a Traffic Management Plan (November 2016). However, the Eastbluff Association believes that a Traffic Management Plan is still needed for large events on the CdM campus, inclusive of Proposed Project Option A or Option B.

B2-39

The event traffic management plan (TMP) is important for the community as it would identify strategies and procedures to help reduce traffic and parking impacts. The TMP should provide strategies for the following three situations:

1. Pre-Event. Strategies and procedures intended to help guide traffic into the site prior to an event(s) taking place.
2. Pre-Event (Alternative Parking Location). Identification of an alternative parking location for larger events or special events that are concurrent with other activities at the school site, and recommendations for additional traffic management procedures and devices that would be required to direct traffic to the alternative location.
3. Post-Event. Strategies and procedures to assist attendee egress/departure from the event(s).

Draft EIR (February 2017) Appendix G – Traffic Management Plan should be updated per our comments below and incorporated into the RDEIR.

Revise Traffic Management Plan

The Traffic Management Plan (TMP) states on Draft EIR Appendix G page G2-1 that *“The large events anticipated to occur at the sports field site include graduations and athletic events that would typically outside of the normal school hours.”* Based upon this, it appears that the TMP addresses only a single event and not multiple/overlapping events occurring on the CdM campus.

The TMP does not fully address the traffic and parking impacts to the surrounding community. The TMP must be revised to incorporate the following:

1. Add discussion that on-street parking on Vista Del Oro and Mar Vista Drive is prohibited during an event.
2. Acknowledge existing residential permit program on the Eastbluff homes A-Streets that prohibits student and school parking.
3. Describe how large events would be coordinated with other peak hour traffic conditions (weekday or weekend) in Eastbluff and the City of Newport, and any additional measures that would be needed.
4. Describe how the TMP creates the ensures the least amount of traffic impacts and no parking impacts to surrounding residences and the OLQA church.
 - a. Develop measures and timing regarding pre-event notification to surrounding community (residents, homeowner associations, and churches). Consider use of the CdM Middle and High School website to create a Community Event Notification section, as well as mailings to residents, churches, and homeowner associations.
 - b. Develop suggested directions for the surrounding community members to utilize prior to and during events to best assist with going to and from their home or church.
5. Describe and add measures to ensure pedestrian safety is provided for those attending an event and the surrounding community.
6. Describe the traffic and parking program if multiple/overlapping events occur at the same time.

Given the removal of the TMP from the RDEIR, along with the previously-identified deficiencies in the TMP, it is not possible to conclude that Proposed Project would result in less than significant traffic access and parking impacts to the surrounding community. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

Cumulative Parking Impacts

Cumulative parking analysis of the CdM campus with the Proposed Project was not included in the RDEIR. Additional analysis must be added to the EIR to reflect conditions showing a scenario with multiple/overlapping events on the CdM campus with the Proposed Project and events at Our Lady Queen of Angels Church. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

CHAPTER 7 – ALTERNATIVES

We are pleased to see that the RDEIR includes Table 7-1, Summary of Proposed Project – Option A Impacts and Alternatives, and Table 7-2, Summary of Proposed Project – Option B Impacts and Alternatives. These tables provide a quick summary for the reader of the impact comparison (greater than, equal to, or less than) of the alternatives with the Proposed Project.

In addition, the RDEIR includes Table 7-3, Ability of Each Alternative to Meet the Project Objectives, which provides a yes or no response relative to meeting the project objective. However, Chapter 7 is missing a more meaningful discussion for Alternatives 1, 2, and 3 of why they do not meet the project objectives, besides the No answer in Table 7-3. A new subsection should be added under Sections 7.4, 7.5, and 7.6 entitled Ability to Meet Project Objectives. The discussion in this subsection should clearly identify if the alternative fully meets, partially meets, or does not meet the project objectives. An explanation should be provided for all partially meets or does not meet determinations. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines Section 15088.5.

Section 7.7 identifies Alternative 3: Two Fields, No Lights as the environmental superior alternative to the Proposed Project Option A or Option B, and meets five of the ten stated project objectives.

Under Alternative 3: Two Fields, No Lights, impacts relative to field lighting and noise are significantly reduced to the Eastbluff Association. It is for these reasons that the Eastbluff Association supports Alternative 3: Two Fields, No Lights.

B2-43

CONCLUSION

We look forward to continued constructive discussions with the District so that any change in the Proposed Project will: 1) be refined so that it benefits both the students attending CdM campus and not significantly impact the environment surrounding the CdM campus, and 2) will be compatible with our goal of maintaining our existing environment and quality of life. This goal is consistent with statements made by the Board of Education instructing District staff that the improvements must be based on a “good neighbor” approach and acceptance by the neighbors.

B2-44

B2-45

Thank you for the opportunity to comment on the Recirculated Draft EIR. Eastbluff Association trusts that the Board of Education and District staff will work to resolve the serious concerns addressed above with the Recirculated Draft EIR and make the changes necessary to protect the health, safety, and well-being of Eastbluff Association’s members, residents, and guests.

Respectfully submitted,

The Eastbluff Community Homeowners Association
Board of Directors by

R. Rubino

Ronald Rubino, President

ATTACHMENT A

Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial Study for the Proposed Corona del Mar High School Sports Field Project (May 23, 2016)

ATTACHMENT B

Eastbluff Homeowners Community Association's Public Comment on the Draft Environmental Impact Report for the Proposed Corona del Mar High School Sports Field Project (March 22, 2017)



VIA HAND DELIVERY AND EMAIL (feedback@nmusd.us)

May 23, 2016

Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626
Attention: Ara Zareczny, Facilities Analyst, LEED/AP

Re: Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial Study for the Proposed Corona del Mar High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit the public comments of the Eastbluff Homeowners Community Association ("Eastbluff Association") regarding the Recirculated Initial Study ("Recirculated Initial Study") prepared for the Newport-Mesa Unified School District ("NMUSD") concerning its proposed project ("Proposed Project") at Corona del Mar High School ("CdMHS").

The project originally consisted of the replacement of the existing track and field at CdMHS, and the addition of limited new seating, at an estimated cost of \$7.4 million dollars to the District (the "Track and Field Replacement"). The Eastbluff Association has not, and does not, object to the Track and Field Replacement.

Thereafter, the CDM Foundation ("Foundation"), a private organization, proposed to fund the construction of a lighted football stadium at CdMHS ("Stadium") instead of the originally proposed project. This addition to the project was proposed to include a reconfigured track and field for dual football and track and field purposes, a press box, home and visitor stands, a public address system, six 80 foot high light poles, new fencing, a 3,000 square foot building (housing home and visitor ticket booths, a concession stand, storage, and bathrooms), destruction of existing landscaping, and the loss of existing practice field area (collectively the "Proposed Project"). These additions to the original project will cost an estimated additional \$4 million dollars.

The Foundation was ultimately unable to raise the extra funding for the Stadium. NMUSD is now proposing to construct the Stadium.

The Eastbluff Association contains and represents 460 single family homes located in close proximity to CdMHS. The information we are providing in this public comment letter represents the overwhelming opinion of our members and is documented by numerous community meetings, discussions by the Homeowners Association Board of Directors, research and outreach by the Board-appointed member committee, and the recently completed homeowner survey evaluating the Recirculated Initial Study.

As noted above, we wish to make it clear from the outset that we are not opposed to the Track and Field Replacement at CdMHS. However, we strenuously oppose the addition of the lighted stadium to the project for the reasons set forth in this letter.

It is without question that our community will be severely and negatively impacted by the construction of a lighted stadium at CdMHS. Our community is built on a hill. A significant portion of that hill overlooks CdMHS and,



therefore, the location of the Proposed Project. The homes in our community nearest to the high school are less than 150 feet from the Proposed Project. Starting there, our community rises up on our hill all the way to Jamboree Road. The top of our community is approximately 100 feet higher in elevation than the Proposed Project's site.

Should the Proposed Project be built, all of the nearby residential communities will suffer significant environmental impacts. However, the unique position of our community relative to the Proposed Project site and our community's unique topographic characteristics will cause us to suffer multiple, diverse, and extensively significant environmental impacts which will be of types, magnitude, and intensity greater than any of the other nearby residential and commercial developments.

Our community was designed to take full advantage of views from our homes. Many of those views are directly across the Proposed Project site. These views include the City of Newport Beach, Newport Harbor, Back Bay, the horizon towards the Pacific Ocean, Catalina Island, the Costa Mesa/Huntington Beach vista, Palos Verdes, and mountains to the north and west.

In addition to views, the configuration of the hill upon which our homes are built, combined with the differences in elevation from the lower homes to the higher homes, creates a bowl. This bowl surrounds CdMHS and the Proposed Project site. Noise from CdMHS radiates up our residential streets nearest the school to homes at the top of the hill. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community. The NMUSD and the City of Newport Beach recognized the existence of this effect when they constructed the existing sound wall for the joint-use Marion Bergeson swimming pool. The proposed lighted stadium uses will result in significantly more noise than the current field and track use, will introduce permanent and regular night use to the track and field for the first time in the school's 50-year history, and will negatively impact the existing environment of our community.

Since the construction of CdMHS and the surrounding homes in the 1960's, the residential areas have remained essentially the same. What has changed drastically is CdMHS. Residential growth elsewhere in the City of Newport Beach, the District's decision to open a middle school at CdMHS, the small campus, and a single street providing the only direct access to the school have inexorably led to the following:

- Overcrowding of the school;
- Too many cars trying to access the school;
- Not enough on-site school parking;
- Students parking off-site;
- Students running across streets to and from school in heavy traffic; and
- Traffic jams on the surrounding streets which were designed for much smaller traffic loads.

In addition, multiple nearby residential projects presently under construction and in planning will exacerbate all of these problems.

Our Eastbluff community has a very diverse population. Our homeowners range from families with young children who are new to the Eastbluff Association to long term residents who have lived in their homes for more than 40 years. Many homes are occupied by second generation family members. We love our neighborhood and its peace and quiet, especially in the evening. The installation of a lighted stadium at CdMHS threatens us with the disruption of our existing living environment and will significantly impact the quality of life our community has experienced for the past 50 years.

Our homeowners are mobilized and very active in expressing their deep concerns over the lighted stadium. We are

acutely aware that our homes are vulnerable to the impacts which will result from the lighted stadium such as increased noise, glare from lights, impairment of daytime and nighttime views, increased traffic impacting our ability to enter and leave our community, and significantly increased parking on our residential streets.

The addition to the project of a lighted stadium is incompatible with the immediate residential surroundings. The inevitable significant environmental impacts of the Proposed Project on our community have compelled the Eastbluff Association to engage a team of professionals to assist with this process, including legal counsel, Land Use EIR consultants, and others.

We request you recognize our strong concerns about the lighted stadium elements of the Proposed Project which will cause diverse significant environmental impacts that must be further studied. Those studies need to provide data and analysis as to how those significant environmental impacts will affect our community so that you can change the Proposed Project design and operational uses to avoid such negative impacts.

We hope to work with NMUSD in a constructive manner so that any change in the existing track and field use will be compatible with our goal of maintaining our environment and our quality of life. This goal is consistent with statements made by the NMUSD Board of Trustees instructing Board staff that the improvements must be based on a “good neighbor” approach and acceptance by the neighbors.

The Recirculated Initial Study provides a preliminary evaluation of the potential environmental consequences associated with the construction and use of the Proposed Project. We concur with the finding on page 37 that the “proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required.” Additionally, we believe the changes described in *Section 1.3 – Project Description* which starts on page 9 and continues to page 31, and the proposed use and schedule as reported on page 29, have significant environmental impacts on the Eastbluff Association’s residents which must be addressed in the Draft Environmental Impact Report and resolved before School Board approval.

As the largest single family homeowners association near the Proposed Project, we urge the School District to work with us in reviewing the stadium elements of the Proposed Project and the proposed operational uses in order to define a project that both benefits the students attending CdMHS and does not significantly impact the environment surrounding the school property.

Exhibit “A” to this letter provides specific comments on the Recirculated Initial Study’s contents as related to the Proposed Project’s significant environmental impacts. Exhibit “B” to this letter discretely addresses and identifies how our community will suffer from significant environmental impacts due to the Proposed Project.

In conclusion, we strongly urge the School District to establish a process to meet with the Board of Directors of the Eastbluff Association to discuss proposed changes to the sports field complex project design and the associated use and schedule details in order to identify changes to the plan which will eliminate and or mitigate these vast significant environmental impacts.

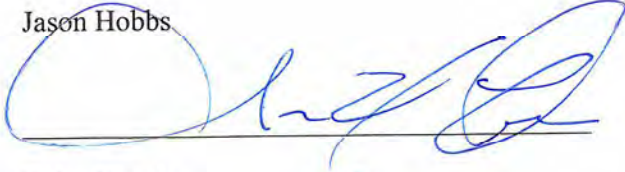
Respectfully submitted,

(signature page follows)



The Eastbluff Community Homeowners Association
Board of Directors

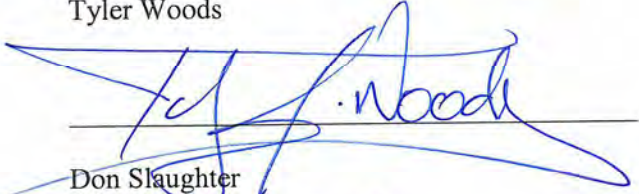
Jason Hobbs



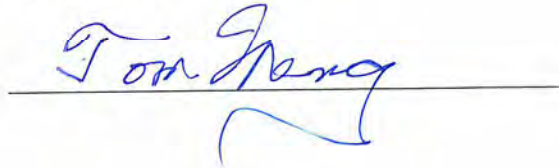
Ron Rubino



Tyler Woods



Tom Meng



Don Slaughter

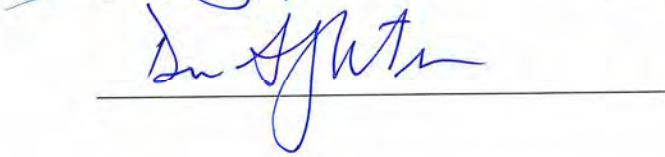




EXHIBIT "A"

Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial Study Concerning Corona del Mar High School Sports Field Project

Page	Section	Comment on the initial Study
1	1.2.1 Existing Land Use – Gymnasium	<p>The Recirculated Initial Study fails to specify the seating capacity of the identified gymnasium, the types of uses therein, and the anticipated frequency of its use which will overlap with any anticipated time the Proposed Project will be used.</p> <p>Various impacts of the Proposed Project, including, in part, the impact on traffic around CdMHS, parking at CdMHS, and spill-over parking onto the public streets, including within the Eastbluff Association, cannot be assessed without establishing and including such information.</p> <p>Further research and consultation with CdMHS' administration should occur prior to the preparation of the Draft Environmental Impact Report to identify other common on-campus gathering and event facilities that have been omitted or identified with incomplete information so that all such facilities are properly and fully considered in analyzing the Proposed Project's environmental impacts.</p> <p>All of the above information should be included and considered in the Draft Environmental Impact Report; otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Sports Field and Bleachers	<p>The Recirculated Initial Study does not identify the proposed bleachers with sufficient detail to analyze the environmental impacts of their anticipated use. For example, the Recirculated Initial Study does not state the proposed materials from which the proposed bleachers will be constructed. The type of materials will influence the amount of noise generation from the anticipated use of the proposed bleachers.</p> <p>Such information should be included in the Draft Environmental Impact Report; otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Lighting System	<p>The Recirculated Initial Study does not identify the proposed lighting system with sufficient detail to analyze the environmental impacts of that system's anticipated use. For example, the Recirculated Initial Study does not state the number of lights anticipated on each of the eight 80' poles proposed to be installed, the type of lights anticipated</p>



		<p>to be installed, the wattage of each of those lights, the lighting system’s total wattage, and the designed precautions to avoid glare into adjacent properties.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Public Address System	<p>The Recirculated Initial Study does not identify the proposed public address system with sufficient detail to analyze the environmental impacts of that system’s anticipated use. For example, the Recirculated Initial Study does not state the number of speakers anticipated to be installed, the size of those speakers, the individual decibel capacity of each type of speaker, the aggregative total decibel capacity of all speakers, the anticipated individual decibel level to be used for different purposes, the anticipated aggregative decibel level to be used for different purposes, the anticipated frequency of use, and the anticipated hours of use.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
30	1 Introduction – Community Use	<p>The Recirculated Initial Study does not include sufficient detail concerning the anticipated community use of the Proposed Project to analyze the environmental impacts of the Proposed Project’s anticipated use. The Recirculated Initial Study acknowledges that “community use” of the Proposed Project would occur, as purportedly required by the Civil Center Act, though that anticipated use is neither quantified nor qualified.</p> <p>For example, the Recirculated Initial Study does not state the anticipated frequency of use for community events, the anticipated hours of use for community events, the anticipated types of community events that would occur, and the anticipated number of persons and associated vehicles attending anticipated community events. Numerous anticipated significant environment impacts, including, in part, noise, light, traffic, parking, emergency services, and pollution cannot be analyzed without accounting for this information since the anticipated intensity of use of the Proposed Project will be unknown.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>



30	1 Introduction – Concurrent Use of School Facilities	<p>The Recirculated Initial Study does not include sufficient detail concerning the anticipated concurrent use of the Proposed Project with other on-campus school or community functions and gatherings. The Recirculated Initial Study vaguely states that it “anticipates that swimming events and other major school events would not be scheduled at the same time as major, at-capacity events at the football / track-and-field facility”, but fails to explain the meaning and significance of that statement. Why is this anticipated? Has CdMHS agreed to such? What does “major, at-capacity events” mean? How does CdMHS know in advance which scheduled football games will be “major, at-capacity events?” What does “other major school events” mean? Does “at the same time” include any buffer of time between the anticipated ending time of one event before the start of another? The myriad ambiguities inherent in this statement render it virtually meaningless. Moreover, this vague speculation, which is not justified and necessary, vitiates any ability to understand and analyze anticipated cumulative environmental impacts of the Proposed Project.</p> <p>Such details should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
31	1 Introduction – Highest Spectator Events, Worst Case	<p>The Recirculated Initial Study erroneously identifies 1,000 end users at 10 p.m. as the worst case scenario of operating the Proposed Project in the evening for a Friday night football event. In reality, it is foreseeable that such a full-capacity event would include, at minimum, 1,500 plus persons as that figure excludes, in part, the participants in those events, coaches, cheer and pep squads, marching bands, press members, medical staff, security staff, janitorial staff, operators of the ticket booth, operators of the concession stands, operators of the press box, and operators of the scoreboard, electronics, lighting, and public address system etc.</p> <p>The Recirculated Initial Study appears to erroneously assume that the environmental impacts of the Proposed Project’s use will end at 10 p.m. because the football game will end at that time. The Recirculated Initial Study does not indicate that the Proposed Project’s lights will be turned off by 10 p.m., that the use of the Proposed Project’s public address system will cease by 10 p.m., that all of the anticipated spectators, participants, school staff, vendors, workers, and others present at the event will have left the Proposed Project by 10 p.m., that all of the same people who parked in CdMHS’ parking lots will have driven away by 10 p.m., that all of the same people who parking on public streets near CdMHS, including with the Eastbluff Association, will have driven away by 10 p.m., that</p>



		<p>all of the same people who traveled to the event via public transportation will have boarded departing public transportation by 10 p.m. etc.</p> <p>The Recirculated Initial Study also appears to assume that no other school or public events will be simultaneously occurring at CdMHS, which may be an erroneous assumption. Moreover, the Recirculated Initial Study fails to account for foreseeable concurrent worship-related, school-related, and public-related events at Our Lady Queen of Angels Catholic Church, which is located across the street from the CdMHS, and which contains a kindergarten through eighth grade school with hundreds of students. The Eastbluff Association understands that Our Lady Queen of Angeles Catholic Church has proposed the construction of a new, large gymnasium on its property must also be accounted for in analyzing the Proposed Project’s cumulative significant environmental impacts.</p> <p>Simply put, the worst case scenario is in fact dramatically worse than that contemplated in the Recirculated Initial Study, which will cause significantly greater environmental impacts in scope, magnitude, and duration than suggested in the Recirculated Initial Study.</p> <p>The Eastbluff Association agrees that the worst case scenario must be accounted for and analyzed in the Draft Environmental Impact Report, just as foreseeable concurrent on-campus and nearby events must be accounted for and analyzed.</p> <p>Absent the inclusion and consideration of the true foreseeable worst case scenario in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
32	1.3.3 Alternatives	<p>Beyond the enumerated alternatives to be considered specified in the Recirculated Initial Study, consideration of remote parking for students attending the game and working the facility should be considered. Also parking lot expansion at the school or a parking structure in the rear area of the property should be included as a primary prerequisite improvement. Addressing the current lack of school facilities parking is required to fully analyze the Proposed Project’s environmental impacts on traffic congestion, parking availability, and public safety access to the fields and surrounding homes.</p> <p>This should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>



		<p>Additionally, the Draft Environmental Impact Report should address the alternative of continuing the use of other lighted fields in the immediate area when a lighted field is needed by CdMHS, which has been the practice followed by NMUSD and CdMHS for the last 50 years. The need to change that practice must be detailed and supported with facts. This analysis will be especially timely given that two new lighted District fields have been added in the past few years.</p> <p>This should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
47	3.1 Aesthetics – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the material adverse effect the Proposed Project will have on numerous scenic vistas, including those within the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
47-48	3.1 Aesthetics – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the material adverse effect the Proposed Project will have on numerous scenic resources, including those within the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
48	3.1 Aesthetics – Question “c”	The Eastbluff Association agrees with the “potential significant impact” finding due to the substantial degradation the Proposed Project will have on existing visual character and quality of the site and surroundings, including that of the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
51	3.1 Aesthetics – Question “d”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the new sources of substantial light or glare, due to the Proposed Project, which would adversely affect day or nighttime views in the area, including that within the Eastbluff Association. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Recirculated Initial Study indicates that measurements of</p>



		<p>“existing nighttime light levels” will occur at certain locations prior to the preparation of the Draft Environmental Impact Report. Only one location within the Eastbluff Association is proposed to be measured on Figure 13—this is referenced as “View 4.” Additional locations with the Eastbluff Association must be measured. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated light and glare.</p> <p>Views 1, 2, and 3 on Figure 13 are all at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable light and glare impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).</p> <p>The impact on the Eastbluff Association’s residents cannot be sufficiently understood or analyzed using only one baseline nighttime light level reading location. As a result, the cumulative effect of light and glare if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed level reading locations identified on Figure 13.</p> <p>The Eastbluff Association requests that five additional nighttime light level reading locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.</p> <p>Absent the inclusion and consideration of additional nighttime light level locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p> <p>The Eastbluff Association also notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that the nighttime level readings will occur on a weeknight before then as the existing nighttime level readings will not be representative and the cumulative light and glare impact of the Proposed Project cannot be understood and analyzed if such readings are obtained during the weekend when the use of CdMHS’ facilities is known to be the lowest level and/or during the summer recess when again the use of CdMHS’ facilities is known to be the lowest level.</p>
53	3.3 Air Quality – Question “a”	<p>The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental</p>



		impact.
53	3.3 Air Quality – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “c”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “e”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable generation of objectionable odors that will affect a substantial number of people during the extensive demolition and construction of the Proposed Project.
55	3.4 Biological Resources – Question “a”	The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on species identified as a candidate, sensitive, or special species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The Proposed Project site is closely located to several locally, state, and federally-protected environmental areas. For example, CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which is also part of the Upper Newport Bay (known as the Back Bay). Both protected areas provide critical habitat for around 200 sensitive or endangered species, including, in part, the salt marsh bird’s beak, the brown pelican, the light-footed clapper rail, Ridgeway’s rail, California black rail, California least tern, Lease Bell’s vireo, peregrine falcon, coastal California gnatcatcher, and Belding’s savannah sparrow. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantially negatively affect the protected species in these habitats contrary to the Recirculated Initial Study’s bald assertion otherwise. Moreover, the physical characteristics of the Proposed Project will also substantially negatively affect the protected species as the light poles, among other



		<p>improvements, will substantially disrupt these species’ habitat and migratory patterns.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these species in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
55	3.4 Biological Resources – Question “b”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on riparian habitat and/or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The Proposed Project site is closely located to several locally, state, and federally-identified riparian habitats and sensitive natural communities. For example, CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area, which contains riparian habitats and sensitive natural communities. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which also contains riparian habitats and sensitive natural communities. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantively negatively affect these riparian habitats and sensitive natural communities contrary to the Recirculated Initial Study’s bald assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these habitats and communities in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
55	3.4 Biological Resources – Question “c”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The Proposed Project site is closely located to one or more Section 404-classified protected wetlands and “other waters”. For example, CdMHS is located about 1,200 feet from Big Canyon Creek Watershed which contains about 14 acres of wetlands and 6 acres of “other waters” classified under and protected by Section 404 of the Clean Water Act. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantively negatively affect these protected wetlands contrary to the Recirculated Initial Study’s bald assertion otherwise.</p>



		<p>Absent the inclusion and consideration of the Proposed Project’s effect on these wetlands in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
55-56	3.4 Biological Resources – Question “d”	<p>The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will substantially interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which is also part of the Upper Newport Bay (known as the Back Bay). These areas provide habitat for 35,000 migratory birds, around 200 of which are sensitive or endangered species in addition to countless native or migratory fish or other wildlife. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantially negatively affect these fish and wildlife contrary to the Recirculated Initial Study’s assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these fish and wildlife in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
56	3.4 Biological Resources – Question “e”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will conflict with local policies or ordinances protecting biological resources. The City of Newport Beach’s Municipal Code contains various Chapters protecting biological resources, including, in part and for example, Chapter 7.26 (Protection of Natural Habitat for Migratory and other Waterfowl) and Chapter 7.30 (Wildlife Protection). The City of Newport Beach’s General Plan contains various elements and policies protecting biological resources, including and for example, the entirety of Chapter 10 (Natural Resources Element). The Proposed Project will conflict with these policies and ordinances due to the Proposed Project’s creation of significant light, glare, noise, and pollution.</p> <p>Absent the inclusion and consideration of the Proposed Project’s conflict with these policies and ordinances in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the</p>



		requirements of the California Environmental Quality Act and its Guidelines.
57	3.4 Biological Resources – Question “f”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conversation Plan, or other approved local, regional, or state habitat conservation plan. CdMHS is located about 1,200 feet from the Upper Newport Bay, portions of which are subject to a State of California habitat conservation plan, Orange County habitat conservation plan, and City of Newport Beach habitat conservation plan. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on these protected areas and conflict with the respective habitat conservation plans contrary to the Recirculated Initial Study’s bald assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these habitat conservation plans in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
62	3.7 Greenhouse Gas Emissions – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
62	3.7 Greenhouse Gas Emissions – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
63	3.8 Hazards and Hazardous Materials – Question “a”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable use of hazardous materials during the extensive demolition and construction of the Proposed Project.
63	3.8 Hazards and Hazardous Materials – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
63	3.8 Hazards and Hazardous Materials –	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental



	Question “c”	impact due to the foreseeable outgassing and emission of the hazardous materials anticipated to be used during the extensive demolition and construction of the Proposed Project.
65	3.8 Hazards and Hazardous Materials – Question “g”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable significant increase in traffic, congestion, and parking on public streets which is anticipated to materially interfere with and impede emergency ingress and egress to and from the Eastbluff Association through the extremely limited streets providing access to our community. The only means of ingress and egress to and from the Eastbluff Association are Cacao Street off of Eastbluff Drive, Bixia Street off of Eastbluff Drive, Alba Street off of Eastbluff Drive, and Bison Avenue off of Jamboree Road. Accordingly, there are over 100 residences for each of the four means of ingress and egress. The Proposed Project’s location is immediately adjacent to Alba Street, and very close to Bixia Street. Given the inadequate amount of parking on the CdMHS campus, the fact that Alba Street is closer to the Proposed Project’s location than two of the three parking lots on the CdMHS campus, and the fact that there is extremely limited parking on Eastbluff Drive and Visa Del Oro (the two public streets adjacent to the Proposed Project’s location outside of the Eastbluff Association) the Eastbluff Association anticipates that an abundance of attendees of events at the Proposed Project will park on the public streets within the Eastbluff Association, thereby significantly increasing traffic and congestion within our community. This is also anticipated to impair and impede emergency access to our community.
69	3.10 Land Use and Planning – Question “b”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to vast conflicts between the Proposed Project’s use and physical characteristics and applicable local, county, and state planning and zoning requirements concerning the same, including, in part, that of the City of Newport Beach’s General Plan, Zoning Ordinance, and Municipal Code.
71	3.12 Noise – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated exposure of our community, and other members of the public, to noise levels in excess of that permitted by the City of Newport Beach as a result of the Proposed Project and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
71	3.12 Noise – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated exposure of our community,



		and other members of the public, to excessive groundborne vibration and noise levels as a result of the Proposed Project and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
71-73	3.12 Noise – Question “c”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated substantial permanent increase in ambient noise levels in the Proposed Project’s vicinity, including that with our community, above existing levels. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Recirculated Initial Study indicates that noise monitoring at certain locations will occur prior to the preparation of the Draft Environmental Impact Report. Only two locations within the Eastbluff Association are proposed to be monitored on Figure 14 and Table 3—those are referenced as “N-4” and “N-8”. Additional locations with the Eastbluff Association must be monitored. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated noise generation.</p> <p>All other proposed monitoring locations are either at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable noise impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).</p> <p>The impact on the Eastbluff Association’s residence cannot be sufficiently understood or analyzed using only two baseline noise monitoring locations. As a result, the cumulative effect of noise if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed monitoring locations identified on Figure 14 and Table 3.</p> <p>The Eastbluff Association requests that six additional noise level monitoring locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.</p> <p>Absent the inclusion and consideration of additional noise monitoring locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its</p>



		<p>Guidelines.</p> <p>The Eastbluff Association also notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that the noise monitoring will occur on a weekday during normal school hours before then as the noise monitoring will not be representative and the cumulative noise impact of the Proposed Project cannot be understood and analyzed if such readings are obtained during the weekend when the use of CdMHS’ facilities is known to be the lowest level and/or during the summer recess when again the use of CdMHS’ facilities is known to be the lowest level.</p> <p>The Eastbluff Association further notes that the Recirculated Initial Study is mistaken and misguided in suggesting that the Draft Environmental Report’s consideration of a “good neighbor policy” (particularly a policy so incomplete and minute in scope) as mitigation would satisfy the requirements of the California Environmental Quality Act and its Guidelines. There is no reasonable basis from the Recirculated Initial Study to conclude that a “good neighbor policy” has been defined in detail to substantially reduce the significant environmental impacts of the Proposed Project in terms of noise generation.</p>
72	3.12 Noise – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to a substantial temporary or periodic increase in ambient noise levels in the project vicinity, including our community, above levels existing without the project for the reasons set forth in our comment to 3.12 Noise – Question “c” above and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
76	3.14 Public Services – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on fire protection services and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede with emergency access to and from our community as set forth in our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
76	3.14 Public Services – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on police protection services and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede emergency access to and from our community as set forth in



		our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
76	3.14 Public Services – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on parks and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. Many of the Eastbluff Association’s members currently use CdMHS’ existing track and field facility and are disappointed that the Proposed Project will not be accessible to members of the public for similar use. This is simply inconsistent with the use of public funds and the Proposed Project being a public facility. It is also violative of any semblance of a “good neighbor policy” given the very significant level of public use of the Proposed Project site by the nearby residents for more than 50 years.
77-78	3.16 Transportation – Question “a”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to conflicts between the Proposed Project and applicable local, county, and state plans, ordinances, and policies concerning an effective transportation circulation system and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Eastbluff Association notes that Eastbluff Drive, which fronts the Proposed Project site, is the primary public transportation route for our community’s residents and visitors. The impact of increased traffic and on-street parking resulting from the Proposed Project must be adequately analyzed and addressed. We anticipate that the Proposed Project will result in a significant slow-down on Eastbluff Drive and other nearby public streets, due to the increased use and increased number of spectators, participants, workers, and school staff at the Proposed Project during events. The impact of the increased use of the sports field with potential simultaneous use of the swim stadium, gym, theater, and other facilities at CdMHS need to be analyzed and addressed.</p> <p>The Eastbluff Association notes that the worst case scenario as discussed in our comment to 1 Introduction – Highest Spectator Events, Worst Case above must be considered and utilized in performing the traffic studies discussed in the Recirculated Initial Study to occur prior to the preparation of the Draft Environmental Impact Report otherwise the cumulative traffic impact of the Proposed Project cannot be adequately understood and analyzed which is necessary to comply with the California Environmental Quality Act’s and its Guidelines’ requirements.</p> <p>The Eastbluff Association further notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that</p>



		to the extent the School District performs any traffic counts for the traffic analysis stated in the Recirculated Initial Study that those counts will be completed on weekdays of school instruction before June 23, 2016.
78	3.16 Transportation – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to conflicts between the Proposed Project and applicable local, county, and state congestion management programs and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
78-79	3.16 Transportation – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to the foreseeable substantial increase of hazards due to the Proposed Project’s design features and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
79	3.16 Transportation – Question “e”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project foreseeably resulting in inadequate emergency access, including to that of our community, and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede emergency access to and from our community as set forth in our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
79	3.16 Transportation – Question “f”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to conflict between the Proposed Project and local, county, and state adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities, and the Proposed Project will foreseeably decrease the performance or safety of those facilities.
79	3.16 Transportation – Question “g”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project foreseeably resulting in inadequate parking capacity and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Eastbluff Association notes that the Recirculated Initial Study’s reliance upon the off-street parking standard for assembly purposes contained in the City of Newport Beach’s Municipal Code is inapt and misplaced. That standard was not intended to apply to high school events. It is foreseeable that at least two thirds of the attendees of the Proposed Project’s events will be high school students. Many</p>



		<p>of those students will drive to and from such events. Virtually all of those students will have a California Driving Permit as opposed to a California Driver’s License. Holders of California Driving Permits are subject to certain restrictions and requirements, including that they may not drive friends and fellow students unless they are family members. The off-street parking standards for assembly purposes in the City of Newport Beach’s Municipal Code do not contemplate that the end users utilizing the off-street parking spaces will be subject to such restrictions and requirements. Accordingly, a significant number of attendees of events at the Proposed Project will have to lawfully drive separately and cannot lawfully drive other attendees. This significantly increases the foreseeable number of vehicles requiring a parking space versus a three seat to one parking space requirement.</p> <p>The Eastbluff Association further notes that the specious nature of the Recirculated Initial Study’s consideration of required parking spaces is demonstrated by the conclusion that “[t]he maximum 1,000-seat bleacher capacity would require 334 spaces.” This conclusion spuriously assumes that only 1,000 people would require parking spaces for full-capacity events at the Proposed Project and of course relies on an inapplicable three seat to one parking space ratio. As noted in our comment to 1 Introduction – Highest Spectator Events, Worst Case above, at least 1,500 plus people would require parking spaces and as noted in the preceding paragraph, a three-to-one ratio is inapt.</p> <p>More accurate numbers and ratios must be considered and utilized in analyzing the adequacy of parking capacity in preparing the Draft Environmental Impact Report otherwise this issue will not be adequately understood and analyzed which is necessary to comply with the California Environmental Quality Act’s and its Guidelines’ requirements.</p> <p>The Eastbluff Association additionally notes that CdMHS already has inadequate parking for students, staff, and visitors. The availability of parking spaces on both CdMHS and adjacent public streets needs to be studied during the school year and anticipate multiple uses of school facilities at the same time to judge the anticipated impact. Similarly, congestion due to incoming and outgoing traffic for events must be analyzed and addressed as it creates a safety hazard for our community.</p> <p>The Eastbluff Association additionally notes that myriad cars are parked on the public residential streets within our community during school hours causing traffic, noise, and lack of parking for residents and their visitors. Permit parking on our community’s lower streets adjacent to the schools has been implemented but the volume is so large the cars continue to park on upper streets not under the permit</p>
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		<p>regulations. The failure of the School District to provide adequate parking for the Proposed Project may require the Eastbluff Association to examine gating our community to avoid the foreseeable deleterious impact on our members—note that all of the other homeowner associations nearby the Proposed Project site have private roads and thus can block access to their roads via a security guard, gate or other physical barrier to avoid unpermitted student parking. The impact of increased traffic and increased parking on our community’s public residential streets needs to be adequately analyzed and addressed in the Draft Environmental Impact Report. The foreseeable impacts of the increased parking requirements due to the Proposed Project with simultaneous use of the swim stadium, gym, theater, and other facilities at CdMHS need to be analyzed and addressed in the Draft Environmental Impact Report.</p> <p>The Eastbluff Association additionally notes that the Recirculated Initial Study speciously assumes that attendees of events at the Proposed Project will use CdMHS’ three parking lots as the primary parking locations. This belies experience and logic as attendees will park in the closest available location to the site. Numerous public residential streets in our community are located closer to the Proposed Project site than two of CdMHS’ parking lots. Also, the Recirculated Initial Study erroneously references “Aralia” as a “private street”, whereas it is a public residential street within our community. The Draft Environmental Impact Report should analyze and address the foreseeable impact of attendees of events at the Proposed Project parking on our community’s public residential streets.</p> <p>The Eastbluff Association additionally notes that the Recirculated Initial Study does not acknowledge or contemplate that public parking, and even temporary stopping, on Eastbluff Drive is not allowed across from the Proposed Project site since is a primary route for public transportation, residential and commercial traffic, and public safety vehicles. The Draft Environmental Impact Report should not assume that any attendees of events at the Proposed Project will be able to park and/or be dropped off and picked up on Eastbluff Drive. Given the foreseeable shortage of parking spaces, it is anticipated that these vital traffic limitations will be frequently violated and create public health and safety problems.</p>
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EXHIBIT "B"

Eastbluff Homeowners Community Association Corona del Mar High School Sports Field Project Significantly Impacted Homes

Introduction

The Recirculated Initial Study has been reviewed by the Eastbluff Association's Board of Directors and by our residents. The information provided in this Exhibit "B" to our public comment letter is based on feedback from our residents at numerous association meetings and workshops, as well as discussions with school officials and NMUSD Trustees.

In particular, the Eastbluff Association recently conducted a written survey of residents to ascertain the level of homeowners' support of and opposition to the Proposed Project. The results of the survey and analysis of our community are presented in this Exhibit to assist the NMUSD staff and consultants in (1) carrying out their statutory duty to mitigate significant environmental impacts on the Eastbluff Association homes and (2) responding to the overwhelming opposition of our residents to the construction of a lighted stadium in the face of the commitment of the School Board to be a "Good Neighbor" in the review of this project.

Overview of Significantly Impacted Homes in the Eastbluff Association

- Our community contains 460 single family homes.
- Approximately 1,300 people live in our community.
- Our community is the largest and only single family tract in the immediate proximity of the Proposed Project.
- A large number of members of our community have children attending CdMHS.
- Many of our residents are graduates of CdMHS.
- Our community has a long history of support for CdMHS.
- Many of our residents use the CdMHS facilities on a regular basis, including the gym, swim stadium, track, sports fields, and theatre.
- Eastbluff Drive is the primary access to our community. Eastbluff Drive is also the street providing vehicular access to CdMHS.
- There are three entrances to our community from Eastbluff Drive.
- Our community also has a limited entrance from Jamboree Road via Bison Ave.
- Due to (1) the dramatic growth of CdMHS, (2) the fact that the school can be accessed by vehicle only by Eastbluff Drive, (3) the fact that Eastbluff Drive was not designed for the growth which has occurred at the school, (4) the small size of the campus, (5) the lack of a parking structure on campus, and (6) the limited parking available on the campus for the ever increasing school population, the adverse impacts of CdMHS-generated traffic and parking have been visited upon our community as well as other nearby homeowner associations.
- The traffic and parking situation has become so burdensome to our community that the City of Newport Beach has had to repeatedly take action to address those impacts. Those actions are discussed below.



Impact Analysis

Eastbluff Association's homes are directly across Eastbluff Drive from the existing CdMHS track and field. One of the four entrances to our tract is at Alba Street which is directly opposite the entrance to the CdMHS primary student parking lot. That lot is also the main parking lot for the existing track and field, the tennis courts, the gymnasium, and the joint use Marion Bergeson pool.

The intersection of Alba Street and Eastbluff Drive is heavily impacted by school traffic. Past problems with traffic congestion and students parking in front of our homes has led to a series of actions by the City of Newport Beach to reduce the negative impacts on or residents. Those steps were, in part, as follows:

1. At the urging of the Eastbluff Association, the City of Newport Beach installed a right turn only lane from the south end of Eastbluff Drive onto Jamboree Road.
2. The City then reconfigured the Jamboree entrance to our community in order to prevent school traffic from using Bison Avenue to avoid the traffic congestion on Eastbluff Drive.
3. The City then prohibited right turns from Eastbluff Drive onto Alba Street and into our community at certain times on school days.
4. The City then relocated the Eastbluff Drive crosswalk at Alba Street further north on Eastbluff Drive and installed drop-off zones.
5. Most recently, the homes on Aralia Street from 2100 to 2344 (51 homes) have been designated as Parking Permit District 3. School parking is prohibited for more than one hour on school days. Residents are required to have parking permits to park more than one hour. This limitation was designed to stop student parking all day on these residential streets due to lack of parking at the school.

All of these steps were necessary to begin alleviating the problems caused by the extraordinary, unplanned growth of CdMHS and the failure of the NMUSD to adequately address the problems this growth has visited upon the surrounding neighborhood. Please also note that the solutions available to the City of Newport Beach to address the CdMHS traffic and parking problems are not imposed upon CdMHS, which is the source of these problems, but are, instead, imposed upon the neighbors who have had absolutely no role in creating the existing school traffic and parking problems.

As to the recently imposed Aralia Street parking restrictions, they do not apply after 4:00 pm on school days and only apply to Aralia Street. This has resulted in serious parking problems when school events take place after 4:00 pm and on non-school days. Event participants monopolize the residents' parking on Aralia Street. In addition, students who are not permitted to park in the school lots at CdMHS now are willing to drive further up into the streets in our association in order to find parking. Students are now parking on Aleppo Street, Alta Vista Drive, and Arbutus Street.

In light of the fact that NMUSD has offered us no solution to our existing parking issues, our residents have recently asked the Eastbluff Association to take action with the City to expand the no parking without a permit zone to all streets in the high impact area described later in this report. They have also asked to extend the no parking days and hours to seven days a week from 7:00 am to 10:00 pm.



Due entirely to CdMHS-generated traffic and parking problems, some of our homeowners are now promoting the strategy to privatize the streets in our association. Privatizing would, of course, be a significant capital and ongoing expense for the residents, all of which would be endured only to avoid the burdens unfairly placed on our homeowners by NMUSD.

The following chart presents the streets faced with the most serious anticipated environmental impacts due to the proposed project:

Street	Addresses	No. Homes	Environmental Impact Categories					Notes
			Traffic	Parking	Noise	80' Lights	View (poles)	
Aralia St	2100 - 2344	51	S	S	S	S	S	1
Arbutus St	2100 - 2344	33	S	M	S	S	S	2
Alta Vista Dr	2208 - 2401	20	S	S	S	S	S	2
Aleppo St	736 - 927	20	S	S	S	M	M	3
Almond St	901 - 916	5	S	N/A	S	N/A	N/A	4
Alder St	901-920	9	S	N/A	S	N/A	N/A	4
Bellis St	701-938	22	S	M	S	M	M	5
TOTAL HOMES		160						

Legend - S = Significant Negative Impact; M = Moderate Negative impact; ; N/A = Not Applicable

Notes:

1. Aralia Street homes are significantly impacted due to existing school parking. Additional environmental impacts will occur due to significantly increased traffic, noise, lights, and lack of parking from the proposed stadium and allowing expanded use. The existing no parking on this street is likely to be expanded to 7 days a week and 7:00 am to 10:00 pm if the proposed event schedule and size of the events is not modified. These homeowners' entrance/exit is from Alba Street and they have a significant inconvenience when school day and evening events take place.
2. Event participant and attendee parking, noise from large events, and impairment of views are the primary environmental impacts on homes on Arbutus Street and Alta Vista Drive. The parking restrictions in place on Aralia Street are likely to be expanded to Arbutus Street, Aleppo Street, and Alta Vista Drive homes. All residents will be significantly negatively impacted by increased traffic and congestion.



3. The significant environmental impacts on Aleppo Street will be due to event parking and noise. This is also a street currently used for access to the school from the Bison and Jamboree entrance. The increased through traffic is a safety hazard for child and our walkers and joggers. Some of these homes will also be impacted by view impairment from 80 foot light poles and lights for evening practices/training and events. All residents will be significantly negatively impacted by increased traffic and congestion.

4. The significant environmental impact on Alder Street and Almond Street (14 homes) is largely due to noise that carries up the terraced tract from the schools to their location in cul-de-sacs. The noise intensifies and seems to create a tunnel effect against the homes and sound wall on Jamboree. All residents will be significantly negatively impacted by increased traffic and congestion.

5. The significant environmental impacts on Bellis Street will be primarily due to noise and view impairment. This is also a street used for access to the school from the Bison and Jamboree entrance. The increased thru traffic is a safety hazard for children and our walkers and joggers. All residents will be significantly negatively impacted by increased traffic and congestion.

The map included in this report was obtained from Google Maps. The link is:
<https://www.google.com/maps/@33.6335938,-117.8740085,17z>

Homeowners' Survey Results

The survey of our homeowners was taken when the Recirculated Initial Study was released and public comments requested. The link to the Recirculated Initial Study was provided and relevant excerpts from such were provided, summarizing the proposed expanded use of the facilities in terms of number of sports, day and hours of use and planned events. A presentation has been made at our monthly association meeting and followup took place through web site posting, email, and direct mail.

The survey results confirm the homeowners' willingness to support the Track and Field Replacement to provide a cost-effective environment to maintain safer field conditions. We also support the all-weather capability these changes will provide.

Significant concern is evidenced by 70% of respondents expressing "Extreme" concerns about scope of the proposed project. Our members noted their concern about negative impacts that will result due to event noise, lights, lack of parking, increased traffic congestion and number of events, day/time of the field use, and the potential to rent the facility for outside use.

Many members noted existing problems from CdMHS parking lot lights in the main parking lot on Eastbluff Drive and the noise from the swim stadium. A number of responses also noted the current student parking problem on community's "A" streets across from the school's main parking lot. More events and large attendance would make this problem even worse.

Concern was also expressed that other HOA's in Eastbluff could prohibit on-street parking on their private streets and that would push attendees to stadium events to park on Eastbluff Community's public residential streets. Parking is not permitted on Eastbluff Drive due to main access in and out of community and its use by public transportation and bikers.



Survey responses were 70% to 75% expressing “Rating Category 5 – “extremely concerned about a Potentially Significant Impact.” Additionally 10% to 15% of members expressed “Category 4 - Moderately concerned about a Potentially Significant impact.” This level of concern needs to be addressed in the EIR and final design plans.

The survey questions and responses are included in this report. The following summary points out where support and where strong opposition exist.

Question	Significant/Moderate Negative Impact %	Somewhat/Slight/Not Concerned %
Q1: Aesthetics, views, landscaping, visual appeal	84.2	15.8
Q2: Lights, glare	84.2	15.8
Q3: Noise impact from events	83.6	16.4
Q4: Ambient noise, permanent increased use	82.0	18.0
Q5: Negative impact on HOA property from use, trash, maintenance, upkeep	56.8	43.2
Q6: Transportation Issues – congestion, busier intersection, curbside parking	88.3	11.7
Q7: Hazardous interchange, entrance U-turns, pedestrian safety	88.0	14.0
Q8: Transportation – emergency vehicle access	68.2	32.8
Q9: Parking capacity inadequacy at HS during games and events	80.6	19.4

Comments received indicated homeowners were in support of the field improvements to replace natural grass and existing track materials with all weather artificial turf and track compound. The level of support for other key elements of the project was in the low range of 7% to 21% as shown below.

Sports Field Element	Members	%
Field and Track Surface Replacement	108	63.2
Concession / ticket booth, restrooms	36	21.1
Bleachers 1,000 seats	35	20.5



Press box	22	12.9
Lighting	15	8.8
Public Address	16	9.4
Increase use outside events	12	7.0

Recommendation

NMUSD officials should consider our feedback and realize that the community around the school will suffer significant negative environmental impacts if the stadium is approved, constructed, and used. Meetings should be scheduled with our representatives to discuss alternatives to the Proposed Plan. This is consistent with pledges we have received from School Board Trustees. Not engaging in such talks will delay the Track and Field Reconstruction and cost our association and the School District unnecessary consultant and legal expenses.

Conclusion

The Eastbluff Association has been active for two years in discussing this project with NMUSD and has consistently objected to the construction of a lighted stadium at CdMHS. The proposed plan and the operation use and schedule will have a significant negative impact on our homes. We are mobilized and knowledgeable about the proposed improvements. Our homes need to be a key location in measuring the impact and negotiating changes in the plans and mitigation measures. We are adamant that the proposed stadium will further unfairly burden our residents with traffic congestion, lack of parking, event noise, and view impairment from light poles and lights.

Our Eastbluff Homeowners Community Association has designated two Board Directors and our Land Use/Litigation attorney as the points of contact for questions on our comment letter and future discussions. We encourage NMUSD and CdMHS officials to meet with our representatives to discuss strategies to resolve the significant negative environmental impacts the Stadium will cause as proposed in the Recirculated Study.

Our contacts are as follows;

- Don Slaughter – Don@eastbluff.net – (949) 644-1455
- Ron Rubino – Ron@eastbluff.net – (949) 683-6130
- Aaron Ehrlich – AEhrlich@berding-weil.com – (714) 429-0600

March 22, 2017

VIA HAND DELIVERED

Ms. Ara Zareczny, Facilities Analyst, LEED/AP
Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626

Re: Eastbluff Homeowners Community Association's Public Comment on the Draft Environmental Impact Report for the Proposed Corona del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit the public comments of the Eastbluff Homeowners Community Association ("Eastbluff Association") regarding the Draft Environmental Impact Report ("Draft EIR") prepared for the Newport-Mesa Unified School District ("NMUSD" or "District") concerning its proposed sports field project ("Proposed Project") on the Corona del Mar Middle and High School campus ("CdM campus").

The Eastbluff Association contains and represents 460 single-family homes located in close proximity to the CdM campus. The information we are providing in this public comment letter represents the overwhelming opinion of our members and is documented by numerous community meetings, discussions by the Eastbluff Association's Board of Directors ("Board") concerning the Proposed Project, research and outreach by that Board's appointed subcommittee concerning the Proposed Project, a homeowner survey concerning the Proposed Project, and the Eastbluff Association's comments on the Recirculated Initial Study (included as Attachment A). The Board was assisted in drafting this public comment letter by its retained land use and environmental attorney and several retained environmental consultants, including a California Environmental Quality Act ("CEQA") consultant.

The Eastbluff Association wishes to make it clear from the outset that we are not opposed to the Track and Field Replacement at the CdM campus to improve student-athletic safety. Rather, our homeowners are mobilized and active in expressing their deep concerns over, in primary part, the lighting and public address system for the Proposed Project. Therefore, the Eastbluff Association strenuously opposes the field lighting and public address system components of the Proposed Project as they will each cause significant negative environmental impacts on our community. The Draft EIR properly acknowledges such with respect to noise and should do the same with respect to lighting in the Final EIR.

It is without question that our community will be severely and negatively impacted by the construction of one or more lighted athletic fields at the CdM campus. Our community is built on a hill. A significant portion of that hill overlooks the CdM campus and, therefore, the location of the Proposed Project. The homes in our community nearest to the high school are less than 150 feet from the Proposed Project. Starting

there, our community rises up on our hill all the way to Jamboree Road. The top of our community is approximately 100 feet higher in elevation than the Proposed Project's site.

Should the Proposed Project be built, all of the nearby residential communities will suffer significant environmental impacts. However, the unique position of our community relative to the Proposed Project site and our community's unique topographic characteristics will cause us to suffer multiple, diverse, and extensively significant negative environmental impacts which will be of types, magnitude, and intensity greater than any of the other nearby residential and commercial developments.

Our community was designed to take full advantage of views from our homes. Many of those views are directly across the Proposed Project site. These views include the City of Newport Beach, Newport Harbor, Back Bay, the horizon towards the Pacific Ocean, Catalina Island, the Costa Mesa/Huntington Beach vista, Palos Verdes, and mountains to the north and west.

In addition to views, the configuration of the hill upon which our homes are built, combined with the differences in elevation from the lower homes to the higher homes, creates a bowl. This bowl surrounds the CdM campus, which encompasses the Proposed Project site. Noise from the CdM campus currently radiates up our residential streets nearest the school to homes at the top of the hill. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community. The District and the City of Newport Beach recognized the existence of this effect when they constructed the existing sound wall for the joint-use Marion Bergeson swimming pool. The proposed lighted stadium and the alternatively proposed lighted athletic field(s) uses will result in significantly more noise than the current field and track use, will introduce permanent and regular night use to the track and field and/or similar athletic fields for the first time in the school's 50-year history, and will negatively impact the existing environment of our community.

Since the construction of the CdM campus and the surrounding homes in the 1960s, the residential areas nearby have remained essentially the same. What has changed drastically is the CdM campus. Residential growth elsewhere in the City of Newport Beach, the District's decision to open a middle school on the CdM campus, the small campus, and a single street providing the only direct access to the school have inexorably led to the following:

- Overcrowding of the school;
- Too many cars trying to access the school;
- Not enough on-site school parking;
- Students parking off-site;
- Students running across streets to and from school in heavy traffic;
- Traffic jams on the surrounding streets which were designed for much smaller traffic loads; and
- Excessive daytime and nighttime noise.

Our Eastbluff community has a very diverse population. Our homeowners range from families with young children who are new to the Eastbluff Association to long-term residents who have lived in their homes for more than 40 years. Many homes are occupied by second generation family members. We love our neighborhood and its peace and quiet, especially in the evening. The installation of one or more sports fields with lights and a public address system on the CdM campus threatens us with the disruption of our existing

living environment and will significantly impact the quality of life our community has experienced for the past 50 years.

For the Eastbluff Association, the lighting and public address components of the new sports field are patently incompatible with the immediate residential surroundings. This letter outlines why that is the case, enumerates myriad deficiencies in the Draft EIR contrary to CEQA's mandatory requirements, and supports an alternative to the Proposed Project which would minimize the significant negative environmental impacts on our community while satisfactorily fulfilling the District's desire to upgrade the CdM Campus' athletic fields. Following in this letter are general comments and comments on the Draft EIR.

GENERAL COMMENTS

GOOD NEIGHBOR APPROACH

The Eastbluff Association commends the District on their 2016 revision to BP 1330(a)/Use of School Facilities Under the Civic Center Act, which provides much greater certainty to the District, the City of Newport Beach, and the community about who, what, and when various sports fields or facilities will be used.

We would urge the District to further revise BP 1330(a)/Use of School Facilities Under the Civic Center Act to include Good Neighbor Policies with respect to the Proposed Project or any approved alternative to the Proposed Project. Suggested introductory wording and a new policy are provided below:

Introductory Wording

"Good Neighbor" Policy

The Newport Mesa Unified School District Board of Education recognizes the need for our schools to establish a "Good Neighbor" policy consistent with the specific neighborhoods in which the schools are located. The Superintendent or designee shall review the "Good Neighbor" policy for consistency, practicality, and applicability to each school site. The school sites are to be inclusive (students, parents, site council members, youth and community organization users, and neighborhood representatives) in the development of their "Good Neighbor" policy. Recommendations to consider for guidelines are:

- 1: The number of night-time activities beyond 6:00 PM.
- 2: The beginning and ending times for all weekend activities.
- 3: The number of weekend activities.
- 4: The use of public address and lighting systems for outdoor facilities.
- 5: The number of supervisory staff in relation to the number of participants.
- 6: The inclusion of an annual review, discussion, and possible modification of the individual schools' "Good Neighbor" policy.

New Policy

To comply with the California Environmental Quality Act Final Environmental Impact Reports for Corona Del Mar Middle and High School, Costa Mesa High School, Estancia High School, and Newport Harbor High School, there are certain limitation on the use of field lights and public address system. The District will continue to follow the limitations set forth in the Final Environmental Impact Report and/or practices per BP 1330(a)/Use of School Facilities Under the Civic Center Act for these school sites, applying the more stringent standard.

COMMENTS ON DRAFT EIR

REVISE DRAFT EIR TO REFLECT CURRENT BOARD DIRECTION OR POLICY

During preparation of the Draft EIR or following release of the Draft EIR, the Board of Education has:

1. Adopted Resolution No. 28-02-17, Corona Del Mar Middle and High School Sports Field Project, on February 27, 2017. The Board of Education supports the preference of the school and the community to limit the seating capacity of the bleachers for the replacement and reconfiguration of the existing sports track and field to no more than the current seating capacity of 664 seats.

Due to this reduction of seats from 1,000 to 664 seats, the Proposed Project has been modified to reflect the elimination of visitor seating and greenscreen on the south side of the field adjacent to Vista del Oro, and the elimination of the ticket booths, concession stand, restrooms, and press box, on the east side of the field.

The Eastbluff Association supports the elimination of the aforementioned project components, as they result in less activity and noise to the surrounding residences, and requests assurances that these project components will not be built in the future without notification to the Eastbluff Association and proper CEQA review.

2. Adopted revisions to the Facilities Use Policy BP1330(a), Use of School Facilities, and revised Rule and Regulation for Use of School Facilities Under the Civic Center Act, on August 23, 2016. The revisions primarily pertained to the Use of Outdoor Facilities and identified use and time parameters for Artificial Turf Fields, Natural Fields, Pools, and Tennis Courts; refer to tables on the following pages.

At Board of Education and/or community meetings, District staff has confirmed:

1. The proposed Sports Field Project does not support Varsity Football games, but does support Varsity Football practice. Varsity Football would continue to play home games at Newport Harbor High School's Davidson Field, Estancia High School's Jim Scott Stadium, and Orange Coast College's LeBard Stadium.

The Draft EIR Project Description and all applicable environmental analysis and EIR sections require revisions to reflect the above-referenced Board direction or policy and field use confirmation.

USE OF ARTIFICIAL TURF FIELDS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
School in Session: 7 am - 8 pm (Practice)	School in Session: 7 am - 8 pm (Practice) 7 am - 10 pm (Games)	9 am - 8 pm (Practice) 9 am - 10 pm (Games)	10 am - Dusk
School not in Session: 8 am - 8 pm (Practice)	School not in Session: 8 am - 8 pm (Practice) 8 am - 10 pm (Games)		
*Use of Lights: Practice - until 8 pm	Use of Lights: Practice - until 8 pm Games - until 10 pm	Use of Lights: Practice - until 8 pm Games - until 10 pm	NO USE OF LIGHTS

PLEASE NOTE:

No private outside use—only public agencies are allowed to use artificial turf fields within the approved times if they are available. After practice the lights would be on at approximately 40% of full level for fifteen minutes for cleanup. After games the lights would be at approximately 40% of full level for one hour for clean-up, except for clean-up for Homecoming, Battle of the Bell, and Battle of the Bay.

Public Address systems are only to be used for games and special events, such as opening day for sports teams, track meets, or graduations. Public Address systems will be turned off after the final announcement asking everyone to leave the facility.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

USE OF NATURAL TURF FIELDS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
NOT LIGHTED School in Session: 7 am - Dusk or 8 pm (Whichever is earliest)	NOT LIGHTED School in Session: 7 am - Dusk or 8 pm (Whichever is earliest)	NOT LIGHTED 9 am - Dusk or 8 pm (Whichever is earliest)	NOT LIGHTED 10 am - Dusk
School not in Session: 8 am - Dusk or 8 pm (Whichever is earliest)	School not in Session: 8 am - Dusk or 8 pm (Whichever is earliest)		
WITH LIGHTS School in Session: 7 am - 8 pm	WITH LIGHTS School in Session: 7 am - 8 pm	WITH LIGHTS 9 am - 8:00 pm	NO USE OF LIGHTS
School not in Session: 8 am - 8 pm	School not in Session: 8 am - 8 pm		

PLEASE NOTE:

Public Address systems may only be used for special events such as opening day for sports teams or graduation and Flag Deck on school days.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

USE OF TENNIS COURTS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
8 am - 8 pm	8 am - 8 pm	8 am - 8 pm	10 am to Dusk (No Use of Lights on Sundays)

PLEASE NOTE:

Lights may be used as necessary to light courts during approved use.

USE OF POOLS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
5:30 am - 9 pm	5:30 am - 9 pm	5:30 am - 9 pm	10:00 am - 8 pm**

PLEASE NOTE:

Lights may be used as necessary during the year to accommodate the use from 5:30am-9:00pm. Lights will be dimmed to approximately 40% of full level for fifteen minutes at the end of use, for cleanup.

No use of whistles at pools before 7:00 am.

Public address systems may only be used for games and meets.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

**Existing Users can use pools on Sundays until 9 pm through October 23, 2016.

The notes from the previous tables are summarized below. Highlighting is shown for emphasis.

Artificial Turf Fields	Natural Turf Fields	Pools	Tennis Courts
<p>No private outside use--only public agencies are allowed to use artificial turf fields within the approved times if they are available. After practice the lights would be on at approximately 40% of full level for fifteen minutes for cleanup. After games the lights would be at approximately 40% of full level for one hour for clean-up, except for clean-up for Homecoming, Battle of the Bell, and Battle of the Bay.</p> <p>Public Address systems are only to be used for games and special events, such as opening day for sports teams, track meets, or graduations. Public Address systems will be turned off after the final announcement asking everyone to leave the facility.</p> <p>The Superintendent may allow occasional use outside these hours. Requests must be made at least 60 days in advance.</p>	<p>Public Address systems may only be used for special events such as opening day for sports teams or graduation and Flag Deck on school days.</p> <p>The Superintendent may allow occasional use outside these hours. Requests must be made at least 60 days in advance.</p>	<p>Lights may be used as necessary during the year to accommodate the use from 5:30 am-9:00 pm. Lights will be dimmed to approximately 40% of full level for fifteen minutes at the end of use, for cleanup.</p> <p>No use of whistles at pools before 7:00 am.</p> <p>Public address systems may only be used for games and meets.</p>	<p>Lights may be used as necessary to light courts during approved use.</p>

SUPPORT FOR COMMUNITY PLAN ALTERNATIVE 1 IN DRAFT EIR

The Eastbluff Association supports Draft EIR Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights. Under this Alternative, there would be a bleacher seat capacity of 664 seats and all seating would be provided on the south side of the main field. In addition, a partially localized public address system would be installed; however, there would be no lighting installed and no noise wall on the north side would be provided. Also, no nighttime practices or games would occur. We do not support any portable or permanent lighting on the two fields. Under Community Plan Alternative 1, impacts relative to field lighting and noise are significantly reduced to the Eastbluff Association.

Our support of Community Plan Alternative 1 in Draft EIR is conditioned upon the following:

1. **Location of New Track and Field.** The new track and field will be constructed in the same location as the existing track and field (as shown in Figure 3-3 and not moved to the west as shown in Figure 7-2); and
2. **Location of New Second Field.** The new second field will be constructed as far away from Vista Del Oro as possible and as far to the east as possible. The preferred southerly location of the second field is shown in Figure 7-1.

Please note that constructing the new track and field in the location of the existing track and field will allow the second field to be constructed further to the east, thereby preserving more practice area for the students. The location of the second field as shown in Figure 7-2 is not acceptable to the Eastbluff Association.

OPPOSED TO PROPOSED PROJECT AND OTHER ALTERNATIVES IN DRAFT EIR

The Eastbluff Association does not support the Proposed Project, the Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights, or the Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights. The Proposed Project and Community Plan Alternative 2 and Alternative 3 create significant negative field lighting and noise environmental impacts on the Eastbluff Association community.

SECTION 3 - PROJECT DESCRIPTION/SECTION 4 - ENVIRONMENTAL SETTING

The need for athletics fields is intrinsically tied to the student population on the CdM campus, as well as the District's Pre-K - 12 Priorities 2016-2017 of Academics, Behavior, and Creativity & Innovation and the high school athletics mission stated below.

"The mission of the Newport-Mesa Unified School District athletics is to enrich the mental, physical, emotional, spiritual, and social well-being of all student athletes by providing cooperative and competitive opportunities which foster the development of lifelong values of sportsmanship, commitment, integrity, teamwork, individual effort, and good citizenship."

The proposed area for the sports field is not a stand-alone site, but six acres within the existing 37-acre CdM Middle and High School campus. It is important to provide a meaningful and easily understandable description of the existing CdM campus first and the proposed sports field site second within one EIR section.

To do this, we recommend a new subsection be added to Section 3, Section 3.2 Existing CdM Campus, and that the following text paragraphs be removed from Section 4.3.2 and added to Section 3.2:

“The 37-acre CdM campus is currently developed with high school classroom buildings, middle school enclave, administration, a gymnasium, a 350-seat performing arts center, three parking lots totaling 592 stalls, a high school student loading zone, a middle school student loading zone, a varsity baseball field, multipurpose athletic fields, eight tennis courts, hardcourts, swimming pool, outdoor lunch quad, pedestrian walkways, and landscaped planters (see Figure 3-3, Aerial Photograph). The existing sports field contains a score board, discus area, and long-jump area. A small storage hut and a storage box are at the northwest corner of the sports field. Thirty mature trees are planted along and near Vista Del Oro and Eastbluff Drive. There are no permanent bleachers on the sports field but 664-seat portable bleachers are available.

The total 2015–16 school year enrollment at CdM campus was 2,557 students—828 in the 7th and 8th grade middle school, and 1,729 in the 9th through 12th grade high school. Many of the 111 certified staff (i.e., teachers, administrators, and pupil services) were part-time employees, so the full-time-equivalent staff was 50 staff (CDE 2016). Additionally, there were approximately 20 volunteers.

Parking and Access

Main vehicular access to the high school student loading zone, sports field, tennis courts, aquatic center, and sports parking lot is provided from Eastbluff Drive. Access to the faculty/visitor parking lot, middle school loading zone, and high school senior parking lot is provided via Mar Vista Drive. The CdM campus provides three parking lots totaling 592 spaces (573 regular spaces and 19 ADA spaces), as listed below:

- **Lot 1 (232 spaces).** A student/staff parking lot adjacent to Eastbluff Drive, accessed via two driveways on Eastbluff Drive.
- **Lot 2 (140 spaces).** A faculty/visitor parking lot at the northwest corner of Eastbluff Drive and Mar Vista Drive, accessed from Mar Vista Drive near Domingo Drive.
- **Lot 3 (220 spaces).** The west lot behind the middle school enclave, accessed from two driveways on Mar Vista Drive.

Existing Use and Schedule

Competitive sporting events (e.g., football, soccer, lacrosse, and track and field) for CdM HS are played at Davidson Field at Newport Harbor High School in Newport Beach, Jim Scott Stadium at Estancia High School in Costa Mesa, and LeBard Stadium at Orange Coast College in Costa Mesa. Students currently travel to Estancia High School for football practices, boys’ lacrosse practices, and girls’ soccer practices and to Eastbluff Elementary School for girls’ lacrosse practices. Only boys’ soccer practices are being held at CdM campus.

On-Campus Uses

The sports field is at the northeast corner of the CdM campus and is bordered by student parking, tennis courts, and a weight room building to the south and a turf multipurpose athletic field to the west.

Various authorized outside group use CdM campus facilities on weekdays and weekends throughout the year. Regularly occurring activities include: CalCoast Track Club uses the track and field, generally between 4 and 7 PM (average of 50 attendees); Volleyball Enterprises uses the gymnasiums, generally between 6:30 and 9:00 PM (50 to 250 attendees); and various groups use the swimming pool until 8 PM (average of 50 attendees). The baseball fields are also used for Little League on weekends and fall baseball academy from 3:30 to 5:30 PM. The existing turf field and synthetic track is also open to community uses, where residents are allowed outside of normal school hours for walking, running, and various recreational purposes without prior authorization from the District.”

In addition, the following must be added to the existing campus description:

- Complete description of existing Middle and High School buildings and uses
- School hours/schedule for the Middle and High Schools (early bell, late bell, etc.)
- Note that typical school activities are occurring between 6:30 AM and 3:30 PM
- Description and current schedule of Middle School and High School sports practices and meets/games (similar to Table 3-2, CdM MS/HS Sports Field Preliminary Event Schedule), including on-campus and off-campus locations
- Description of multiple/overlapping events on campus (i.e., schools, performing arts center, sports)
- Add a table that shows the hours for natural turf field, pools, and tennis courts (similar to Table 3-1, Use of Artificial Turf Fields)
- Describe if existing parking spaces provide sufficient parking for the campus faculty, students, and visitors
- Details on how existing parking lots are utilized
- Current campus parking operations, rules, restrictions, permits, and fees
- How parking is managed during events
- On-and off-site restrictions
 - Reserved/VIP Parking
 - Faculty and student parking/permits/assigned spaces
 - Residential permit parking on Aralia Street
 - Other CdM campus or City restrictions

The above-requested information will more accurately describe the daily schedule on the CdM campus, including an understanding that the school day for both the Middle and High Schools starts as early at 6:50 AM (early bell). The Draft EIR incompletely describes the CdM campus, which inhibits the reader from understanding the interconnectedness and intrinsic relationship between CdM campus and the smaller portion thereof on which the Proposed Project is proposed to be located.

Good Neighbor Policies

Separately, a new section should be added to discuss the good neighbor policies the District intends to adopt and implement for the CdM campus. Such a section is necessary in order to properly analyze the proposed mitigation measures to decrease the Proposed Project's significant negative environmental impacts on the community, including the Eastbluff Association community.

SECTION 3 – PROJECT DESCRIPTION

Additional clarification and assurances relative to the lighting system are needed. The first sentence on Draft EIR page 3-11 under the subheading Lighting System must be revised as follows to be consistent with other portions of the Draft EIR (e.g., “Glare” discussion on Page 5.1-39):

Nighttime lighting would be provided by four **fully shielded and full cutoff** 80-foot light poles, two on the back side of the home side bleachers and two on the back side of the visitor side bleachers.

SECTIONS 5.1 THROUGH 5.10 - CUMULATIVE IMPACT ANALYSIS

CEQA Guidelines Section 15130(b) describes the parameters for conducting cumulative analysis.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. The following elements are necessary to an adequate discussion of significant cumulative impacts:

(1) Either:

(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or

(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The Draft EIR used Method A, as stated on page 4-18, and provided a list of present or probable future projects. However, the cumulative projects list is silent about past projects in the immediate vicinity that are critical to the cumulative analysis, including Our Lady Queen of Angels Church and K-8 School and the remainder of the Corona Del Mar Middle and High School campus.

Contrary to CEQA's requirements, the Draft EIR fundamentally fails to analyze the cumulative impacts of the Proposed Project in conjunction with all the CdM campus' uses and the expanded list of cumulative projects with the Our Lady Queen of Angels Church and K-8 School and the remainder of the CdM campus. Thus, the cumulative analysis throughout Sections 5.1 through 5.10 must be revised. This additional analysis, absent which the Draft EIR fails to comply with CEQA, would constitute new information which requires recirculation of the Draft EIR per CEQA Guidelines 15088.5.

SECTION 5.1 - AESTHETICS

General Comment

Daytime and Nighttime Visual Simulations

The Draft EIR needs to be revised to provide more detailed text descriptions of both the existing and proposed foreground and background views. The current descriptions are too brief and do not provide adequate textual context to potentially support the analysis.

Change in Visual Character

A project is considered to have a significant aesthetic impact if the project substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings. The installation of permanent lighting IS A SIGNIFICANT CHANGE over the existing conditions, by creating additional light pollution on and emanating from the CdM campus. The permanent lighting for the Proposed Project or alternatively proposed lit athletic fields 1) does change the character of the project site and 2) does make the Proposed Project and alternatively proposed lit athletic fields visually incompatible with respect to light and glare. These impacts are significant, especially when viewed in the context of the existing surrounding residential and institutional neighborhood, as required by CEQA. The proposed impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the Draft EIR.

In addition, there is no analysis regarding the loss of mature trees on Vista Del Oro or Eastbluff Drive. The loss of these trees does substantially degrade the existing visual character of the site. The Draft EIR needs to be revised to address the removal of the trees and indicate if the trees would be replaced on-site. Mitigation should be developed to replace trees at a minimum 1:1 ratio. Identification of a new impact and/or new mitigation requires recirculation of the Draft EIR.

Proposed Sports Field Lighting

The Eastbluff Association stated their concerns about the proposed lighting of the Proposed Project in its public comment letter on the Revised Initial Study, dated May 23, 2016. The concerns from pages A-5 and A-6 of this letter were:

The Recirculated Initial Study indicates that measurements of "existing nighttime light levels" will occur at certain locations prior to the preparation of the Draft Environmental Impact Report. Only one location within the Eastbluff Association is proposed to be measured on Figure 13—this is referenced as "View 4." Additional locations with the Eastbluff Association must be measured. As

more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated light and glare.

Views 1, 2, and 3 on Figure 13 are all at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable light and glare impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).

The impact on the Eastbluff Association’s residents cannot be sufficiently understood or analyzed using only one baseline nighttime light level reading location. As a result, the cumulative effect of light and glare if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed level reading locations identified on Figure 13.

The Eastbluff Association requests that five additional nighttime light level reading locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.

Absent the inclusion and consideration of additional nighttime light level locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.

The Proposed Project includes the addition of permanent lighting to the new artificial turf sports field, which would be permitted Monday through Saturday up to 8:00 PM for practices and up to 10:00 PM for games. These lighting time limits are consistent with the District’s Rule and Regulation, Use of School Facilities Under the Civic Center Act, revised February 2017.

Presently, the CdM campus provides nighttime sports lighting for the swimming pool and tennis courts, and for the parking lots. Nighttime lighting for pools is permitted up to 9:00 PM Monday through Saturday, and 8:00 PM on Sunday. Nighttime lighting for the tennis courts is permitted up to 8:00 PM, Monday through Saturday only. These lighting time limits are consistent with the District’s Rule and Regulation, Use of School Facilities Under the Civic Center Act.

The Proposed Project is located immediately north of the lighted tennis courts, which are immediately north of the lighted swimming pool. Thus, the Proposed Project increases and concentrates the combined amount of nighttime sports lighting allowed in the central and northeastern portions of the CdM campus. However, the cumulative effect of all the CdM campus nighttime sports lighting has not been modeled or sufficient cumulative light and glare impact analysis provided. Such modeling and analysis is mandated by CEQA. The proposed impact conclusion of less than significant is thus incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the Draft EIR.

Visual Simulations and Associated Aesthetics and Light/Glare Analysis

General Comments

Draft EIR Figure 5.1-3 - Daytime Visual Simulation Location Map incorporates Recirculated Initial Study (RIS) Figure 13, which identified four View Simulation (Day and Night) Locations, including two locations within the Eastbluff Association – Location 3 from Aralia Street and Location 4 from what is not specifically specified in the Draft EIR but appears to be Alta Vista Street. The Draft EIR includes generic text on page 5.1-21, second paragraph, regarding Locations 3 and 4. The Draft EIR needs to identify the locations with the street name and any additional pertinent information about Locations 3 and 4.

The Community View legend on Draft EIR Figure 5.1-3 indicates View Simulation (Day and Night) Locations (4). This legend is inconsistent with Draft EIR Figure 5.1-16 - Nighttime Visual Simulation Location Map, which shows three locations which are not numbered, but called out as West View, North View, and Northeast View. This is problematic for several reasons: (1) There are not comparable nighttime views for any of the Community View Daytime Locations; and (2) The four daytime locations are equally important to represent nighttime impacts to residences located, west, north, and east of the sports field site.

Daytime Visual Simulations

Figure 5.1-9, Visual Simulation from Residential Neighborhoods (View 3), and Figure 5.1-10, Visual Simulation from Residential Neighborhoods (View 4), show views from the second story of a residence located east of Eastbluff Drive. The Draft EIR needs to identify the street locations for Daytime View 3 and View 4 and add text to both the Figure and report text detailing the location.

Nighttime Visual Simulations

With respect to the Nighttime Visual Simulations – all three were conducted from adjacent streets at eye level of a person standing on the sidewalk. While these simulations give a sense of what pedestrians or automobile drivers would see on the streets immediately adjacent to the sports field, they are not representative of what the Eastbluff residences would view, or what residences to the west or north would view.

We want to remind the District that as part of our comments on the RIS, we requested five additional nighttime light level reading locations be added to those shown in RIS Figure 13 for the Draft EIR analysis. We requested locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.

The requested locations were not included in the Draft EIR analysis. Thus, the Draft EIR has failed to analyze the nighttime lighting impacts to the Eastbluff homeowners or to show nighttime visual simulations from the five requested streets within our neighborhood, which reflect an increase in elevation from the sports field location. These locations are good representations of households that will look up, straight, or down at the sports field lights, and the significant lighting and glare impacts they will experience. Since nighttime lighting and glare impacts were identified as Areas of Controversy in the Draft EIR, the importance of these simulations were well known.

It is not possible to conclude that nighttime lighting and glare impacts would be less than significant to the surrounding community given the lack of representative locations that are reflective of the various residential neighborhoods and topography that surround the CdM campus. The Draft EIR needs to be revised to include daytime and nighttime visual simulations from the same locations, as well as to include daytime and nighttime visual simulations from locations on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place, as the Eastbluff Association requested in May 2016.

The Proposed Project does not protect the current night sky views, but significantly degrades the views from adjacent residential areas. The introduction of permanent lighting for the Proposed Project or alternative lit athletic fields does create a new source of substantial light and glare that affects nighttime views for the surrounding residences. The permanent lighting for the Proposed Project or alternative lit athletic fields needs to be appropriately analyzed and addressed, particularly with respect to the impact on the Eastbluff community, as this neighborhood will adversely impacted by the Proposed Project's lighting or lighting of alternative athletic fields due to the proximity to the sports field and the topography of the Eastbluff homes being elevated above the sports field. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR.

Threshold and Analysis

Table 5.1-2, Average Maintained Illumination at Pavement by Pedestrian Area Classification, uses 0.8 foot-candle (fc) as the most conservative light levels for Local/Local streets. However, the levels cited in this table are intended for light levels at intersections and are incorrect for the analysis. Instead, the analysis should use the Illuminance Values for Walkways in Low Pedestrian Conflict Areas in a Medium Density Residential setting for Local/Local street, which is 0.4 fc.¹ This value is the minimum level to illuminate sidewalks, and is the factor also used for local streets midblock with low pedestrian conflict areas.

The analysis in the last full paragraph on Draft EIR page 5-31, which precedes Table 5.1-2, must be revised to reflect that 0.4 fc, not 0.8 fc, is the most conservative light level for local streets.

Cumulative Lighting and Glare Impacts

Cumulative lighting/glare modeling and analysis of the CdM campus with the Proposed Project and alternative lit athletic fields were not included in the Draft EIR. Additional modeling and analysis must be added to the EIR to reflect conditions showing nighttime lighting for street lighting (on Eastbluff Drive, Vista Del Oro, and Mar Vista Drive), parking, campus buildings, swimming pool, tennis courts, and the Proposed Project/alternative lit athletic fields, as the Use of School Facilities Under the Civic Center Act shows that artificial turf fields, swimming pools, and tennis courts could all be lighted at the same time. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines 15088.5.

¹ Source: ANSI/IES RP-8-14, Table 6: Recommended Values for Low Pedestrian Conflict Areas – Maintained Illuminance Values for Walkways.

SECTION 5.6 - NOISE

Noise from Sports Field

The Eastbluff Association stated their concerns about the proposed noise associated with the sports field in their comment letter on the Revised Initial Study, dated May 23, 2016. The concerns from pages A-12 and A-13 of this letter were:

The Recirculated Initial Study indicates that noise monitoring at certain locations will occur prior to the preparation of the Draft Environmental Impact Report. Only two locations within the Eastbluff Association are proposed to be monitored on Figure 14 and Table 3—those are referenced as “N-4” and “N-8”. Additional locations with the Eastbluff Association must be monitored. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site.

Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated noise generation.

All other proposed monitoring locations are either at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable noise impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).

The impact on the Eastbluff Association’s residence cannot be sufficiently understood or analyzed using only two baseline noise monitoring locations. As a result, the cumulative effect of noise if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed monitoring locations identified on Figure 14 and Table 3.

The Eastbluff Association requests that six additional noise level monitoring locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.

Absent the inclusion and consideration of additional noise monitoring locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.

In the Draft EIR, three noise measurement locations are within Eastbluff. Noise measurement location N-4 is located in a greenspace area within Eastbluff, is 2,000 feet northeast of the project site, and is in close proximity to Jamboree Road. Noise measurement location N-8 is on Alder Street within Eastbluff, is 1,400 feet east of the project site, and is in close proximity to Jamboree Road. Both of these locations are a significant distance from the Proposed Project site, while homes within Eastbluff are located immediately east of Eastbluff Drive, yet only noise measurement location (N-7) reflects these homes which likely be the most adversely affected by the Proposed Project’s noise generation.

Given Eastbluff’s close proximity to the CdM campus and the need for representative locations within Eastbluff for noise measurements, we requested six additional noise measurement locations be added to

those shown in RIS Figure 14 for the Draft EIR analysis. This request was included in our comments on the Recirculated Initial Study, and specifically requested locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.

The locations were not included in the Draft EIR analysis. Thus, the Draft EIR has failed to adequately analyze the noise impacts to the Eastbluff homeowners as the six requested streets within our neighborhood were not included and are important due to the increase in elevation from the sports field location. Also, noise impacts from the sports field were identified were identified as Areas of Controversy in the Draft EIR and thus the importance of additional noise measurement locations were well known.

While the Draft EIR concludes significant and unavoidable sports field noise at nearby homes and exceedances of the City's exterior and interior noise limits, the noise analysis does not fully identify impacts on the surrounding community, and specifically to the Eastbluff Association. This is due to the lack of representative locations within Eastbluff that are in close proximity to the CdM campus and reflective of the topography. The Draft EIR needs to be revised to include additional short-term and long-term noise measurements and analysis for locations on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street, as the Eastbluff Association requested in May 2016.

Noise from Private Users of Proposed Project

In its comment letter on the Recirculated Initial Study, the Eastbluff Association expressed concerns about noise from private users of the Proposed Project. The notes included in the revisions to the Use of School Facilities Under the Civic Center Act adopted by the Board of Education in August 2016 (notes from the revisions included below) have provided the Eastbluff Association with the necessary assurances regarding no private use of the artificial turf field area and thus no additional noise beyond that public agency use schedule and time limits shown earlier in this letter.

Performance Standards for Mitigation Measures

The Eastbluff Association is concerned about conformance with Draft EIR mitigation measures (listed below) and the application of noise controls in compliance with District's Rule and Regulation, Use of School Facilities Under the Civic Center Act. Noise generated from the Proposed Project would result in substantial noise increases at nearby homes and there would be exceedances of the City's exterior and interior noise limits.

Noise Mitigation Measures

- "N-1 Prior to holding the first spectator event, the Newport-Mesa Unified School District (N-MUSD) shall develop and enforce a good-neighbor policy for sports field events. Signs shall be erected at entry points that state prohibited activities during an event (e.g., use of air horns, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots upon exiting the field) and monitored by the N-MUSD staff.
- N-2 During subsequent design phases of the bleachers and PA system, the Newport-Mesa Unified School District's sound system contractor shall create a Stadium Sound System Design Plan. The project's sound system design goal should be to optimize conveying information to the event

attendees while minimizing off-site spill-over effects. The design shall aim at incorporating as many low-power speakers as practical that are located as close to the event attendees as practical. The design should include specifications that optimize the sound system for speaker placement, speaker dispersion pattern, and speaker acoustic output. The design goal should be a Speech Transmission Index (STI) of 0.65 or greater (or, equivalently, a Common Intelligibility Scale (CIS) of 0.83 or greater). Prior to the first sports field event, the public address system contractor should perform a system check-out to verify appropriate sound levels in the seating areas, as well as minimized spill-over sound levels into the adjacent community areas.

- N-3 Prior to holding the first spectator event, the Newport-Mesa Unified School District shall construct a barrier wall system along the rear of the visitor side bleachers. Based on the analysis in this report, the barrier should extend 5.5 feet above the back end of the visitor side bleachers, and extend approximately 11 feet to the east and west of the ends of the bleachers. Given the complex geometry, the wall shall be optimized through detailed acoustical investigations considering the cost-benefit ratio for the sound barrier wall in terms of benefits at the most-affected sensitive receptors.”

The Eastbluff Association believes there is need for performance standards and monitoring to ensure noise levels remain at or below those quantified in the Draft EIR. Thus, the Eastbluff Association recommends the following performance standards or monitoring measures:

1. The Newport-Mesa Unified School District (District) shall hire the public address system contractor or other qualified public address system consultant to conduct an annual system check-out to verify appropriate sound levels in the seating areas, as well as minimized spill-over sound levels into the adjacent community areas. The results of the system-check shall be provided in written form to the District, and the District shall have the contractor make any necessary adjustments or repairs to the system to comply with the Final Environmental Impact Report noise conclusions. The annual update information shall be made publicly available on the District’s website.
2. Annually, the Newport-Mesa Unified School District (District) shall hire a qualified acoustical consultant to take noise measurements during an event on the sports field with the public address system at the same locations previously measured in the Final Environmental Impact Report, inclusive of the six additional locations identified by the Eastbluff Association. The results shall be summarized in a written report to the District and note consistencies or inconsistencies with the Final Environmental Impact Report noise conclusions. The report should identify how to correct any inconsistencies and the time frame to make the correction. The annual noise measurement information shall be made publicly available on the District’s website.

Cumulative Noise Impacts

Cumulative noise modeling and analysis of the CdM campus with the Proposed Project was not provided in the Draft EIR. Additional modeling and analysis must be added to the EIR to reflect conditions showing a scenario with multiple/overlapping events on the CdM campus with the Proposed Project, in addition to

concurrent events at Our Queen Lady of Angels Church. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines 15088.5.

EIR SECTION 5.9 AND APPENDIX G - TRAFFIC MANAGEMENT PLAN

The Traffic Management Plan (TMP) states on Appendix G page G2-1 that “The large events anticipated to occur at the sports field site include graduations and athletic events that would typically outside of the normal school hours.” Based upon this, it appears that the TMP addresses only a single event and not multiple/overlapping events occurring on the CdM campus.

The TMP and analysis in Section 5.9 does not fully address the traffic and parking impacts to the surrounding community. The TMP must be revised to incorporate the following:

1. Add discussion that on-street parking on Vista Del Oro and Mar Vista Drive is prohibited during an event.
2. Acknowledge existing residential permit program on the Eastbluff homes A-Streets that prohibits student and school parking.
3. Describe how large events would be coordinated with other peak hour traffic conditions (weekday or weekend) in Eastbluff and the City of Newport, and any additional measures that would be needed.
4. Describe how the TMP creates the ensures the least amount of traffic impacts and no parking impacts to surrounding residences and the OLQA church.
 - a. Develop measures and timing regarding pre-event notification to surrounding community (residents, homeowner associations, and churches). Consider use of the CdM Middle and High School website to create a Community Event Notification section, as well as mailings to residents, churches, and homeowner associations.
 - b. Develop suggested directions for the surrounding community members to utilize prior to and during events to best assist with going to and from their home or church.
5. Describe and add measures to ensure pedestrian safety is provided for those attending an event and the surrounding community.
6. Describe the traffic and parking program if multiple/overlapping events occur at the same time.

Given the deficiencies in the TMP, it is not possible to conclude that Proposed Project would result in less than significant traffic access and parking impacts to the surrounding community. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR.

SECTION 5.9 - PARKING

Page 5.9-1 states that “Typical school activities occur between 8:00 AM to 3:00 PM and the proposed project would allow activities to occur outside of this time period.” This is not correct. Based on the CdM 2016-2017 Bell Schedule, school activities start prior to the 6:50 AM early bell. Where referenced in the Draft EIR, the text must be revised to reflect the early bell schedule and allow for faculty and staff to arrive and leave the campus. Thus, the typical school activities are occurring between 6:30 AM and 3:30 PM.

The Draft EIR does not state what events or activities were occurring on the CdM campus or if the pool or tennis courts were open when the parking counts were collected on Friday March 4, 2016 at 6:00, 7:00, and 8:00 PM. Without a clarification to on-campus activities at the time of the counts, this information should be referenced that it is for informational purposes only. The quantification of the 246 on-street parking spaces on Vista Del Oro and Mar Vista Drive provides background information. However, Table 5.9-16 references the 246 spaces, but does not indicate if the on-street spaces were or were not occupied by persons using on-campus facilities or sports fields at that time. This information should be referenced that it is for informational purposes only. Also, we have previously commented that the TMP needs to include the restriction that on-street parking on Vista Del Oro and Mar Vista Drive be prohibited during an event.

To gain a better understanding of sports event parking on the CdM campus, parking counts should have been collected for a game/match in the evening hour. In addition, parking counts at other District high school facilities for an evening game/match could have been collected to provide a comparable baseline for the environmental analysis. The parking counts collected in March 2016 do not provide an appropriate baseline for the Draft EIR analysis. The parking counts must be recounted during an evening game/match and the environmental analysis revised. This revised analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines 15088.5.

The following conclusion is stated on Page 5.9-56, “The CdM campus has adequate parking capacity for full-capacity events, and parking impacts would be less than significant.” As discussed above, the impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR.

Cumulative Parking Impacts

Cumulative parking analysis of the CdM campus with the Proposed Project was not included in the Draft EIR. Additional analysis must be added to the EIR to reflect conditions showing a scenario with multiple/overlapping events on the CdM campus with the Proposed Project and events at Our Lady Queen of Angels Church. This additional analysis would constitute new information and requires recirculation of the Draft EIR per CEQA Guidelines 15088.5.

SECTION 7 – ALTERNATIVES

The Draft EIR provides a brief discussion on page 7-31 of how only Community Plan Alternative 1 meets the project objectives. The Draft EIR must include a discussion for each alternative of how it meets the project objectives. This discussion should state which objectives can be met, which ones can be partially met and why, and which objectives cannot be met and why.

This discussion is critical to enable the decision-maker to reasonably consider the alternatives and make an informed decision understanding the anticipated environmental impacts of the proposed project and its alternatives as required by CEQA.

This discussion can be included with the conclusion for each alternative. It is recommended that Draft EIR subsections 7.5.11, 7.6.11, 7.7.11, and 7.8.11 be renamed to Conclusion and Ability to Meet Project Objectives.

BOARD OF EDUCATION SELECTION OF PROJECT ALTERNATIVE

Based upon a review of the March 7, 2017 Board of Education Study Session, the Board discussed with District staff the possibility of selecting an alternative to the Proposed Project and what implications that would have related to CEQA.

CEQA Guidelines Section 15126.6(d) specifies the level of analysis need for alternatives to the proposed project.

(d) Evaluation of alternatives. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.

Since the Draft EIR did not include an alternatives summary table, we have provided one on the following pages that provides an impact comparison of the Proposed Project with the four alternatives reviewed in the Draft EIR. The table notes if impacts were equal to, less than, or greater than the Proposed Project. The table also notes if a significant and unavoidable impact is eliminated or reduced for each alternative. And lastly, the table indicates if an alternative meets the project objectives.

As shown on the summary table, a number of topical areas have been identified as resulting in greater impacts than the Proposed Project. In general, the impact discussion for each of the four alternatives in the Draft EIR provides a broad-level review and conclusion.

The summary table shows that Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights would achieve most of the project objectives and reduce significant field lighting and noise impacts. In actuality, Community Plan Alternative 1 eliminates all field lighting impacts as no lights would be installed. Under Community Plan Alternative 1, impacts relative to field lighting and noise are significantly reduced to the Eastbluff Association. It is for these reasons that the Eastbluff Association supports Community Plan Alternative 1.

Community Plan Alternative 3 includes permanent lighting with four metal halide light poles provided for nighttime events and practices on the main sports field and on the second field. All eight permanent light poles would be 80-foot high each supporting 14 luminaires per pole. Light and glare modeling and analysis has not been prepared for this Alternative. If the Board is going to consider approval of Community Plan Alternative 3, additional analysis would be needed at a minimum for light and glare, noise, traffic, and parking to fully detail whether the Alternative would or would not cause new potentially significant impacts or new significant and unavoidable impacts, or if new mitigation is needed for those impacts. This additional analysis, which could identify new impacts or mitigation measures, would constitute new information and requires recirculation of the Draft EIR per CEQA Guidelines 15088.5.

**Comparison of Proposed Project and Alternatives
Summarized from Draft EIR**

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Aesthetics					
Scenic Vista	Less Than Significant	Less	Less	Less	Less
Visual Character	Less Than Significant	Less	Less	Greater	Greater
Light & Glare	Less Than Significant After Mitigation	Less	Less	Greater	Greater
Air Quality					
Consistency with Regional Plans	Less Than Significant	Less	Equal	Equal	Equal
Exceed SCAQMD Thresholds - Construction	Less Than Significant	Less	Equal	Equal	Equal
Exceed SCAQMD Thresholds – Long-Term	Less Than Significant	Greater	Greater	Greater	Greater
Sensitive Receptors - Construction	Less Than Significant	Less	Equal	Equal	Equal
Sensitive Receptors - Operations	Less Than Significant	Equal	Equal	Equal	Equal
Cultural Resources					

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Archaeological Resources	Less Than Significant After Mitigation	Less	Equal	Equal	Greater
Paleontological Resources	Less Than Significant After Mitigation	Less	Equal	Equal	Greater
Greenhouse Gas Emissions	Less Than Significant	Greater	Greater	Greater	Greater
Hydrology, Drainage, and Water Quality					
Exceed Capacity of Stormwater Drainage System	Less Than Significant After Mitigation	Less	Greater	Greater	Greater
Compliance with General Construction Permit	Less Than Significant After Mitigation	Less	Greater	Greater	Greater
Noise					
Long-Term Operations - Exceedance of Local Standards	Less Than Significant	Less	Less	Less	Less
Sports Field – Temporary Noise Exceedance of City Noise Limits	Significant and Unavoidable	Less	Less	Less	Less

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Reduce or Eliminate Significant and Unavoidable Impact?		Eliminate	Reduce	Reduce	Reduce
Groundborne Vibration or Noise	Less Than Significant	Less	Less	Less	Less
Temporary Noise Increases - Construction	Less Than Significant	Less	Less	Less	Less
Public Services					
Fire Protection and Emergency Services	Less Than Significant	Less	Less	Less	Less
Police Protection	Less Than Significant	Less	Less	Less	Less
Recreation	Less Than Significant	Less	Equal	Equal	Greater
Transportation and Traffic					
Project-Trip Generation – Conflict with Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness or Performance	Less Than Significant After Mitigation	Less	Less	Less	Less
Conflict with County Congestion Management Program	Less Than Significant	Less	Less	Less	Less
Hazards Due to Design Feature or Inadequate Access	Less Than Significant	Less	Less	Less	Less
Inadequate Parking Capacity	Less Than Significant	Less	Less	Less	Less

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Energy	Less Than Significant	Equal	Equal	Equal	Greater
Meets Project Objectives	Yes	No	Yes	Yes	Yes
			Would not achieve some of the project objectives and would not meet the project objectives to the degree achieved by the proposed project.	No discussion in Draft EIR	No discussion in Draft EIR
<p>Equal Indicates an impact that is equal to the proposed project</p> <p>Greater Indicates an impact that is greater than the proposed project</p> <p>Less Indicates an impact that is less than the proposed project</p>					

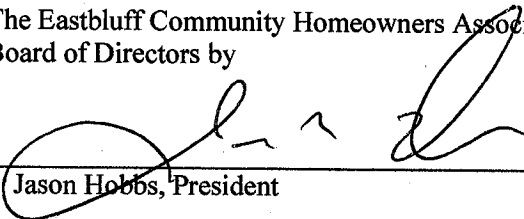
CONCLUSION

We look forward to continued constructive discussions with the District so that any change in the Proposed Project will: 1) be refined so that it benefits both the students attending CdM campus and not significantly impact the environment surrounding the CdM campus, and 2) will be compatible with our goal of maintaining our existing environment and quality of life. This goal is consistent with statements made by the Board of Education instructing District staff that the improvements must be based on a "good neighbor" approach and acceptance by the neighbors.

Thank you for the opportunity to comment on the Draft EIR. Eastbluff Association trusts that the Board of Education and District staff will work to resolve the serious concerns addressed above with the Draft EIR and make the changes necessary to protect the health, safety, and well-being of Eastbluff Association's members, residents, and guests.

Respectfully submitted,

The Eastbluff Community Homeowners Association
Board of Directors by



Jason Hobbs, President

ATTACHMENT A

Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial Study for the Proposed Corona del Mar High School Sports Field Project (May 23, 2016)



VIA HAND DELIVERY AND EMAIL (feedback@nmusd.us)

May 23, 2016

Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626
Attention: Ara Zareczny, Facilities Analyst, LEED/AP

Re: Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial Study for the Proposed Corona del Mar High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit the public comments of the Eastbluff Homeowners Community Association ("Eastbluff Association") regarding the Recirculated Initial Study ("Recirculated Initial Study") prepared for the Newport-Mesa Unified School District ("NMUSD") concerning its proposed project ("Proposed Project") at Corona del Mar High School ("CdMHS").

The project originally consisted of the replacement of the existing track and field at CdMHS, and the addition of limited new seating, at an estimated cost of \$7.4 million dollars to the District (the "Track and Field Replacement"). The Eastbluff Association has not, and does not, object to the Track and Field Replacement.

Thereafter, the CDM Foundation ("Foundation"), a private organization, proposed to fund the construction of a lighted football stadium at CdMHS ("Stadium") instead of the originally proposed project. This addition to the project was proposed to include a reconfigured track and field for dual football and track and field purposes, a press box, home and visitor stands, a public address system, six 80 foot high light poles, new fencing, a 3,000 square foot building (housing home and visitor ticket booths, a concession stand, storage, and bathrooms), destruction of existing landscaping, and the loss of existing practice field area (collectively the "Proposed Project"). These additions to the original project will cost an estimated additional \$4 million dollars.

The Foundation was ultimately unable to raise the extra funding for the Stadium. NMUSD is now proposing to construct the Stadium.

The Eastbluff Association contains and represents 460 single family homes located in close proximity to CdMHS. The information we are providing in this public comment letter represents the overwhelming opinion of our members and is documented by numerous community meetings, discussions by the Homeowners Association Board of Directors, research and outreach by the Board-appointed member committee, and the recently completed homeowner survey evaluating the Recirculated Initial Study.

As noted above, we wish to make it clear from the outset that we are not opposed to the Track and Field Replacement at CdMHS. However, we strenuously oppose the addition of the lighted stadium to the project for the reasons set forth in this letter.

It is without question that our community will be severely and negatively impacted by the construction of a lighted stadium at CdMHS. Our community is built on a hill. A significant portion of that hill overlooks CdMHS and,



therefore, the location of the Proposed Project. The homes in our community nearest to the high school are less than 150 feet from the Proposed Project. Starting there, our community rises up on our hill all the way to Jamboree Road. The top of our community is approximately 100 feet higher in elevation than the Proposed Project's site.

Should the Proposed Project be built, all of the nearby residential communities will suffer significant environmental impacts. However, the unique position of our community relative to the Proposed Project site and our community's unique topographic characteristics will cause us to suffer multiple, diverse, and extensively significant environmental impacts which will be of types, magnitude, and intensity greater than any of the other nearby residential and commercial developments.

Our community was designed to take full advantage of views from our homes. Many of those views are directly across the Proposed Project site. These views include the City of Newport Beach, Newport Harbor, Back Bay, the horizon towards the Pacific Ocean, Catalina Island, the Costa Mesa/Huntington Beach vista, Palos Verdes, and mountains to the north and west.

In addition to views, the configuration of the hill upon which our homes are built, combined with the differences in elevation from the lower homes to the higher homes, creates a bowl. This bowl surrounds CdMHS and the Proposed Project site. Noise from CdMHS radiates up our residential streets nearest the school to homes at the top of the hill. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community. The NMUSD and the City of Newport Beach recognized the existence of this effect when they constructed the existing sound wall for the joint-use Marion Bergeson swimming pool. The proposed lighted stadium uses will result in significantly more noise than the current field and track use, will introduce permanent and regular night use to the track and field for the first time in the school's 50-year history, and will negatively impact the existing environment of our community.

Since the construction of CdMHS and the surrounding homes in the 1960's, the residential areas have remained essentially the same. What has changed drastically is CdMHS. Residential growth elsewhere in the City of Newport Beach, the District's decision to open a middle school at CdMHS, the small campus, and a single street providing the only direct access to the school have inexorably led to the following:

- Overcrowding of the school;
- Too many cars trying to access the school;
- Not enough on-site school parking;
- Students parking off-site;
- Students running across streets to and from school in heavy traffic; and
- Traffic jams on the surrounding streets which were designed for much smaller traffic loads.

In addition, multiple nearby residential projects presently under construction and in planning will exacerbate all of these problems.

Our Eastbluff community has a very diverse population. Our homeowners range from families with young children who are new to the Eastbluff Association to long term residents who have lived in their homes for more than 40 years. Many homes are occupied by second generation family members. We love our neighborhood and its peace and quiet, especially in the evening. The installation of a lighted stadium at CdMHS threatens us with the disruption of our existing living environment and will significantly impact the quality of life our community has experienced for the past 50 years.

Our homeowners are mobilized and very active in expressing their deep concerns over the lighted stadium. We are

acutely aware that our homes are vulnerable to the impacts which will result from the lighted stadium such as increased noise, glare from lights, impairment of daytime and nighttime views, increased traffic impacting our ability to enter and leave our community, and significantly increased parking on our residential streets.

The addition to the project of a lighted stadium is incompatible with the immediate residential surroundings. The inevitable significant environmental impacts of the Proposed Project on our community have compelled the Eastbluff Association to engage a team of professionals to assist with this process, including legal counsel, Land Use EIR consultants, and others.

We request you recognize our strong concerns about the lighted stadium elements of the Proposed Project which will cause diverse significant environmental impacts that must be further studied. Those studies need to provide data and analysis as to how those significant environmental impacts will affect our community so that you can change the Proposed Project design and operational uses to avoid such negative impacts.

We hope to work with NMUSD in a constructive manner so that any change in the existing track and field use will be compatible with our goal of maintaining our environment and our quality of life. This goal is consistent with statements made by the NMUSD Board of Trustees instructing Board staff that the improvements must be based on a “good neighbor” approach and acceptance by the neighbors.

The Recirculated Initial Study provides a preliminary evaluation of the potential environmental consequences associated with the construction and use of the Proposed Project. We concur with the finding on page 37 that the “proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required.” Additionally, we believe the changes described in *Section 1.3 – Project Description* which starts on page 9 and continues to page 31, and the proposed use and schedule as reported on page 29, have significant environmental impacts on the Eastbluff Association’s residents which must be addressed in the Draft Environmental Impact Report and resolved before School Board approval.

As the largest single family homeowners association near the Proposed Project, we urge the School District to work with us in reviewing the stadium elements of the Proposed Project and the proposed operational uses in order to define a project that both benefits the students attending CdMHS and does not significantly impact the environment surrounding the school property.

Exhibit “A” to this letter provides specific comments on the Recirculated Initial Study’s contents as related to the Proposed Project’s significant environmental impacts. Exhibit “B” to this letter discretely addresses and identifies how our community will suffer from significant environmental impacts due to the Proposed Project.

In conclusion, we strongly urge the School District to establish a process to meet with the Board of Directors of the Eastbluff Association to discuss proposed changes to the sports field complex project design and the associated use and schedule details in order to identify changes to the plan which will eliminate and or mitigate these vast significant environmental impacts.

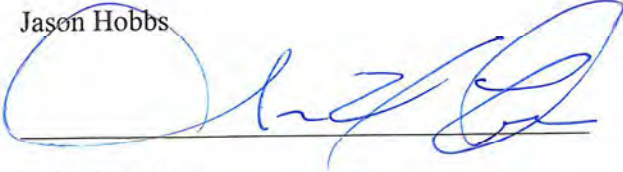
Respectfully submitted,

(signature page follows)



The Eastbluff Community Homeowners Association
Board of Directors

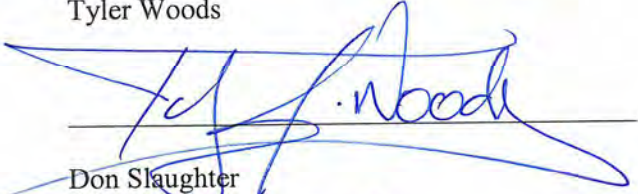
Jason Hobbs



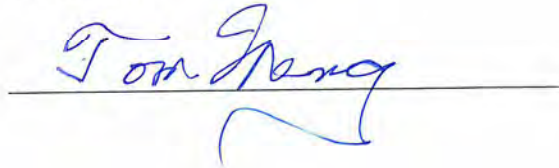
Ron Rubino



Tyler Woods



Tom Meng



Don Slaughter

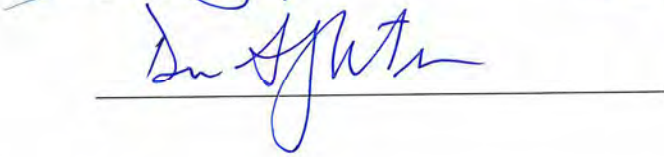




EXHIBIT “A”

Eastbluff Homeowners Community Association’s Public Comment on the Recirculated Initial Study Concerning Corona del Mar High School Sports Field Project

Page	Section	Comment on the initial Study
1	1.2.1 Existing Land Use – Gymnasium	<p>The Recirculated Initial Study fails to specify the seating capacity of the identified gymnasium, the types of uses therein, and the anticipated frequency of its use which will overlap with any anticipated time the Proposed Project will be used.</p> <p>Various impacts of the Proposed Project, including, in part, the impact on traffic around CdMHS, parking at CdMHS, and spill-over parking onto the public streets, including within the Eastbluff Association, cannot be assessed without establishing and including such information.</p> <p>Further research and consultation with CdMHS’ administration should occur prior to the preparation of the Draft Environmental Impact Report to identify other common on-campus gathering and event facilities that have been omitted or identified with incomplete information so that all such facilities are properly and fully considered in analyzing the Proposed Project’s environmental impacts.</p> <p>All of the above information should be included and considered in the Draft Environmental Impact Report; otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Sports Field and Bleachers	<p>The Recirculated Initial Study does not identify the proposed bleachers with sufficient detail to analyze the environmental impacts of their anticipated use. For example, the Recirculated Initial Study does not state the proposed materials from which the proposed bleachers will be constructed. The type of materials will influence the amount of noise generation from the anticipated use of the proposed bleachers.</p> <p>Such information should be included in the Draft Environmental Impact Report; otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Lighting System	<p>The Recirculated Initial Study does not identify the proposed lighting system with sufficient detail to analyze the environmental impacts of that system’s anticipated use. For example, the Recirculated Initial Study does not state the number of lights anticipated on each of the eight 80’ poles proposed to be installed, the type of lights anticipated</p>



		<p>to be installed, the wattage of each of those lights, the lighting system’s total wattage, and the designed precautions to avoid glare into adjacent properties.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Public Address System	<p>The Recirculated Initial Study does not identify the proposed public address system with sufficient detail to analyze the environmental impacts of that system’s anticipated use. For example, the Recirculated Initial Study does not state the number of speakers anticipated to be installed, the size of those speakers, the individual decibel capacity of each type of speaker, the aggregative total decibel capacity of all speakers, the anticipated individual decibel level to be used for different purposes, the anticipated aggregative decibel level to be used for different purposes, the anticipated frequency of use, and the anticipated hours of use.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
30	1 Introduction – Community Use	<p>The Recirculated Initial Study does not include sufficient detail concerning the anticipated community use of the Proposed Project to analyze the environmental impacts of the Proposed Project’s anticipated use. The Recirculated Initial Study acknowledges that “community use” of the Proposed Project would occur, as purportedly required by the Civil Center Act, though that anticipated use is neither quantified nor qualified.</p> <p>For example, the Recirculated Initial Study does not state the anticipated frequency of use for community events, the anticipated hours of use for community events, the anticipated types of community events that would occur, and the anticipated number of persons and associated vehicles attending anticipated community events. Numerous anticipated significant environment impacts, including, in part, noise, light, traffic, parking, emergency services, and pollution cannot be analyzed without accounting for this information since the anticipated intensity of use of the Proposed Project will be unknown.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>



30	1 Introduction – Concurrent Use of School Facilities	<p>The Recirculated Initial Study does not include sufficient detail concerning the anticipated concurrent use of the Proposed Project with other on-campus school or community functions and gatherings. The Recirculated Initial Study vaguely states that it “anticipates that swimming events and other major school events would not be scheduled at the same time as major, at-capacity events at the football / track-and-field facility”, but fails to explain the meaning and significance of that statement. Why is this anticipated? Has CdMHS agreed to such? What does “major, at-capacity events” mean? How does CdMHS know in advance which scheduled football games will be “major, at-capacity events?” What does “other major school events” mean? Does “at the same time” include any buffer of time between the anticipated ending time of one event before the start of another? The myriad ambiguities inherent in this statement render it virtually meaningless. Moreover, this vague speculation, which is not justified and necessary, vitiates any ability to understand and analyze anticipated cumulative environmental impacts of the Proposed Project.</p> <p>Such details should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
31	1 Introduction – Highest Spectator Events, Worst Case	<p>The Recirculated Initial Study erroneously identifies 1,000 end users at 10 p.m. as the worst case scenario of operating the Proposed Project in the evening for a Friday night football event. In reality, it is foreseeable that such a full-capacity event would include, at minimum, 1,500 plus persons as that figure excludes, in part, the participants in those events, coaches, cheer and pep squads, marching bands, press members, medical staff, security staff, janitorial staff, operators of the ticket booth, operators of the concession stands, operators of the press box, and operators of the scoreboard, electronics, lighting, and public address system etc.</p> <p>The Recirculated Initial Study appears to erroneously assume that the environmental impacts of the Proposed Project’s use will end at 10 p.m. because the football game will end at that time. The Recirculated Initial Study does not indicate that the Proposed Project’s lights will be turned off by 10 p.m., that the use of the Proposed Project’s public address system will cease by 10 p.m., that all of the anticipated spectators, participants, school staff, vendors, workers, and others present at the event will have left the Proposed Project by 10 p.m., that all of the same people who parked in CdMHS’ parking lots will have driven away by 10 p.m., that all of the same people who parking on public streets near CdMHS, including with the Eastbluff Association, will have driven away by 10 p.m., that</p>



		<p>all of the same people who traveled to the event via public transportation will have boarded departing public transportation by 10 p.m. etc.</p> <p>The Recirculated Initial Study also appears to assume that no other school or public events will be simultaneously occurring at CdMHS, which may be an erroneous assumption. Moreover, the Recirculated Initial Study fails to account for foreseeable concurrent worship-related, school-related, and public-related events at Our Lady Queen of Angels Catholic Church, which is located across the street from the CdMHS, and which contains a kindergarten through eighth grade school with hundreds of students. The Eastbluff Association understands that Our Lady Queen of Angeles Catholic Church has proposed the construction of a new, large gymnasium on its property must also be accounted for in analyzing the Proposed Project’s cumulative significant environmental impacts.</p> <p>Simply put, the worst case scenario is in fact dramatically worse than that contemplated in the Recirculated Initial Study, which will cause significantly greater environmental impacts in scope, magnitude, and duration than suggested in the Recirculated Initial Study.</p> <p>The Eastbluff Association agrees that the worst case scenario must be accounted for and analyzed in the Draft Environmental Impact Report, just as foreseeable concurrent on-campus and nearby events must be accounted for and analyzed.</p> <p>Absent the inclusion and consideration of the true foreseeable worst case scenario in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
32	1.3.3 Alternatives	<p>Beyond the enumerated alternatives to be considered specified in the Recirculated Initial Study, consideration of remote parking for students attending the game and working the facility should be considered. Also parking lot expansion at the school or a parking structure in the rear area of the property should be included as a primary prerequisite improvement. Addressing the current lack of school facilities parking is required to fully analyze the Proposed Project’s environmental impacts on traffic congestion, parking availability, and public safety access to the fields and surrounding homes.</p> <p>This should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>



		<p>Additionally, the Draft Environmental Impact Report should address the alternative of continuing the use of other lighted fields in the immediate area when a lighted field is needed by CdMHS, which has been the practice followed by NMUSD and CdMHS for the last 50 years. The need to change that practice must be detailed and supported with facts. This analysis will be especially timely given that two new lighted District fields have been added in the past few years.</p> <p>This should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
47	3.1 Aesthetics – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the material adverse effect the Proposed Project will have on numerous scenic vistas, including those within the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
47-48	3.1 Aesthetics – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the material adverse effect the Proposed Project will have on numerous scenic resources, including those within the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
48	3.1 Aesthetics – Question “c”	The Eastbluff Association agrees with the “potential significant impact” finding due to the substantial degradation the Proposed Project will have on existing visual character and quality of the site and surroundings, including that of the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
51	3.1 Aesthetics – Question “d”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the new sources of substantial light or glare, due to the Proposed Project, which would adversely affect day or nighttime views in the area, including that within the Eastbluff Association. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Recirculated Initial Study indicates that measurements of</p>



		<p>“existing nighttime light levels” will occur at certain locations prior to the preparation of the Draft Environmental Impact Report. Only one location within the Eastbluff Association is proposed to be measured on Figure 13—this is referenced as “View 4.” Additional locations with the Eastbluff Association must be measured. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated light and glare.</p> <p>Views 1, 2, and 3 on Figure 13 are all at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable light and glare impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).</p> <p>The impact on the Eastbluff Association’s residents cannot be sufficiently understood or analyzed using only one baseline nighttime light level reading location. As a result, the cumulative effect of light and glare if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed level reading locations identified on Figure 13.</p> <p>The Eastbluff Association requests that five additional nighttime light level reading locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.</p> <p>Absent the inclusion and consideration of additional nighttime light level locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p> <p>The Eastbluff Association also notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that the nighttime level readings will occur on a weeknight before then as the existing nighttime level readings will not be representative and the cumulative light and glare impact of the Proposed Project cannot be understood and analyzed if such readings are obtained during the weekend when the use of CdMHS’ facilities is known to be the lowest level and/or during the summer recess when again the use of CdMHS’ facilities is known to be the lowest level.</p>
53	3.3 Air Quality – Question “a”	<p>The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental</p>



		impact.
53	3.3 Air Quality – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “c”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “e”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable generation of objectionable odors that will affect a substantial number of people during the extensive demolition and construction of the Proposed Project.
55	3.4 Biological Resources – Question “a”	The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on species identified as a candidate, sensitive, or special species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The Proposed Project site is closely located to several locally, state, and federally-protected environmental areas. For example, CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which is also part of the Upper Newport Bay (known as the Back Bay). Both protected areas provide critical habitat for around 200 sensitive or endangered species, including, in part, the salt marsh bird’s beak, the brown pelican, the light-footed clapper rail, Ridgeway’s rail, California black rail, California least tern, Lease Bell’s vireo, peregrine falcon, coastal California gnatcatcher, and Belding’s savannah sparrow. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantially negatively affect the protected species in these habitats contrary to the Recirculated Initial Study’s bald assertion otherwise. Moreover, the physical characteristics of the Proposed Project will also substantially negatively affect the protected species as the light poles, among other



		<p>improvements, will substantially disrupt these species’ habitat and migratory patterns.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these species in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
55	3.4 Biological Resources – Question “b”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on riparian habitat and/or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The Proposed Project site is closely located to several locally, state, and federally-identified riparian habitats and sensitive natural communities. For example, CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area, which contains riparian habitats and sensitive natural communities. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which also contains riparian habitats and sensitive natural communities. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantively negatively affect these riparian habitats and sensitive natural communities contrary to the Recirculated Initial Study’s bald assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these habitats and communities in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
55	3.4 Biological Resources – Question “c”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The Proposed Project site is closely located to one or more Section 404-classified protected wetlands and “other waters”. For example, CdMHS is located about 1,200 feet from Big Canyon Creek Watershed which contains about 14 acres of wetlands and 6 acres of “other waters” classified under and protected by Section 404 of the Clean Water Act. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantively negatively affect these protected wetlands contrary to the Recirculated Initial Study’s bald assertion otherwise.</p>



		<p>Absent the inclusion and consideration of the Proposed Project’s effect on these wetlands in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
55-56	3.4 Biological Resources – Question “d”	<p>The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will substantially interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which is also part of the Upper Newport Bay (known as the Back Bay). These areas provide habitat for 35,000 migratory birds, around 200 of which are sensitive or endangered species in addition to countless native or migratory fish or other wildlife. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantially negatively affect these fish and wildlife contrary to the Recirculated Initial Study’s assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these fish and wildlife in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
56	3.4 Biological Resources – Question “e”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will conflict with local policies or ordinances protecting biological resources. The City of Newport Beach’s Municipal Code contains various Chapters protecting biological resources, including, in part and for example, Chapter 7.26 (Protection of Natural Habitat for Migratory and other Waterfowl) and Chapter 7.30 (Wildlife Protection). The City of Newport Beach’s General Plan contains various elements and policies protecting biological resources, including and for example, the entirety of Chapter 10 (Natural Resources Element). The Proposed Project will conflict with these policies and ordinances due to the Proposed Project’s creation of significant light, glare, noise, and pollution.</p> <p>Absent the inclusion and consideration of the Proposed Project’s conflict with these policies and ordinances in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the</p>



		requirements of the California Environmental Quality Act and its Guidelines.
57	3.4 Biological Resources – Question “f”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conversation Plan, or other approved local, regional, or state habitat conservation plan. CdMHS is located about 1,200 feet from the Upper Newport Bay, portions of which are subject to a State of California habitat conservation plan, Orange County habitat conservation plan, and City of Newport Beach habitat conservation plan. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on these protected areas and conflict with the respective habitat conservation plans contrary to the Recirculated Initial Study’s bald assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these habitat conservation plans in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
62	3.7 Greenhouse Gas Emissions – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
62	3.7 Greenhouse Gas Emissions – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
63	3.8 Hazards and Hazardous Materials – Question “a”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable use of hazardous materials during the extensive demolition and construction of the Proposed Project.
63	3.8 Hazards and Hazardous Materials – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
63	3.8 Hazards and Hazardous Materials –	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental



	Question “c”	impact due to the foreseeable outgassing and emission of the hazardous materials anticipated to be used during the extensive demolition and construction of the Proposed Project.
65	3.8 Hazards and Hazardous Materials – Question “g”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable significant increase in traffic, congestion, and parking on public streets which is anticipated to materially interfere with and impede emergency ingress and egress to and from the Eastbluff Association through the extremely limited streets providing access to our community. The only means of ingress and egress to and from the Eastbluff Association are Cacao Street off of Eastbluff Drive, Bixia Street off of Eastbluff Drive, Alba Street off of Eastbluff Drive, and Bison Avenue off of Jamboree Road. Accordingly, there are over 100 residences for each of the four means of ingress and egress. The Proposed Project’s location is immediately adjacent to Alba Street, and very close to Bixia Street. Given the inadequate amount of parking on the CdMHS campus, the fact that Alba Street is closer to the Proposed Project’s location than two of the three parking lots on the CdMHS campus, and the fact that there is extremely limited parking on Eastbluff Drive and Visa Del Oro (the two public streets adjacent to the Proposed Project’s location outside of the Eastbluff Association) the Eastbluff Association anticipates that an abundance of attendees of events at the Proposed Project will park on the public streets within the Eastbluff Association, thereby significantly increasing traffic and congestion within our community. This is also anticipated to impair and impede emergency access to our community.
69	3.10 Land Use and Planning – Question “b”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to vast conflicts between the Proposed Project’s use and physical characteristics and applicable local, county, and state planning and zoning requirements concerning the same, including, in part, that of the City of Newport Beach’s General Plan, Zoning Ordinance, and Municipal Code.
71	3.12 Noise – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated exposure of our community, and other members of the public, to noise levels in excess of that permitted by the City of Newport Beach as a result of the Proposed Project and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
71	3.12 Noise – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated exposure of our community,



		and other members of the public, to excessive groundborne vibration and noise levels as a result of the Proposed Project and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
71-73	3.12 Noise – Question “c”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated substantial permanent increase in ambient noise levels in the Proposed Project’s vicinity, including that with our community, above existing levels. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Recirculated Initial Study indicates that noise monitoring at certain locations will occur prior to the preparation of the Draft Environmental Impact Report. Only two locations within the Eastbluff Association are proposed to be monitored on Figure 14 and Table 3—those are referenced as “N-4” and “N-8”. Additional locations with the Eastbluff Association must be monitored. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated noise generation.</p> <p>All other proposed monitoring locations are either at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable noise impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).</p> <p>The impact on the Eastbluff Association’s residence cannot be sufficiently understood or analyzed using only two baseline noise monitoring locations. As a result, the cumulative effect of noise if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed monitoring locations identified on Figure 14 and Table 3.</p> <p>The Eastbluff Association requests that six additional noise level monitoring locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.</p> <p>Absent the inclusion and consideration of additional noise monitoring locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its</p>



		<p>Guidelines.</p> <p>The Eastbluff Association also notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that the noise monitoring will occur on a weekday during normal school hours before then as the noise monitoring will not be representative and the cumulative noise impact of the Proposed Project cannot be understood and analyzed if such readings are obtained during the weekend when the use of CdMHS’ facilities is known to be the lowest level and/or during the summer recess when again the use of CdMHS’ facilities is known to be the lowest level.</p> <p>The Eastbluff Association further notes that the Recirculated Initial Study is mistaken and misguided in suggesting that the Draft Environmental Report’s consideration of a “good neighbor policy” (particularly a policy so incomplete and minute in scope) as mitigation would satisfy the requirements of the California Environmental Quality Act and its Guidelines. There is no reasonable basis from the Recirculated Initial Study to conclude that a “good neighbor policy” has been defined in detail to substantially reduce the significant environmental impacts of the Proposed Project in terms of noise generation.</p>
72	3.12 Noise – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to a substantial temporary or periodic increase in ambient noise levels in the project vicinity, including our community, above levels existing without the project for the reasons set forth in our comment to 3.12 Noise – Question “c” above and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
76	3.14 Public Services – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on fire protection services and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede with emergency access to and from our community as set forth in our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
76	3.14 Public Services – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on police protection services and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede emergency access to and from our community as set forth in



		our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
76	3.14 Public Services – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on parks and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. Many of the Eastbluff Association’s members currently use CdMHS’ existing track and field facility and are disappointed that the Proposed Project will not be accessible to members of the public for similar use. This is simply inconsistent with the use of public funds and the Proposed Project being a public facility. It is also violative of any semblance of a “good neighbor policy” given the very significant level of public use of the Proposed Project site by the nearby residents for more than 50 years.
77-78	3.16 Transportation – Question “a”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to conflicts between the Proposed Project and applicable local, county, and state plans, ordinances, and policies concerning an effective transportation circulation system and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Eastbluff Association notes that Eastbluff Drive, which fronts the Proposed Project site, is the primary public transportation route for our community’s residents and visitors. The impact of increased traffic and on-street parking resulting from the Proposed Project must be adequately analyzed and addressed. We anticipate that the Proposed Project will result in a significant slow-down on Eastbluff Drive and other nearby public streets, due to the increased use and increased number of spectators, participants, workers, and school staff at the Proposed Project during events. The impact of the increased use of the sports field with potential simultaneous use of the swim stadium, gym, theater, and other facilities at CdMHS need to be analyzed and addressed.</p> <p>The Eastbluff Association notes that the worst case scenario as discussed in our comment to 1 Introduction – Highest Spectator Events, Worst Case above must be considered and utilized in performing the traffic studies discussed in the Recirculated Initial Study to occur prior to the preparation of the Draft Environmental Impact Report otherwise the cumulative traffic impact of the Proposed Project cannot be adequately understood and analyzed which is necessary to comply with the California Environmental Quality Act’s and its Guidelines’ requirements.</p> <p>The Eastbluff Association further notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that</p>



		to the extent the School District performs any traffic counts for the traffic analysis stated in the Recirculated Initial Study that those counts will be completed on weekdays of school instruction before June 23, 2016.
78	3.16 Transportation – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to conflicts between the Proposed Project and applicable local, county, and state congestion management programs and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
78-79	3.16 Transportation – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to the foreseeable substantial increase of hazards due to the Proposed Project’s design features and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
79	3.16 Transportation – Question “e”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project foreseeably resulting in inadequate emergency access, including to that of our community, and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede emergency access to and from our community as set forth in our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
79	3.16 Transportation – Question “f”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to conflict between the Proposed Project and local, county, and state adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities, and the Proposed Project will foreseeably decrease the performance or safety of those facilities.
79	3.16 Transportation – Question “g”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project foreseeably resulting in inadequate parking capacity and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Eastbluff Association notes that the Recirculated Initial Study’s reliance upon the off-street parking standard for assembly purposes contained in the City of Newport Beach’s Municipal Code is inapt and misplaced. That standard was not intended to apply to high school events. It is foreseeable that at least two thirds of the attendees of the Proposed Project’s events will be high school students. Many</p>



		<p>of those students will drive to and from such events. Virtually all of those students will have a California Driving Permit as opposed to a California Driver's License. Holders of California Driving Permits are subject to certain restrictions and requirements, including that they may not drive friends and fellow students unless they are family members. The off-street parking standards for assembly purposes in the City of Newport Beach's Municipal Code do not contemplate that the end users utilizing the off-street parking spaces will be subject to such restrictions and requirements. Accordingly, a significant number of attendees of events at the Proposed Project will have to lawfully drive separately and cannot lawfully drive other attendees. This significantly increases the foreseeable number of vehicles requiring a parking space versus a three seat to one parking space requirement.</p> <p>The Eastbluff Association further notes that the specious nature of the Recirculated Initial Study's consideration of required parking spaces is demonstrated by the conclusion that "[t]he maximum 1,000-seat bleacher capacity would require 334 spaces." This conclusion spuriously assumes that only 1,000 people would require parking spaces for full-capacity events at the Proposed Project and of course relies on an inapplicable three seat to one parking space ratio. As noted in our comment to 1 Introduction – Highest Spectator Events, Worst Case above, at least 1,500 plus people would require parking spaces and as noted in the preceding paragraph, a three-to-one ratio is inapt.</p> <p>More accurate numbers and ratios must be considered and utilized in analyzing the adequacy of parking capacity in preparing the Draft Environmental Impact Report otherwise this issue will not be adequately understood and analyzed which is necessary to comply with the California Environmental Quality Act's and its Guidelines' requirements.</p> <p>The Eastbluff Association additionally notes that CdMHS already has inadequate parking for students, staff, and visitors. The availability of parking spaces on both CdMHS and adjacent public streets needs to be studied during the school year and anticipate multiple uses of school facilities at the same time to judge the anticipated impact. Similarly, congestion due to incoming and outgoing traffic for events must be analyzed and addressed as it creates a safety hazard for our community.</p> <p>The Eastbluff Association additionally notes that myriad cars are parked on the public residential streets within our community during school hours causing traffic, noise, and lack of parking for residents and their visitors. Permit parking on our community's lower streets adjacent to the schools has been implemented but the volume is so large the cars continue to park on upper streets not under the permit</p>
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		<p>regulations. The failure of the School District to provide adequate parking for the Proposed Project may require the Eastbluff Association to examine gating our community to avoid the foreseeable deleterious impact on our members—note that all of the other homeowner associations nearby the Proposed Project site have private roads and thus can block access to their roads via a security guard, gate or other physical barrier to avoid unpermitted student parking. The impact of increased traffic and increased parking on our community’s public residential streets needs to be adequately analyzed and addressed in the Draft Environmental Impact Report. The foreseeable impacts of the increased parking requirements due to the Proposed Project with simultaneous use of the swim stadium, gym, theater, and other facilities at CdMHS need to be analyzed and addressed in the Draft Environmental Impact Report.</p> <p>The Eastbluff Association additionally notes that the Recirculated Initial Study speciously assumes that attendees of events at the Proposed Project will use CdMHS’ three parking lots as the primary parking locations. This belies experience and logic as attendees will park in the closest available location to the site. Numerous public residential streets in our community are located closer to the Proposed Project site than two of CdMHS’ parking lots. Also, the Recirculated Initial Study erroneously references “Aralia” as a “private street”, whereas it is a public residential street within our community. The Draft Environmental Impact Report should analyze and address the foreseeable impact of attendees of events at the Proposed Project parking on our community’s public residential streets.</p> <p>The Eastbluff Association additionally notes that the Recirculated Initial Study does not acknowledge or contemplate that public parking, and even temporary stopping, on Eastbluff Drive is not allowed across from the Proposed Project site since is a primary route for public transportation, residential and commercial traffic, and public safety vehicles. The Draft Environmental Impact Report should not assume that any attendees of events at the Proposed Project will be able to park and/or be dropped off and picked up on Eastbluff Drive. Given the foreseeable shortage of parking spaces, it is anticipated that these vital traffic limitations will be frequently violated and create public health and safety problems.</p>
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EXHIBIT “B”

Eastbluff Homeowners Community Association Corona del Mar High School Sports Field Project Significantly Impacted Homes

Introduction

The Recirculated Initial Study has been reviewed by the Eastbluff Association’s Board of Directors and by our residents. The information provided in this Exhibit “B” to our public comment letter is based on feedback from our residents at numerous association meetings and workshops, as well as discussions with school officials and NMUSD Trustees.

In particular, the Eastbluff Association recently conducted a written survey of residents to ascertain the level of homeowners’ support of and opposition to the Proposed Project. The results of the survey and analysis of our community are presented in this Exhibit to assist the NMUSD staff and consultants in (1) carrying out their statutory duty to mitigate significant environmental impacts on the Eastbluff Association homes and (2) responding to the overwhelming opposition of our residents to the construction of a lighted stadium in the face of the commitment of the School Board to be a “Good Neighbor” in the review of this project.

Overview of Significantly Impacted Homes in the Eastbluff Association

- Our community contains 460 single family homes.
- Approximately 1,300 people live in our community.
- Our community is the largest and only single family tract in the immediate proximity of the Proposed Project.
- A large number of members of our community have children attending CdMHS.
- Many of our residents are graduates of CdMHS.
- Our community has a long history of support for CdMHS.
- Many of our residents use the CdMHS facilities on a regular basis, including the gym, swim stadium, track, sports fields, and theatre.
- Eastbluff Drive is the primary access to our community. Eastbluff Drive is also the street providing vehicular access to CdMHS.
- There are three entrances to our community from Eastbluff Drive.
- Our community also has a limited entrance from Jamboree Road via Bison Ave.
- Due to (1) the dramatic growth of CdMHS, (2) the fact that the school can be accessed by vehicle only by Eastbluff Drive, (3) the fact that Eastbluff Drive was not designed for the growth which has occurred at the school, (4) the small size of the campus, (5) the lack of a parking structure on campus, and (6) the limited parking available on the campus for the ever increasing school population, the adverse impacts of CdMHS-generated traffic and parking have been visited upon our community as well as other nearby homeowner associations.
- The traffic and parking situation has become so burdensome to our community that the City of Newport Beach has had to repeatedly take action to address those impacts. Those actions are discussed below.



Impact Analysis

Eastbluff Association's homes are directly across Eastbluff Drive from the existing CdMHS track and field. One of the four entrances to our tract is at Alba Street which is directly opposite the entrance to the CdMHS primary student parking lot. That lot is also the main parking lot for the existing track and field, the tennis courts, the gymnasium, and the joint use Marion Bergeson pool.

The intersection of Alba Street and Eastbluff Drive is heavily impacted by school traffic. Past problems with traffic congestion and students parking in front of our homes has led to a series of actions by the City of Newport Beach to reduce the negative impacts on or residents. Those steps were, in part, as follows:

1. At the urging of the Eastbluff Association, the City of Newport Beach installed a right turn only lane from the south end of Eastbluff Drive onto Jamboree Road.
2. The City then reconfigured the Jamboree entrance to our community in order to prevent school traffic from using Bison Avenue to avoid the traffic congestion on Eastbluff Drive.
3. The City then prohibited right turns from Eastbluff Drive onto Alba Street and into our community at certain times on school days.
4. The City then relocated the Eastbluff Drive crosswalk at Alba Street further north on Eastbluff Drive and installed drop-off zones.
5. Most recently, the homes on Aralia Street from 2100 to 2344 (51 homes) have been designated as Parking Permit District 3. School parking is prohibited for more than one hour on school days. Residents are required to have parking permits to park more than one hour. This limitation was designed to stop student parking all day on these residential streets due to lack of parking at the school.

All of these steps were necessary to begin alleviating the problems caused by the extraordinary, unplanned growth of CdMHS and the failure of the NMUSD to adequately address the problems this growth has visited upon the surrounding neighborhood. Please also note that the solutions available to the City of Newport Beach to address the CdMHS traffic and parking problems are not imposed upon CdMHS, which is the source of these problems, but are, instead, imposed upon the neighbors who have had absolutely no role in creating the existing school traffic and parking problems.

As to the recently imposed Aralia Street parking restrictions, they do not apply after 4:00 pm on school days and only apply to Aralia Street. This has resulted in serious parking problems when school events take place after 4:00 pm and on non-school days. Event participants monopolize the residents' parking on Aralia Street. In addition, students who are not permitted to park in the school lots at CdMHS now are willing to drive further up into the streets in our association in order to find parking. Students are now parking on Aleppo Street, Alta Vista Drive, and Arbutus Street.

In light of the fact that NMUSD has offered us no solution to our existing parking issues, our residents have recently asked the Eastbluff Association to take action with the City to expand the no parking without a permit zone to all streets in the high impact area described later in this report. They have also asked to extend the no parking days and hours to seven days a week from 7:00 am to 10:00 pm.



Due entirely to CdMHS-generated traffic and parking problems, some of our homeowners are now promoting the strategy to privatize the streets in our association. Privatizing would, of course, be a significant capital and ongoing expense for the residents, all of which would be endured only to avoid the burdens unfairly placed on our homeowners by NMUSD.

The following chart presents the streets faced with the most serious anticipated environmental impacts due to the proposed project:

Street	Addresses	No. Homes	Environmental Impact Categories					Notes
			Traffic	Parking	Noise	80' Lights	View (poles)	
Aralia St	2100 - 2344	51	S	S	S	S	S	1
Arbutus St	2100 - 2344	33	S	M	S	S	S	2
Alta Vista Dr	2208 - 2401	20	S	S	S	S	S	2
Aleppo St	736 - 927	20	S	S	S	M	M	3
Almond St	901 - 916	5	S	N/A	S	N/A	N/A	4
Alder St	901-920	9	S	N/A	S	N/A	N/A	4
Bellis St	701-938	22	S	M	S	M	M	5
TOTAL HOMES		160						

Legend - S = Significant Negative Impact; M = Moderate Negative impact; ; N/A = Not Applicable

Notes:

1. Aralia Street homes are significantly impacted due to existing school parking. Additional environmental impacts will occur due to significantly increased traffic, noise, lights, and lack of parking from the proposed stadium and allowing expanded use. The existing no parking on this street is likely to be expanded to 7 days a week and 7:00 am to 10:00 pm if the proposed event schedule and size of the events is not modified. These homeowners' entrance/exit is from Alba Street and they have a significant inconvenience when school day and evening events take place.
2. Event participant and attendee parking, noise from large events, and impairment of views are the primary environmental impacts on homes on Arbutus Street and Alta Vista Drive. The parking restrictions in place on Aralia Street are likely to be expanded to Arbutus Street, Aleppo Street, and Alta Vista Drive homes. All residents will be significantly negatively impacted by increased traffic and congestion.



3. The significant environmental impacts on Aleppo Street will be due to event parking and noise. This is also a street currently used for access to the school from the Bison and Jamboree entrance. The increased through traffic is a safety hazard for child and our walkers and joggers. Some of these homes will also be impacted by view impairment from 80 foot light poles and lights for evening practices/training and events. All residents will be significantly negatively impacted by increased traffic and congestion.

4. The significant environmental impact on Alder Street and Almond Street (14 homes) is largely due to noise that carries up the terraced tract from the schools to their location in cul-de-sacs. The noise intensifies and seems to create a tunnel effect against the homes and sound wall on Jamboree. All residents will be significantly negatively impacted by increased traffic and congestion.

5. The significant environmental impacts on Bellis Street will be primarily due to noise and view impairment. This is also a street used for access to the school from the Bison and Jamboree entrance. The increased thru traffic is a safety hazard for children and our walkers and joggers. All residents will be significantly negatively impacted by increased traffic and congestion.

The map included in this report was obtained from Google Maps. The link is:
<https://www.google.com/maps/@33.6335938,-117.8740085,17z>

Homeowners' Survey Results

The survey of our homeowners was taken when the Recirculated Initial Study was released and public comments requested. The link to the Recirculated Initial Study was provided and relevant excerpts from such were provided, summarizing the proposed expanded use of the facilities in terms of number of sports, day and hours of use and planned events. A presentation has been made at our monthly association meeting and followup took place through web site posting, email, and direct mail.

The survey results confirm the homeowners' willingness to support the Track and Field Replacement to provide a cost-effective environment to maintain safer field conditions. We also support the all-weather capability these changes will provide.

Significant concern is evidenced by 70% of respondents expressing "Extreme" concerns about scope of the proposed project. Our members noted their concern about negative impacts that will result due to event noise, lights, lack of parking, increased traffic congestion and number of events, day/time of the field use, and the potential to rent the facility for outside use.

Many members noted existing problems from CdMHS parking lot lights in the main parking lot on Eastbluff Drive and the noise from the swim stadium. A number of responses also noted the current student parking problem on community's "A" streets across from the school's main parking lot. More events and large attendance would make this problem even worse.

Concern was also expressed that other HOA's in Eastbluff could prohibit on-street parking on their private streets and that would push attendees to stadium events to park on Eastbluff Community's public residential streets. Parking is not permitted on Eastbluff Drive due to main access in and out of community and its use by public transportation and bikers.



Survey responses were 70% to 75% expressing “Rating Category 5 – “extremely concerned about a Potentially Significant Impact.” Additionally 10% to 15% of members expressed “Category 4 - Moderately concerned about a Potentially Significant impact.” This level of concern needs to be addressed in the EIR and final design plans.

The survey questions and responses are included in this report. The following summary points out where support and where strong opposition exist.

Question	Significant/Moderate Negative Impact %	Somewhat/Slight/Not Concerned %
Q1: Aesthetics, views, landscaping, visual appeal	84.2	15.8
Q2: Lights, glare	84.2	15.8
Q3: Noise impact from events	83.6	16.4
Q4: Ambient noise, permanent increased use	82.0	18.0
Q5: Negative impact on HOA property from use, trash, maintenance, upkeep	56.8	43.2
Q6: Transportation Issues – congestion, busier intersection, curbside parking	88.3	11.7
Q7: Hazardous interchange, entrance U-turns, pedestrian safety	88.0	14.0
Q8: Transportation – emergency vehicle access	68.2	32.8
Q9: Parking capacity inadequacy at HS during games and events	80.6	19.4

Comments received indicated homeowners were in support of the field improvements to replace natural grass and existing track materials with all weather artificial turf and track compound. The level of support for other key elements of the project was in the low range of 7% to 21% as shown below.

Sports Field Element	Members	%
Field and Track Surface Replacement	108	63.2
Concession / ticket booth, restrooms	36	21.1
Bleachers 1,000 seats	35	20.5



Press box	22	12.9
Lighting	15	8.8
Public Address	16	9.4
Increase use outside events	12	7.0

Recommendation

NMUSD officials should consider our feedback and realize that the community around the school will suffer significant negative environmental impacts if the stadium is approved, constructed, and used. Meetings should be scheduled with our representatives to discuss alternatives to the Proposed Plan. This is consistent with pledges we have received from School Board Trustees. Not engaging in such talks will delay the Track and Field Reconstruction and cost our association and the School District unnecessary consultant and legal expenses.

Conclusion

The Eastbluff Association has been active for two years in discussing this project with NMUSD and has consistently objected to the construction of a lighted stadium at CdMHS. The proposed plan and the operation use and schedule will have a significant negative impact on our homes. We are mobilized and knowledgeable about the proposed improvements. Our homes need to be a key location in measuring the impact and negotiating changes in the plans and mitigation measures. We are adamant that the proposed stadium will further unfairly burden our residents with traffic congestion, lack of parking, event noise, and view impairment from light poles and lights.

Our Eastbluff Homeowners Community Association has designated two Board Directors and our Land Use/Litigation attorney as the points of contact for questions on our comment letter and future discussions. We encourage NMUSD and CdMHS officials to meet with our representatives to discuss strategies to resolve the significant negative environmental impacts the Stadium will cause as proposed in the Recirculated Study.

Our contacts are as follows;

- Don Slaughter – Don@eastbluff.net – (949) 644-1455
- Ron Rubino – Ron@eastbluff.net – (949) 683-6130
- Aaron Ehrlich – AEhrlich@berding-weil.com – (714) 429-0600



PETERSON LAW GROUP

PROFESSIONAL CORPORATION
SUITE 290
19800 MACARTHUR BOULEVARD
IRVINE, CALIFORNIA 92612

TELEPHONE (949) 955-0127
FACSIMILE (949) 955-9007

Via E-mail

September 25, 2017

Newport Mesa Unified School District
Attn: Ara Zareczny, LEED/AP
2985 Bear Street, Building A
Costa Mesa, CA 92626
feedback@nmusd.us

**Re: Comments on the Recirculated Draft EIR for Corona del Mar Middle and High School Sports Field Project
State Clearing House No. 2016011073**

Dear Ms. Zareczny,

This office has been engaged by the Newport Citizens for Responsible Growth ("NCRG") to respond to the Recirculated Draft Environmental Impact Report ("RDEIR") prepared by Newport Mesa Unified School District ("NMUSD") for the Corona del Mar Middle and High School Sports Field Project ("Proposed Project"). We submit the following comments regarding the RDEIR.

Aesthetics

The RDEIR states that "the California legislature passed a bill in 2001 requiring the California Energy Commission to adopt energy efficient standards for outdoor lighting...Different lighting standards are set for different "lighting zones" (LZ), and the zone for a specific area is based on population figures from the 2000 Census. Areas can be designated LZ1 (dark), LZ2 (rural), or LZ3 (urban). Based on this classification, "the project site is designated LZ3." RDEIR 5.1-1.

The RDEIR continues: "the project site is identified as LZ3 based on population figures from the 2000 Census and the above IES lighting zone description." RDEIR 5.1-45. This is an incorrect assumption. It appears that the RDEIR uses the IES LZ3 standards because it was determined that the project is in an LZ3 area under the California Energy Commission's definition of designated lighting areas. **LZ3 (moderately high ambient lighting) under the IES standards does not equate to LZ3 (urban) under the California Energy Commission standards.** These are different standards describing different things. The use of IES' LZ3

B3-1

lighting standards is misplaced as further described below. LZ2 is the appropriate IES lighting standard for this project.

Under the IES standards, LZ3 is described as “moderately high ambient lighting” where “areas of human activity where the vision of human residents and users is adapted to moderately high levels of light.” RDEIR 5.1-45. The RDEIR fails to include typical areas that the IES lists for the LZ3 lighting zone, including: “commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial uses and shipping and rail yards with high night time activity, high use recreational and playing fields, regional shopping malls, car dealerships, gas stations, and other nighttime active exterior retail areas.” IES states that LZ3 is the “recommended default zone for large cities’ business district” including business zone districts, commercial mixed use, and heavy industrial and/or manufacturing zone districts.” This is not an accurate description of the predominately residential neighborhood in which the Proposed Project is located.

Instead, LZ2 is the accurate lighting zone for the Proposed Project. According to IES 2011, “Lighting Zone 2 pertains to areas with moderate ambient lighting levels. These typically include multifamily residential uses, institutional residential uses, schools, churches, hospitals, hotels/motels, commercial and/or businesses areas with evening activities embedded in predominately residential areas, neighborhood serving recreational and playing fields and/or mixed use development with a predominance of residential uses.”

The RDEIR’s use of LZ3 lighting zone, intended for a “large cities’ business district” instead of a predominately residential neighborhood, skews the analysis of the light trespass impacts of the Proposed Project. In LZ3 lighting zones, light trespass impacts could be significant if the vertical illuminance exceeds 0.8 fc. This allowed the RDEIR to conclude, “the light levels received on the residential structure near Vista Laredo to the northwest of the light pole would be 0.5 fc to 0.7 fc, and no significant impact is anticipated.” RDEIR 5.1-57. However, in LZ2 lighting zones (the appropriate lighting zone for this residential neighborhood), light trespass impacts could be significant if the vertical illuminance exceeds 0.3 fc. Clearly, the residential structure near Vista Laredo will be significantly impacted with light levels of 0.5 fc to 0.7 fc –more than double the threshold of significance in LZ2. The residences located at 2201-2225 Vista Huerta will also be significantly impacted by light levels ranging from 0.4 fc – 1.1 fc.

The RDEIR’s use of LZ3 for the residential neighborhood in which the Proposed Project is located is inaccurate, inappropriate, and misleading. It skews the results of the light trespass impacts to allow for the finding of “no significant impact” instead of a significant impact that requires mitigation. The light trespass analysis must be reanalyzed under the correct thresholds of significance described under IES LZ2 to identify significant impacts and mitigate those impacts. If these impacts are not mitigated, many members of the community will be detrimentally affected by light trespass and glare – causing potential health and safety risks. For example, glare could blind drivers on adjacent roads. This is especially concerning in an area that is frequented by children and student drivers with little driving experience. Drivers could

also experience potentially hazardous driving conditions when leaving the Proposed Project area that is too brightly lit and driving into a comparatively darker area. In addition, light trespass may affect the ability of residents to sleep and may cause a diminution in the value of property.

The use of LED lighting should be modeled for both lighting and energy saving purposes. It is clear that the metal halide lights may not be in compliance with the appropriate lighting standards for a residential neighborhood. Modeling LED lighting will provide another viable lighting option for NMUSD if the metal halide lights are not compliant.

B3-2

Noise

The RDEIR models noise under Option A (PA System) and Option B (no PA System). The RDEIR concludes that there is a significant noise impact under Option A with the PA System, and therefore calls for a mitigation measure eliminating the use of the PA system. However, the RDEIR states that “under Option B, the school at times may use a portable loudspeaker system for warm-up music during daytime hours; the portable loud speaker system is expected to be considerably quieter than the PA system under Option A.” RDEIR 5.6-30. This is not a valid assumption and the noise levels of the portable loudspeaker system must be analyzed.

B3-3

Furthermore, because the mitigation measure under Option A eliminates the use of the PA system, it is likely that the portable loudspeaker system will be used in place of the PA system. The RDEIR failed to analyze the noise levels associated with the use of a portable loudspeaker system. Considering the fact that the noise analysis under Option B (no PA system) showed that project related noise would result in “exceedances of the municipal code at two Modeling Receiver Locations” without a PA system, it is highly likely that project related noise would affect additional Modeling Receiver Locations if noise modeling analysis took into account a portable loudspeaker system. The noise analysis must be reanalyzed to account for the use of a portable loudspeaker system.

B3-4

Project Objectives

The overall statement of objectives includes the following: 1) reduce travel time and vehicle miles traveled for home events and practices; 2) reduce the amount of District funds associated with transportation to and from off-campus venues. There is no baseline to establish these objectives. How much travel time and how many vehicle miles are currently expended transporting the CDM field athletes to home events and practices? What amount of District funds are spent on transportation to and from off-campus venues? It is impossible to reduce something unless you know the baseline from which you are starting. These objectives cannot be met or analyzed without this information. NMUSD must supply this information and analyze how the Proposed Project meets these objectives. Without this information, NMUSD cannot justify these objectives as a basis for the Proposed Project.

B3-5

Project Alternatives

NCRG supports the Two Fields, No Lights Project Alternative. This alternative addresses the major concerns of the community – light, glare, noise, and traffic - while still accomplishing many of the Proposed Project objectives. The RDEIR concludes “because this alternative would reduce the impacts of most concern to the community, aesthetics, light and glare, and noise and traffic, this alternative is considered environmentally superior to the proposed project (Options A and B).” RDEIR 7-23. We agree, and urge NMUSD to adopt the Two Fields, No Lights Project Alternative.

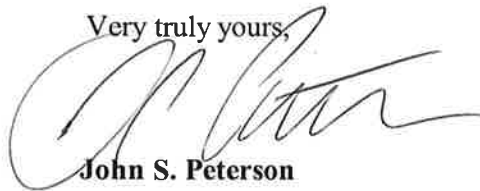
B3-6

Conclusion

The central purpose of CEQA is to ensure that the public and decision-makers are informed of the potential environmental impacts of a proposed project before it is approved. *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449-450. While the RDEIR addresses many of the NCRG’s previously raised concerns, it is still deficient with respect to its light trespass analysis and noise analysis. Not only is it deficient, it is wrong because its analysis relies on an incorrect lighting zone standard. The RDEIR should not be approved without further analysis.

B3-7

Very truly yours,



John S. Peterson

JSP:swt

Appendix

Appendix A3 RDEIR Comments – Residents in Opposition (C)

Appendix

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From: Steve Jones [mailto:stevejonesmusic@gmail.com]
Sent: Monday, September 11, 2017 10:32 AM
To: Newport- Mesa USD
Subject: Corona del Mar High School Sports Field Project

C1-1

To Whom It May Concern:

Please do not install lights or sound equipment in the project. It will negatively affect the quality of life in our community and will decrease the value of our properties.

Sincerely,

Steve and Judy Jones
2009 Vista Cajon

From: Gretchen Gibbs [<mailto:ggibbs10@gmail.com>]
Sent: Friday, September 8, 2017 5:01 PM
To: Newport- Mesa USD
Subject: RDEIR

September 8, 2017

Attention: Board of Education

Last year the residents surrounding The Corona Del Mar Middle and High School were allowed to vote on this "Draft Environmental Impact Report (RDEIR) for Corona Del Mar Middle and High School Sports Field(s)

C2-1

Project". The plans were rejected. The options were the same. When will you accept the Homeowner's Vote and Survey?

Why is the Board of Education trying to present the (RDEIR) Project again when the Homeowner's Associations had rejected these projects? The bright lights, The crowds, The late night noise, and The traffic are a

Problem for the residents and homeowners. PLEASE ACCEPT OUR REJECTION OF THE RDEIR FOR CORONA DEL MAR MIDDLE AND HIGH SCHOOL - WE VOTE. "NO".

Regards,

Gretchen S Gibbs

2207 Aralia St.

Newport Beach, CA 92660

From: Alma Wu [<mailto:almatywu@gmail.com>]
Sent: Sunday, September 10, 2017 2:15 PM
To: Newport- Mesa USD
Subject: CdM High School Sports Field Project

Dear Sir:

I am a homeowner on Hilvanar across from the CdMHS track and field.

I have lived here since October 1970 and CdMHS has NEVER been a football powerhouse that needed its own stadium.

Tennis yes, and NMUSD has built many tennis courts at the high school to accommodate the very successful tennis program.

I am AGAINST any sports facility at CdMHS. Parking, TODAY, is a problem for our community already with students and visitors blocking our streets on school days and game days.

Thank you. Sincerely, Alma Wu.

C3-1

From: Susie Meindl [<mailto:susiecreative@sbcglobal.net>]
Sent: Sunday, September 17, 2017 5:37 PM
To: Newport- Mesa USD
Subject: Proposed CDM sports field project

September 17, 2017

feedback@nmusd.us

NMUSD Education Center
2985 Bear Street, Bldg A
Costa Mesa CA 92626

Re: CDM Sports Field Project

To whom it may concern:

We support Option B but WITHOUT LIGHTING.

C4-1

We vehemently object to night games with lights and a PA system.

Not only are night sports events a hazard, it's inevitable that a night friendly venue would be rented out for concerts and other non-school related events to cover the upkeep costs of the extra equipment and structures involved.

C4-2

We are 40 year homeowners in The Bluffs neighborhood which is located on two (2) sides of the CDM sports field. We know the UMUSD has historically often stated there will never be night games at CDM because of the extremely close proximity of the sports field to homes on ALL FOUR SIDES of the campus.

C4-3

Three of the streets located on the campus perimeter are two lane avenues. We have witnessed many daytime accident close calls on those streets, and at night the risk would be much higher.

C4-4

Night events at the sports field would introduce many irritants and dangers to our neighborhoods. All those who are promoting night games at CDM are fully aware of this, however, not many realize it's a matter of LIFE & INJURY!

C4-5

Not only would passenger vehicles be a risk to pedestrian lives, access by emergency crews could be impossible since double parking by school sports events attendees is already common.

C4-6

Have you spoken to the NB Fire & Police Dept.? They will tell you they are not in favor of making their jobs more difficult with night events in such a high density neighborhood.

C4-7

Yours truly,
Suzanne & John Meindl
1957 Vista Caudal
Newport Beach CA 92660

MEINDL

1957 Vista Caudal
Newport Beach, CA 92660

field project

AG 9/22/17
C4

SUPERINTENDENT'S OFFICE

SEP 20 2017

NEWPORT-MESA USD

September 17, 2017

feedback@nmusd.us

NMUSD Education Center
2985 Bear Street, Bldg A
Costa Mesa CA 92626

Re: CDM Sports Field Project

To whom it may concern:

We support Option B but WITHOUT LIGHTING.

C4-8

We vehemently object to night games with lights and a PA system.

Not only are night sports events a hazard, it's inevitable that a night friendly venue would be rented out for concerts and other non-school related events to cover the upkeep costs of the extra equipment and structures involved.

We are 40 year homeowners in The Bluffs neighborhood which

is located on two (2) sides of the CDM sports field. We know the UMUSD has historically often stated there will never be night games at CDM because of the extremely close proximity of the sports field to homes on ALL FOUR SIDES of the campus.

Three of the streets located on the campus perimeter are two lane avenues. We have witnessed many daytime accident close calls on those streets, and at night the risk would be much higher.

Night events at the sports field would introduce many irritants and dangers to our neighborhoods. All those who are promoting night games at CDM are fully aware of this, however, not many realize it's a matter of LIFE & INJURY!

Not only would passenger vehicles be a risk to pedestrian lives, access by emergency crews could be impossible since double parking by school sports events attendees is already common.

Have you spoken to the NB Fire & Police Dept.? They will tell you they are not in favor of making their jobs more difficult with night events in such a high density neighborhood.

Yours truly,

Suzanne & John Meindl

-----Original Message-----

From: Carolyn Goates [<mailto:cgoates@gmail.com>]

Sent: Sunday, September 17, 2017 8:54 PM

To: Newport- Mesa USD

Subject: Re: CDM Sports Field Project

September 17, 2017

NMUSD Education Center
2985 Bear Street, Bldg A
Costa Mesa CA 92626

To whom it may concern:

I support Option B but WITHOUT LIGHTING.

I want to register my STRONG opinion against night games with lights and any kind of disturbing PA system.

It is already very dangerous DURING THE DAY, when I drive on the 2 streets next to the school, Vista del Mar and Vista del Oro. At night it is DRAMATICALLY worse. Teenagers are not known for their good sense. At least during the day I have a better chance of seeing them as they dart out from between parked cars WHICH THEY DO OFTEN!!! So not only are night sports events then dangerous to the youth, no matter the stated good intentions, it is INEVITABLE that the night venue would be rented out for concerts and other non-school related events to help offset the upkeep costs of the extra equipment and structures involved. We know that UMUSD has historically often stated there will never be night games at CDM because of the extremely close proximity of the sports field to homes on ALL FOUR SIDES of the campus and we have been grateful for that position and really want it to continue. I am also concerned for the increased "strangers" that inevitably will travel down to the bluff rim to smoke their marijuana, drink or do other drugs or engage in other activities. This is just what folks do and ESPECIALLY at night!! This then causes security issues and places students in a potentially mentally impaired condition next to steep cliffs. It's close and easy access. They do it now on a limited basis. Night games, I believe would dramatically increase this activity. And it can result in serious injury or of course, potential loss of life.

C5-1

C5-2

C5-3

Traffic during the day is VERY difficult. Saturday mornings, parents often double and triple park, completely blocking the road, then with inconsideration for residents, wait of their child to get aboard, before we can get around the cars. I believe that traffic would further increase and could often block off access to resident as a result. And just try to turn right onto Eastbluff from Vista del Mar then on to Jamboree on a Sunday when church has let out to understand how easily congested our streets get. As there is completely inadequate parking on school grounds, this parking spills onto surrounding streets. And you have to anticipate some amount of drinking/drugs in conjunction with these night games. That is just the times we live in. And so there is increased carelessness and inattention that is possible. And again, the darting from between parked cars. It's all just really so dangerous to all. The streets surrounding the school are wholly inadequate to handle any large increase in traffic, except for special events, like graduations, which we as residents, just note the date and make sure we don't go anywhere near the school perimeter.

C5-4

Also the NB Fire & Police Department's ability to travel these streets would be impaired. We have a lot of people in The Bluffs area and many are older who need quick rescuing in times of crisis. Clogged streets are a problem.

C5-5

The last consideration to mention is that the proposed night lights are terrifying, in anticipation of the quantity of light they will emit. The swimming pool lights are already quite bright. These would be much higher and more penetrating. Add to that a loud PA system. and it would be very difficult especially for all those who live close, and all that are within earshot and can see the bright lights. This is a quiet serene community of homes. Disturbances are extremely rare. It's why most chose to live here rather than places like on the noisy peninsula. Please help us maintain the serenity that we have all invested in, have loved, and have come to call our homes.

C5-6

C5-7

Thank you so much for your consideration!

Carolyn Goates
2017 Vista Caudal

From: Karen Tuckerman [<mailto:bakbaja@aol.com>]

Sent: Sunday, September 17, 2017 8:04 PM

To: Newport- Mesa USD

Subject: CdM High School Sports Field Project

Throughout the early 1960s when CDM High School was proposed and built, and for years after, the school board repeated over and over, "There will be no night games at CDM."

C6-1

After years of integrity and keeping their promise to the thousands of people who live in the surrounding communities we now have a complete about-face.

Essentially we were lied to by the NMUSD Board.

I went to the meeting at CDM on Sept 13, 2017 as I have to all the other meetings about the Sports Field in the past years. While I appreciate that the magnitude of the project has been somewhat scaled back, it still betrays the assurances and protections that were given to the affected homeowners.

I support Option B, without lights and without PA system.

C6-2

Since students will leave campus after school and return several hours later for practice and games, this can continue to be conducted elsewhere during the winter months (in the current lighted locations) when it gets dark early, and practice can resume at CDM in the Spring.

Option B, without lights and no PA system would satisfy ALL of the NEEDS

C6-3

and most of the wants of CDM while providing a fair balance for the neighbors.

It is not reasonable or fair to torment the neighbors, yes-torment the neighbors, with PA system, lights, noise, traffic and disruption until well into the night and

quite likely after the target time of 9pm.

The night games, such as jr varsity, should be played earlier or at another location. Young, inexperienced drivers are a danger to themselves and others at night.

The NMUSD Board should keep its word. **No night games at CDM High School.**

Thank you.

C6-4

Sent from my iPad

From: "Ara K. Zareczny" <azareczny@nmusd.us>
Date: 9/25/17 8:41 AM (GMT-08:00)
To: Dwayne Mears <dmears@placeworks.com>
Subject: Fwd: sports facilities

Ara K. Zareczny, LEED AP
Director, Facilities Development, Planning and Design
Newport Mesa Unified School District
2985 Bear Street<x-apple-data-detectors://1>, Bldg. E.
Costa Mesa, CA 92626<x-apple-data-detectors://2/0>
(714)580-8665<tel:(714)580-8665> mobile

Begin forwarded message:

Dear Board Members:

Please be advised that I am asking you to approve Option B: Alternative 3 for the CdM Sports Fields Improvements. I believe that takes into consideration all parties involved: the school, the students, the sports activities, the parking issues, the adjacent homeowners, safety and liability using future use and the encouragement of good values through sports activities.

C7-1

Sincerely,
Carol Strauss
453 Vista Grande
Newport Beach, CA 92660

From: Lynn Welker [mailto:lynnwelkerart@gmail.com]

Sent: Saturday, September 23, 2017 9:47 AM

To: Flavia Mendez <fmendez@nmusd.us>; Ara K. Zareczny <azareczny@nmusd.us>

Subject: COMMENT FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees Newport-Mesa Unified School District 2985 Bear Street, Building E

Costa Mesa, CA 92626

Attn: Ara Zareczny

I am a neighbor of Corona del Mar High School and I am submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

I Support Option B - Alternative 3 which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Lynn Welker

2067 Vista del Oro

Newport Beach, CA 92660

C8-1

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C9-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Carolyn E Cooper

2421 Blackthorn St. ~~11B~~

NEWPORT BEACH, CA

Bruce Cox

2421 Blackthorn St

Newport Beach, 92660

From: Steve Jones [<mailto:stevejonesmusic@gmail.com>]
Sent: Monday, September 11, 2017 10:32 AM
To: Newport- Mesa USD
Subject: Corona del Mar High School Sports Field Project

To Whom It May Concern:

Please do not install lights or sound equipment in the project. It will negatively affect the quality of life in our community and will decrease the value of our properties.

C10-1

Sincerely,

Steve and Judy Jones
2009 Vista Cajon

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Steve Jones

2009 Vista Canyon

Newport Beach, CA 92660

Judith Jones

2009 Vista Canyon

Newport Beach, CA 92660

From: judie Carlson [judieamc@aol.com]
Sent: Tuesday, September 12, 2017 5:19 PM
To: Ara K. Zareczny
Subject: CdM Development

As a resident of the community of The Bluffs,

I ask that you strongly reconsider the addition of lights at the CdMar football field.
It will interfere with the residents in so many ways - and the noise of after hours use of the field will be prohibitive.
Thank you for your consideration ~

C11-1

From: Livingston, Daniel M. [DML@paynefears.com]
Sent: Wednesday, September 13, 2017 9:27 AM
To: Ara K. Zareczny
Subject: Support for CDMHS Sports Complex Option B--Alternative 3

We live at 2328 Arbutus Street in Eastbluff, one block above Corona del Mar High School.

We support Option B –Alternative 3 for the construction of two synthetic fields at CDMHS with no lights.

We believe the lighting proposals would be a huge detriment to our community, diminishing property values and disturbing the peace and quiet enjoyment of our neighborhoods almost every day of the week.

We respectfully urge the board to adopt this alternative and to enter into a binding use policy which protects our neighborhoods from future attempts to invade the peace of our community.

Thank you,

Dan & Betsy Livingston

C12-1

From: Adriana Angulo on behalf of Newport- Mesa USD
 Sent: Wednesday, September 13, 2017 9:57 AM
 To: Ara K. Zareczny
 Subject: FW: CDM Sports 2 field alternative plan

Please see email below.

Thank you,

Adriana Angulo
 Public Information Office
 Newport-Mesa Unified School District
 Office: 714-424-5076
 adrianaangulo@nmusd.us<<mailto:ayfranco@nmusd.us>>

From: Bill Fallon [<mailto:bfallon@surterreproperties.com>]
 Sent: Wednesday, September 13, 2017 9:40 AM
 To: Newport- Mesa USD
 Cc: xalindt@gmail.com; Kathy Fallon
 Subject: CDM Sports 2 field alternative plan

Dear Mr. Zareczny;

My wife and I raised our three daughters across the street from the CDM fields at 2100 Vista Laredo. They all played soccer and they have all graduated from CDM. So I am all for athletics. Over the years we have watched teams practice and play afternoons and weekends. Our street has become a turnaround basin for students and parents. We have endured loud music from speakers while lacrosse teams practice and play – we had to ask that “rap” music with sexual lyrics be stopped one day. We hear quite clearly coaches exhort their players with expletives and whistles – without loud speakers.

C13-1

A few years ago our night sky was light up with 5 spotlights attached to the gym pointed at our house. No one at the school, including the principal at the time, had any idea why they were installed and they have since been turned off. Graduation day with large crowds jostling for parking may be a taste of what may happen if night time events are scheduled – except without as much parent participation. Imagine teens exiting an event at 9-10 in the evening to our residential neighborhood with the animosity the community is going to have. Cars will be towed, arguments will ensue. We have teens loitering in our greenbelt now smoking and leaving trash behind. Are night time events in the Bluffs really a good idea?

I have watched many track meets and JV football games at the school. I have NEVER seen the existing bleachers full. Why do we need more bleachers?

I am all for improving athletic facilities. Unfortunately the location of CDMHS does not lend itself to nighttime events for many reasons – parking, noise, disturbance to the neighborhood's peace and security.

To all the parents who live in CDM, the Port streets and Irvine Terrace and support lights and loudspeakers – would you like them in your neighborhood? I doubt it.

Sincerely,
Bill Fallon
2100 Vista Laredo
949-923-1205

C13-2

From: Adriana Angulo on behalf of Newport- Mesa USD
 Sent: Wednesday, September 20, 2017 11:38 AM
 To: Ara K. Zareczny
 Subject: FW: Revised EIR - Corona de Mar Middle and High School Sports Field(s) Project

Please see email below.

Thank you,

Adriana Angulo
 Public Information Office
 Newport-Mesa Unified School District
 Office: 714-424-5076
 adrianaangulo@nmusd.us<<mailto:ayfranco@nmusd.us>>

From: James, David [<mailto:david.james@novarencss.com>]
 Sent: Wednesday, September 20, 2017 10:58 AM
 To: Newport- Mesa USD
 Subject: Revised EIR - Corona de Mar Middle and High School Sports Field(s) Project

To Whom it may concern:

We are writing this email to comment on the proposed sports field and lights for Corona del Mar Middle School and High School. My family lives on Aleppo Street, which is 3 streets up from the School. Our backyard, family room, kitchen, bedroom, bonus room, master bathroom, all face directly towards the school, and more particularly, directly at the sports field. If the school were to install (4) 70' high poles with fourteen light fixtures each and (4) 80' high poles, also with fourteen lights, this would severely impact our view and value of our home and the surrounding homes in the neighborhood. Also, if there were a large press box with a public address (PA) system, I couldn't even imagine how loud that would be for the entire Eastbluff neighborhood. We strongly oppose any option which would include light poles or any public address system.

C14-1

We have offered the School District to come to our house and our neighbors homes and take pictures as to document the affect the lights would have on our homes.

If you have any questions, please let us know.

Thank you,

David & Kristen James
 807 Aleppo Street
 Newport Beach, CA 92660

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately

HALL SEELY**ATTORNEY AT LAW**

PHONE (949) 955-3575

901 Dove Street, Suite 120
Newport Beach, California 92660
September 21, 2017

FAX (949) 759-1304

To the Board of Trustees
Newport Mesa Unified School District
2985 Bear Street, Bldg. E
Costa Mesa, CA 92626
ATTN: Ara Zareczny

Dear Trustees:

Born in San Francisco, I, with my family, came to Newport Beach at the start of World War II when my father was assigned to the Santa Ana Army Air Force Base - now Orange Coast College. I attended all of the Newport Beach elementary schools, being in the first graduating class from Horace Ensign Intermediate School. Both my wife and I are graduates of Newport Harbor Union High School where I was an active participant in football, track and field and baseball. I have served on both the City of Newport Beach, Parks Beaches and Recreation Commission as well as the Planning Commission. Through the years I have supported youth sports activities in the community as a board member of the Harbor Area Boys and Girls Club and also through the YMCA. Additionally, I have contributed to sports programs at Corona del Mar High School where our daughter served as Student Body President and our son swam and played water polo. My wife (of 54 years) and I have resided in Eastbluff from its inception in 1963.

C15-1

I am disheartened and dismayed that, other than providing suitable physical education/sports facilities for the use and benefit of Corona del Mar High School students and, possibly, youth in the community, the NMSUD School Board seems bent on seeking to create revenue through the use/rental of stadium facilities at Corona del Mar High School regardless of the impact on the surrounding communities.

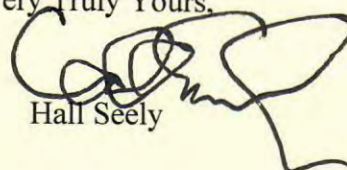
C15-2

Already existing is the substantial impact, if not hazard, of the great amount of traffic generated at and around the Corona del Mar High School campus and its environs. Already much discussed and objected to, due to the much greater impact of traffic, noise and lights upon the neighborhoods surrounding Corona del Mar High School are the proposed stadium/ concession configurations and related lighting and, most likely, noise pollution inflicted on the surrounding communities. Not mentioned, and not considered to date, are the significantly greater impacts and threats to private property and public safety arising from the use of any stadium-like facilities, not merely for league athletic contests but the likelihood the District also would permit, if not seek out and encourage, the use of the facilities for CIF playoff contests in football, soccer, track and field, lacrosse and possibly others. You then promote the further impact and danger created with the arrival of busloads of out of area supporters for the teams involved. While serving the needs of our area students, but without the negative and potentially hazardous impacts upon area roadways, the adjacent neighborhoods and their residents, is the two field option (B), without lights and with appropriate sound attenuation. It will be gratifying to see the NMUSD School Board acting in the interests of the students and citizens within the District rather than acting as NFL League owners and promoters.

C15-3

C15-4

Very Truly Yours,



Hall Seely

A3-21

From: Diane Tang [dtlonlinep@gmail.com]
Sent: Thursday, September 21, 2017 9:43 AM
To: Ara K. Zareczny
Subject: Corona Del Mar High School Sports Complex Option B Alternative 3.

We do not want the fields to be lighted. We support Option B BUT WITHOUT LIGHTS. In the current report, this is described as Option B – Alternative 3.

C16-1

We think it is extremely important for all impacted homeowners to support Option B – Alternative 3.

From: Ara K. Zareczny
Sent: Monday, September 25, 2017 10:43 AM To: Dwayne Mears
Subject: FW: I support alternative B option 3

From: Rhoda Sweeney [rhosweeney@aol.com] Sent: Friday,
September 22, 2017 2:45 PM
To: Ara K. Zareczny
Subject: I support alternative B option 3

C17-1

Rhoda Sweeney. 504 Avenida Lorenzo

Rhoda

From: Judy Tracy [judyctracy@gmail.com]
Sent: Friday, September 22, 2017 2:50 PM
To: Ara K. Zareczny
Subject: CDM Sport Improvements.

Dear Board Members:

Please be advised that our family is asking you to approve Option B: Alternative 3 for the CDM Sports Fields Improvements. We believe that takes into consideration all parties involved: the school, the students, the sports activities, the adjacent homeowners, the parking issues, safety and liability issues, future use, and the encouragement of good values through sports activities.

Sincerely, The Tracy Family
2204 Fortuna, Newport Beach, CA 92660

C18-1

From: Debra Gunn Downing [DowningD@southcoastplaza.com]
Sent: Saturday, September 23, 2017 7:44 AM
To: Ara K. Zareczny
Subject: [CAUTION: POSSIBLE SPAM] CDM Sports Stadium

Dear Board Members:

Our family is asking that you approve Option B: Alternative 3 for the CDM Sports Stadium Improvements. We believe that takes into consideration all parties involved and impacted: the school, the students, sports activities and adjacent homeowners. And it addresses parking and liability issues, safety, future use and the encouragement of good values through sports activities. We appreciate your consideration.

C19-1

Sincerely,

The Downing Family
2136 Vista Dorado, Newport Beach, CA
92660

Sent from my iPhone

Sent from my iPhone

From: Michael Ringo [mddmringo@aol.com]
Sent: Saturday, September 23, 2017 8:23 AM
To: Ara K. Zareczny
Subject: CDM Sports Field Issue

Dear Board Members:

Please be advised that our family is asking you to approve Option B: Alternative 3 for the CDM Sports Fields Improvements. We believe that takes into consideration all parties involved: the school, the students, the sports activities, the adjacent homeowners, the parking issues, safety and liability issues, future use, and the encouragement of good values through sports activities.

C20-1

Sincerely,

Mike and Dawn Ringo
2185 Vista Entrada
Newport Beach, CA 92660

Marjorie Tussing
305 Esperanza
Newport Beach, CA 92660-3923
949 721 1266/LTS9@AOL.COM

September 23, 2017

Newport Mesa Unified School District

RE: CDM Sports Field Plan

Dear Board Members

Please be advised that our family is asking you to approve Option B: Alternative 3 for the CDM High School Sports Field Improvements. This is the option which does NOT include lights. We believe this plan takes into consideration and addresses the needs of all parties involved: 1) the school, 2) the students with their sports activities that focus on encouraging good values, 3) the adjacent homeowners along with the parking including their related safety and liability issues.

C21-1

Sincerely,

The Tussing Family

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.


C22-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address


Steve Timbarello

2437 Bamboo Street
Newport Beach, CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

C22-1

Respectfully submitted,

Name

Address

David Horner
[Signature]

566 Glorietta

Newport Beach, CA 92660

Brad Horner

681 Vista Bonita

Newport Beach, CA 92660

From: Lynn Welker [johnwelkergolf@gmail.com]
Sent: Saturday, September 23, 2017 9:44 AM
To: Ara K. Zareczny
Subject: COMMENT FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees Newport-Mesa Unified School District 2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

I am a neighbor of Corona del Mar High School and I am submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

I Support Option B - Alternative 3 which is the construction of two synthetic fields at Corona del Mar High School with no lights.

C24-1

Respectfully submitted,

John Welker

2067 Vista del Oro

Newport Beach, CA 92660

From: James Burton [jimbur@roadrunner.com]
Sent: Saturday, September 23, 2017 1:44 PM
To: Ara K. Zareczny
Subject: CdM High school sports fields

My name is James Burton.

I am a resident in Eastbluff for 53 years.

We have had three children graduate from CdM High school and admire the school's excellent academic curriculum and sports programs. In general, the school has been a good neighbor.

Let's keep it that way.

I am asking you to approve the Plan B scheme, but WITHOUT THE LIGHTS.

C25-1

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

C26-1

Respectfully submitted,

Name

Address

Virginia M. Hee

2006 Baja
Newport Beach, CA
92660

From: Maxine Golden [maxine@brokerintrust.com]
Sent: Saturday, September 23, 2017 4:08 PM
To: Ara K. Zareczny
Subject: CDM Sports Fields

Board of Trustees Newport-Mesa USD
Attention:
Ara Zareczny

I and my husband are former high school and university teachers and my husband is a former high school and division one university coach.

As Eastbluff residents we see more harm than benefits from lights at CDM fields.

See signed letter attached SUPPORTING ONLY Option B-with NO LIGHTS.

Thank you.

--

[http://www.scvrelocation.com/wp-content/uploads/2015/07/Email-Signature_Maxine2.jpg]

"The only thing necessary for the triumph of evil is for good men to do nothing." Edmund Burke 1729-1797

C27-1

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

→ The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights. ↗

Respectfully submitted,

Name

Address

[Signature]

3007 CAROB

NEWPORT BEACH 92660

Margie Galden

3007 CAROB

NEWPORT BEACH, 92660

From: Lisa Iannini [lciannini@aol.com]
Sent: Saturday, September 23, 2017 10:15 PM
To: Ara K. Zareczny
Subject: Option B alternative 3

Writing to voice my choice for the CDM sports field. I am a 20 year resident of Eastbluff, 234 Aralia street, whose son attended CDM a school with sports programs I've proudly supported. We however oppose the lighting proposed.

C28-1

Respectfully,
Lisa Iannini

Sent from my iPad

From: Cherie Sharp [sharpcherie@roadrunner.com]
Sent: Sunday, September 24, 2017 9:08 AM
To: Ara K. Zareczny
Cc: 'Kevin Sharp'
Subject: COMMENTS CDM HS Sports Field project

We live behind CDM High School at 601 Vista Bonita and would like to provide input to this project. We have a daughter who's a freshman at CDM HS and a son who's in 6th grade at Eastbluff. Both are active in sports, and we wholeheartedly support field improvements for the safety of all the athletes and ability to run practices at more flexible times. However, we do NOT support 80 foot pole lighting. That will shine directly into our son's window!

C29-1

WE SUPPORT OPTION B WITHOUT LIGHTING!

Please face the facts of our tiny neighborhood, narrow streets, and vicinity of the fields to the homes adjacent to the proposed improvements. It will just be horrible for us.

C30-2

Thanks for listening (hopefully!)

Cherie and Kevin Sharp
 601 Vista Bonita
 949 887 2658

From: Marcus Rosencrantz [marcusmd02@aol.com]
Sent: Sunday, September 24, 2017 12:30 PM
To: Ara K. Zareczny
Subject: COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees Newport-Mesa Unified School District 2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C30-1

The undersigned Supports Option B - Alternative 3 which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Marcus Rosencrantz and Emily Whitcomb

2531 Blackthorn Street

Newport Beach 92660

From: Judy Tracy [judyctracy@gmail.com]

Sent: Saturday, September 23, 2017 12:43 PM

To: Karen Yelsey; Vicki Snell; Charlene Metoyer; Dana E Black; Walt Davenport; Martha Fluor; Judith A Franco; Ara K. Zareczny; Superintendent

Subject: CDM Sports Fields

Dear Board Members:

Please be advised that our family is asking you to approve Option B: Alternative 3 for the CDM Sports Fields Improvements. We believe that takes into consideration all parties involved: the school, the students, the sports activities, the adjacent homeowners, the parking issues, safety and liability issues, future use, and the encouragement of good values through sports activities.

Sincerely, The Tracy Family

2204 Fortuna, Newport Beach, CA 92660

C31-1

From: Mark Hopkins [mhopkinslaw@att.net]
Sent: Sunday, September 24, 2017 1:00 PM
To: Jim Kerrigan
Cc: Ara K. Zareczny; bakbaja@aol.com; renpolk@gmail.com; susanlee404@gmail.com; Susan_Dvorak@hotmail.com; Tobiessen, Susan; dennis.biggs51@gmail.com; Shawn Liberty; dtbnwptb@pacbell.com; Tracy, Judy; fryer.stephanie@gmail.com; Marger, Bob; Mazzotta, Dave; Van Ling, Liz; stephenleap@aol.com
Subject: CDM Sports Project - It's about balls...

Jim - your email below is very well written and with an appropriate sense of humor, sarcasm, and irony, which can be useful tools for making a point to people who haven't considered the full ramifications of their actions. In other words, the school board Trustees' poor decisions will be the gifts that keep on giving (bad things) to the community, long after the members of the school board are dead and gone.
 Mark

C32-1

On Sep 23, 2017, at 8:53 PM, Jim Kerrigan <jimkerrigan@mail.com<<mailto:jimkerrigan@mail.com>>> wrote:

Please accept my comments via email instead of written in a letter.

I'm pleased that our Project has developed since it was first conceived.

We don't have a 1,600 person stadium that wealthy CdM parents would expand indefinitely.

I am, or was, one of those.

However, may I respectfully ask the Trustees consider my comments.

I back the alternative Option B alternative 3, without lights.

No lights is a critical aspect of this project that I believe can't be underestimated.

As elected Trustees, you are transient.

You also cannot foresee the potential of night lights to the negative impact on a community adjacent to the high school, that has been in the same location as long as there has been a high school. Our high school is unique because of its intimate location to neighbors. No longer serving a local resident population, the school has perhaps twice the population than might have been forecast when built.

C32-2

It serves an educational zone perhaps ten times what was Newport Beach property back in 1962. Newport Coast, etc. We expanded our educational scope to move a Middle school to the site.

Meanwhile, The Bluffs abuts CdM, as it has for 55 years.

I'll make a few critical observations in my appeal for your votes to limit the project, for the good of all.

1. The whole project is the result of windfall money from the State. After all, it's only \$7 million.

Hundreds of our CdM students live in homes, or families, with a net worth, more than that.

2. Initial concept was to provide all NMUSD area high schools with equal ability to conduct home Friday night football games.

That REALLY is/was an important consideration.

Then. Only a couple years ago. I reject the importance today on several grounds.

First, I have four kids, all of whom are CdM graduates. None of them will recall any Friday night football was that important, especially after they moved on in life. And, as I understand, we're only talking about six home games a season?

Second, with the injuries and new parental concerns, football may be doomed as a sport.

But. The idea of improved athletic facilities that accommodate more sports for all students is an admirable concept to work toward.

3. Sports are one small part of growing up, maturing, and education.

I submit that Music, Activities, Arts, Activities and Clubs, and Intensive Counseling are or should be equal.

For some reason, the NMUSB chose equal football facilities to focus its windfall on. You can always temper your thinking about this.

4. I implore the current Trustees to look forward to the impact of expanding after-school activities beyond daylight, beyond family evening-time.

That's one of the most important of the terrible impacts this project will have on us all. Forget the students, think about the Project!

Once approved, and once you Trustees leave, what you will approve will fall on us for the next 25 years. In your deliberations to approve or modify this project, you will leave us something good, or disaster.

I implore you to reject the "evening athletics/practice" arguments.

Once the school has these facilities, they will be rented out.

They will be used within the rules and regulations now, to ruin the local, MY quality of life.

A coach or teacher or parent just forms a 501(c)(3) charitable organization. Their self-serving athletic, or musical, or cheerleading, or coaching fees become donations, the involved are paid, and they can rent our "neighborhood" athletic facilities for \$9/hour, mornings or evenings, nights, weekends, Sundays.

They can use these facilities AFTER local high school activities. There is no binding long-term solution to prevent disaster to us.

C32-2

C32-3

Approve it? Please no. Please no, for the whole community. NO LIGHTS! Why open up a war of factions within our shared interests to have a wonderful educational experience for all our kids.

Thank you.

Jim Kerrigan
2011 Vista Cajon (The Bluffs)
Newport Beach, CA 92660

I would add this project is coincident with the sudden change of FAA routing of flights to over our homes. An out-of-the area agency just arbitrarily drops stuff on us. "Anyone who buys property near an airport should anticipate some issues..." an official said. Sure, of course... \$7 million is not the issue, at all.

C32-4

From: SydSpringr [sydspringr@aol.com]
Sent: Monday, September 25, 2017 7:27 AM
To: Ara K. Zareczny
Subject: CDM SPORTS FIELD / OPTION B ALTERNATIVE #3

Please be advised that our family is asking you to approve Option B: Alternative 3 for the CDM Sports Fields Improvements. We believe that takes into consideration all parties involved: the school, the students, the sports activities, the adjacent homeowners, the parking issues, safety and liability issues, future use, and the encouragement of good values through sports activities."

Sincerely,

Sydney and Gerald Springer
404 Carlotta
Newport Beach, CA 92660

C33-1

From: Adriana Angulo on behalf of Newport- Mesa USD
 Sent: Monday, September 25, 2017 7:51 AM
 To: Ara K. Zareczny
 Subject: FW: Comments on the RDEIR

Adriana Angulo
 Public Information Office
 Newport-Mesa Unified School District
 Office: 714-424-5076
 adrianaangulo@nmusd.us

-----Original Message-----

From: Ron Madaras [<mailto:madaras@mac.com>]
 Sent: Friday, September 22, 2017 5:21 PM
 To: Newport- Mesa USD
 Subject: Comments on the RDEIR

Comments on the Recirculated Draft Environmental Impact Report:

I am a resident of Newport Beach, living in The Bluffs near the Corona del Mar High School.

I fully support the Option B - Alternative 3 (two synthetic fields with no lights) for the CDM Sports Field Project. As the RDEIR stated, it is the “environmentally superior” Alternative. And from a close examination of the RDEIR it is clear that Alternative 3 meets most of the Project Objectives. It is the obvious choice.

C34-1

It is important to include a field use agreement in the RDEIR in order to insure that the items agreed to by the District and the Community are not easily and arbitrarily changed in the future. The field use agreement should establish limits on the activity, traffic, noise, parking, number of big events and outside activities. This is essential. If the School Board is serious about being a “good neighbor” a field use agreement should be written and included in the RDEIR.

C34-2

Ronald Madaras

From: Katherine Meleski [K.Meleski@george-shields.com]
Sent: Monday, September 25, 2017 9:19 AM
To: Ara K. Zareczny
Subject:

Please see the attached statement regarding my support for option 3, alternative B regarding the sports stadium at CDM high school. While I support the need for improved sports facilities, this neighborhood school was not built with a sufficient buffer from the residential neighborhood to support the kind of lighting etc. proposed.

C35-1

Thank you,
Katherine Meleski

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

R. H. Meeski

2956 Carob St

Newport Beach CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C36-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name	Address
<u>Colleen Scaler</u>	<u>2000</u> <u>2000 Vista Candel, Newport Beach</u> <u>CA 92660</u>
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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C37-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Matthew Harris
Mark He

2327 Arbutus St
Newport Beach CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C38-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name	Address
<u>Selena Harris</u>	<u>2327 Arbutus Ln</u>
<u>Selena Harris</u>	<u>Newport Beach, CA 92660</u>
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<u> </u>	<u> </u>
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<u> </u>	<u> </u>

From: Elizabeth Adams [aa2adams5@gmail.com]
Sent: Monday, September 25, 2017 8:23 AM
To: Ara K. Zareczny; Karen Yelsey; Vicki Snell; Charlene Metoyer; Walt Davenport; Martha Fluor; Judith A Franco; Dana E Black
Cc: Newport Citizens for Responsible Growth
Subject: CdM HS DRAFT EIR - SPORTS FIELD

Dear Ms. Zareczny and the NMUSD Board of Trustees,

As residents in the Bluffs neighborhood, we have written to you in the past, and have also spoken at your Board meetings, regarding the plans for CdMHS's sports fields.

We are still adamantly opposed to the addition of lights on the fields.

We support Option B Alternative 3 WITH NO LIGHTS.

For over 50 years, the neighborhoods of Eastbluff and the Bluffs have lived quietly and harmoniously with the students of CdMHS and their sports activities.

The negative impact these lights would have on our lives constantly would be intolerable.

After all these years, It is not right, or fair, to intrude upon our quiet, low-lit neighborhoods with these offensive bright lights.

We already have to live with the lights from the Aquatic center and the always-on lights of the adjacent parking lot canopy that light up the night sky.

We understand that the student class schedule has recently been adjusted to provide for more after-school field time while the sun is out - that's the real solution, not lights.

Most of your student-athletes have rigorous schedules, and they need to be able to go home when it gets dark, so that they can eat, study and sleep.

Thank you for your time and consideration in this very important matter.

Sincerely,
 Elizabeth (CdMHS '69) and Albert Adams 500 Avenida Ladera, Newport Beach 92660

C39-1

From: Weld Lynn [lidofirst@gmail.com]
Sent: Sunday, September 24, 2017 3:10 PM
To: Karen Yelsey; Vicki Snell; Charlene Metoyer; Walt Davenport; Ara K. Zareczny; Martha Fluor; Judith A Franco; Dana E Black
Subject: CDM HIGH SCHOOL SPORTS FIELDS/OPTIONS

Dear Newport-Mesa School Board Members: and other interested parties,

My husband and I and our Homeowner's Association (The Bluffs Homeowners Association) have studied the school districts proposal regarding the Corona Del Mar High School Athletic fields. We support your efforts to improve CDM High School sports fields, but we do NOT WANT THE FIELDS LIGHTED!.. We are on record as supporting Option B which is the construction of two new synthetic fields BUT WITHOUT LIGHTS. In the current report, this is two synthetic fields BUT WITHOUT LIGHTS, described as OPTION B -ALTERNATIVE 3.

C40-1

Thank you for your interest and participation in our areas immediate concerns.

Sincerely,

Dr. and Mrs. Donald L. Weld

1963 vista Caudal
Newport Beach, Ca
92660

949-760-6066

From: Carol Strauss [mcstrauss@usa.net]
Sent: Saturday, September 23, 2017 11:02 PM
To: Ara K. Zareczny
Subject: sports facilities

Dear Board Members:

Please be advised that I am asking you to approve Option B: Alternative 3 for the CdM Sports Fields Improvements. I believe that takes into consideration all parties involved: the school, the students, the sports activities, the parking issues, the adjacent homeowners, safety and liability using future use and the encouragement of good values through sports activities.

C41-1

Sincerely,
Carol Strauss
453 Vista Grande
Newport Beach, CA 92660

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

C42

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C42-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name	Address
<u>Mark Gluski</u>	<u>526 Vista Grande</u> <u>Newport Beach</u>
<u>Rosemary Gluski</u>	<u>1983 Vista Caudal</u> <u>Newport Beach</u>
<u>Henry Gluski</u>	<u>1983 Vista Caudal</u> <u>Newport Beach</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

From: Karen Tuckerman [bakbaja@aol.com]
Sent: Sunday, September 24, 2017 7:38 PM
To: Newport- Mesa USD; Ara K. Zareczny
Subject: CDM Sports Field

Throughout the early 1960s when CDM High School was proposed and built, and for years after, the school board repeated over and over, "There will never be night games at CDM."

After years of integrity and keeping their promise to the thousands of people who live in the surrounding communities we now have a complete about-face. Essentially we were lied to by the NMUSD Board.

C43-1

I went to the meeting at CDM on Sept 13, 2017 as I have to all the other meetings about the Sports Field in the past years. While I appreciate that the magnitude of the project has been somewhat scaled back, it still betrays the assurances and protections that were given to the affected homeowners.

I support Option B, Alternative #3. without lights and without PA system.

Since students will leave campus after school and return several hours later for practice or games, this can continue to be conducted elsewhere during the winter months (in the current lighted locations) when it gets dark early, and practice can resume at CDM in the Spring.

A better plan would be to end all practice by 5 pm so students could go home, eat dinner with their families, do homework and get optimal amounts of sleep. These are the values that the school district should embrace, not Sports above all else.

C43-2

Option B, Alternative #3. without lights and no PA system would satisfy ALL of the NEEDS and most of the wants of CDM while providing a fair balance for the neighbors.

It is not reasonable or fair to torment the neighbors, yes-torment the neighbors, with PA system, lights, noise, traffic and disruption until well into the night and quite likely after the target time of 9pm<<https://webmail.nmusd.us/owa/UrlBlockedError.aspx>>.

The night games, such as jr varsity, should be played earlier or at another location. More and more parents are realizing that football is a dangerous and permanently damaging sport. Participation in it will greatly decrease.

C43-3

Young, inexperienced drivers are a danger to themselves and others at night.

The NMUSD Board should keep its word. No night games at CDM High School. Thank you,
 Karen Tuckerman

Sent from my iPad

From: Adriana Angulo on behalf of Newport- Mesa USD
Sent: Monday, September 25, 2017 7:55 AM
To: Ara K. Zareczny
Subject: FW: Corona del Mar Stadium proposal

Adriana Angulo
Public Information Office
Newport-Mesa Unified School District
Office: 714-424-5076
adrianaangulo@nmusd.us<<mailto:ayfranco@nmusd.us>>

From: Beverly Blais [<mailto:bblaisesq@gmail.com>]
Sent: Sunday, September 24, 2017 7:53 PM
To: Newport- Mesa USD
Subject: Corona del Mar Stadium proposal

To Whom It May Concern:

Regarding CdM HS Stadium - I support Alternative # 3 - New track with two artificial turf fields and no lights. CdM HS is located in a heavily populated residential neighborhood. The people who live in the communities surrounding CdM HS should not be forced to live with any form of a stadium, nor should we have lights atop 70-80' poles shining into our homes! Nor should we have a PA system disturbing our tranquil community! Nor should we have to deal with parking issues more than we already have. Query: Where are the people attending "events" at the proposed stadium supposed to park ... on our residential streets? Then there is the issue of teams other than CdM HS using the field or stadium, with the lights and the PA system. This has become an issue for several other communities, and it should not become an issue here. CdM HS has been able to function without a stadium or lights since the beginning of the school and has managed to produce excellent athletes and teams without disrupting the neighborhood and interfering with our right to the quiet enjoyment of our homes.

C44-1

Thank you for your time and consideration.

Beverly Moosmann

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Statement released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two sports fields at Corona del Mar High School with no lights.

C45-1

Respectfully submitted,

Name

Address

V. Marlene Bergdahl.

900 Almond Place, Newport Beach

From: Adriana Angulo on behalf of Newport- Mesa USD
Sent: Monday, September 25, 2017 7:52 AM
To: Ara K. Zareczny
Subject: FW: CDM Sports Field Project

Adriana Angulo
Public Information Office
Newport-Mesa Unified School District
Office: 714-424-5076
adrianaangulo@nmusd.us<<mailto:ayfranco@nmusd.us>>

From: Christina Schwindt [<mailto:christina.schwindt@yahoo.com>] Sent: Sunday, September 24, 2017 3:20 PM
To: Newport- Mesa USD
Subject: CDM Sports Field Project

September 24, 2017

feedback@nmusd.us<<mailto:feedback@nmusd.us>>

NMUSD Education Center

2985 Bear Street, Bldg A
Costa Mesa CA 92626

Re: CDM Sports Field Project

To Whom It May Concern:

We support Option B but WITHOUT LIGHTING.

We vehemently object to night games with lights and a PA system.

Night time sports events will be a hazard, cause congestion, traffic, noise, and disrupt the peace of this bedroom community. The UMUSD has often stated in the past that there will never be night games at CDM because of the extremely close proximity of the sports field to homes on ALL FOUR SIDES of the campus.

Additionally, I have seen many near accidents with pedestrians and vehicles during the day due the traffic congestion created by CDM, which will only be worse at night. All those who are promoting night games at CDM are fully aware of this, but may not understand the gravity of this. Not only would passenger vehicles be a risk to pedestrian lives, access by emergency crews could be impossible since double parking by school sports events attendees is already common.

We therefore strongly advise against night games with lights and a PA system for all those concerned.

Sincerely,
The Schwindt Family
629 Vista Bonita
Newport Beach, CA 92660

C46-1

From: Bob Tung [bob.tung@finisar.com]
Sent: Sunday, September 24, 2017 8:08 AM
To: Ara K. Zareczny
Cc: Newport- Mesa USD; reilly_tara@yahoo.com; Ryan@eastbluff.net; Don Slaughter (don@eastbluff.net) Subject: COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.
The undersigned Support Option B - Alternative 3 which is the construction of two synthetic fields at Corona del Mar High School with no lights.
Respectfully submitted,

C47-1

Name and Address:

Bob Tung – 2306 Aralia Street, NB
Tara Reilly – 2306 Aralia Street, NB
Julia Tung – 2306 Aralia Street, NB
Sophia Tung – 2306 Aralia Street, NB
John Tung – 2306 Aralia Street, NB

From: Jim Petrilli [jameslp@pet@gmail.com]
 Sent: Friday, September 22, 2017 7:14 PM
 To: Karen Yelsey
 Cc: Dana E Black; Vicki Snell; Walt Davenport; Martha Fluor; Judith A Franco; Charlene Metoyer; Superintendent; Tim Holcomb; Tim Marsh; Ara K. Zareczny; Kathy Scott; Newport- Mesa USD
 Subject: Corona Del Mar High School Sports Field Project.- EIR

Dear Ms. Yelsey:

We met on Wednesday evening September 13th at Corona Del Mar High School after the Corona Del Mar High School Sports Field Project public meeting.

C48-1

During this meeting I mentioned that originally when the school first started discussing the field renovations it started with no lights. When I said this during the meeting I was told that this was incorrect that there was never any discussion of a new field without any lights. I insisted and said that about five years ago when the new field was first mentioned in the papers it did not have any lights. The point that I was trying to make is that the neighborhood is consistently being baited and switched on this new field proposal and that the bottom line was that we could not trust the CDM High School to be good neighbors and keep their word as it relates to this sports field project. After I insisted that I remembered this new field being discussed at the beginning without lights, somebody else came up to the podium and while he did not say I was right he did not completely contradict me. When I then pressed this person to admit that there was an original field discussion that did not include lights he would not admit to this but also did not deny it and then said they had to move on.

You then came up to me after the meeting and again told me I was wrong, that CDM never mentioned anything about a new field without lights. I then asked for your email and said that I would look up the article and would send it to you. Well attached is the article with a headline CDM coach leading charge for a new football stadium. You can see in this article that the rendering does not include any lights nor does the article mention any lights. Also in the approximate 3 million dollar budget it does not mention anything about lights. It mentions just field renovations and new seats and architectural fees. You will note that this article is from 2012 so you can see that I was also correct about this new stadium proposal without any lights being mentioned approximately five years ago.

I also have attached an article from 2014 from the Daily Pilot mail bag that says that Newport Mesa Unified School district wants to build a sports stadium with 1,000 seats, a synthetic turf field and a new track at Corona Del Mar High School. It then mentions that an augmentation includes lights. So again this shows that the original discussion did not include lights but that this was an augmentation.

To further my point about this project keeps getting expanded to the detriment of the neighborhood is now the current proposals in the EIR does not just have one field with lights on them but now has two fields with lights on both fields. This came about because as an alternative to the single lighted field plan that the board was looking at in 2016, a plan was presented to the board in 2016 by Newport Citizens for Responsible Growth that showed a two field plan with no lights (also attached).

C48-2

What has now happened is that instead of considering a two field plan with no lights, the current EIR does include the two field plan but with lights on both fields. So once again the project has expanded. This especially shows how CDM High School is acting in bad faith towards its neighbors. It has taken a two field plan with no lights that the neighborhood endorsed and came back with a plan that does have two fields but with lights on both fields. So now we have more lights which is exactly opposite of what the neighborhood proposed. I feel like the school, and if the school board agrees to this, will have back stabbed us who live in the neighborhood.

I strongly urge you to vote against the proposals as outlined in the current EIR which has two lighted fields and stands. The neighborhood is strongly against this and there is a viable alternative to the school which is two new fields with no lights as was previously presented.

C48-3

Other high schools that have lighted fields have more of a buffer area between the school and single family homes. CDM high school is in a unique area whereby single family homes are directly across the street from the school with some homes being located just a few feet from where these light pools will be placed.

C48-4

Also I want to point out that the high school already has lighted activities going on outside at night with the lighted pool complex and its stands. This already causes traffic, and noise and light pollution to the neighborhood that would be exacerbated with two lighted fields that has stands that seat approximately 700-900 people as currently proposed in the EIR. My wife Shelly and I have lived in our home at 2501 Bamboo Street for 30 years and when we first moved in our home there was no lighted swim stadium at CDM High School. We did not object to this lighted swim stadium when it came up because we felt this was reasonable for the school. Now the school is going too far with its two lighted fields proposals and we would ask you to vote against the current two lighted field proposals that are being proposed in the EIR.

C48-5

Thank you,

James Petrilli
2501 Bamboo Street
Newport Beach, CA 92660

From: Jim Petrilli [jameslpet@gmail.com]
Sent: Monday, September 25, 2017 1:12 PM
To: Ara K. Zareczny; Newport- Mesa USD
Subject: COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C48-6

The undersigned Supports Option B - Alternative 3 which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

James Petrilli

Shelly Petrilli

2501 Bamboo Street
Newport Beach, CA 92660
949-632-3352

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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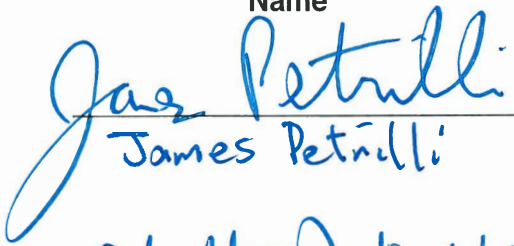
C48-6


The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.


Respectfully submitted,

Name

Address

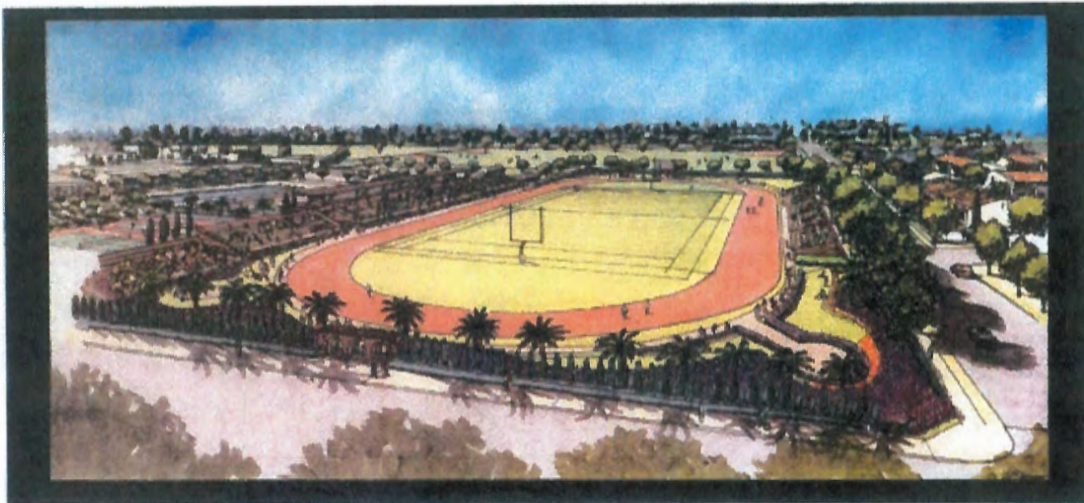

James Petrucci


Shelly Petrucci


Newport Beach, CA
92660

NEWS

CdM coach leading charge for new football stadium



A rendering of what a Corona del Mar stadium would look like.

By **BRANTLEY WATSON** | Orange County Register
December 14, 2012 at 10:54 am

0 COMMENTS

If teams think it's difficult to defeat the Corona del Mar football team now, imagine if the Sea Kings, who have an aging, pockmarked football field and play their home games at Newport Harbor High, had a legit home field advantage.

Well, opposing teams' imagination might be able to take a rest come 2014.

Corona del Mar High is in the process of securing approval from the Newport-Mesa Unified School District to build a new football stadium on the campus that would cost about \$3 million, according to track coach Bill Sumner.

Sumner, who has spearheaded the effort to build the new stadium, says it will be privately funded by sponsors and members of the community.

"I have a lot of people that want this," Sumner said. "I've been thinking about it and we went to the district and they were worried about the money. But we'll bring it to them. The community will pay for it. And we'll be offering some jobs in the community as well."

C48-7

Deputy superintendent Paul Reed said he and Superintendent Frederick Navarro are both in support of the new stadium – and Sumner's fundraising efforts.

Sumner presented a \$15,000 check to trustees at their last meeting to pay for preliminary architectural and engineering studies to launch this effort, Reed said.

Trustees will discuss authorizing the studies at their Dec. 11 meeting, he said.

Sumner – who has worked on gathering support and information on the project for six months — says he receives emails daily from community members looking to donate money for the stadium.

"The track is 10 to 14 years old, but I can live with it," he said. "But I can't live with that football field. We probably have the worst field in all of Orange County. As a track coach, I've been through hundreds of facilities. That football field, since I've been there, has been repaired over and over. But it's just a Band-aid. It's horrible."

CdM football coach Scott Meyer says the school is in need of a new outdoor facility for not just football, but all sports.

"It's definitely time for a new field," Meyer said. "We would love to have our own stadium for all the sports. We have to get on a bus every week and play our home games at our rival school. It would be awesome for all CdM athletes."

While the facility will be state of the art, it will not be a huge structure that will practically sit in neighbor's backyards, Sumner said.

"We're going to make it really pretty instead of big, and really futuristic," he said.

If the stadium is approved, Sumner says he hopes to break ground within the next 18 months.

"We're bringing jobs and a couple bucks into the community," he said. "It's going to last for decades, not just a couple of years. And it's going to service thousands of kids."

No. of seats: 1,500

Cost of seats: \$250 each

Cost of architectural work: \$900,000

Cost of field: \$2.1 million

Approximate total cost: \$3.7 million

Timeframe: "I would like to have the legal stuff and planning done within 9 months, and 18 months after, to start building it. I hope to break ground this time next year." – Track Coach Bill Sumner

Contact the writer: bwatson@ocregister.com

Tags: [Education](#)



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By Famous Footwear



There are some new colors in town you just have to see! Discover the trends here and find your new favorite shoe...



Brantley Watson

Join the Conversation

Mailbag: Call CdM sports complex what it is, a stadium

April 03, 2014

The Newport-Mesa Unified School District wants to build a sports stadium with 1,000 seats, a synthetic turf field and a new track at Corona del Mar High School. An augmentation includes 1,500 stadium-style seats, field lights, a press box, snack bars and team rooms.

This stadium would be in the middle of a calm residential community of more than 1,500 homes and would cause huge problems for the residents. I'm thinking of added traffic, parking and safety issues, excessive noise and blinding lights.

The school district initially called this a "stadium project," but after residents in the surrounding neighborhood opposed the stadium, the district characterized the project as a "sports complex" and then recently a "field renovations project."

Recommend 0

Tweet



C48-7

G+

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FEATURED ARTICLES

Residents worry about traffic, lights from CdM stadium

November 6, 2013

All to make it sound less threatening and to obscure the fact that the district wants to build a stadium. No changes were made to the project itself, only the characterization of it. It is very disappointing that the school district is playing a game of semantics and can't be more forthright.

Ronald Madaras

Newport Beach

*

What good is high-speed rail project?

I was totally flabbergasted by "[Commentary: High-speed rail will meet needs](#)" from March 30.

It was written by Michelle Boehm, Southern California regional director of the California High Speed Rail Authority. She's endorsing the project to protect her job and salary.

You can fly to San Francisco faster than you can travel on a 200-mph train that stops here and there en route. Even recognizing the problems and delays in air travel, it will beat the train every time.

How does Boehm propose to finance the project? :

- \$300 million from cap-and-trade proceeds.
- 33% of future cap-and-trade proceeds.
- \$3.3 billion in American Recovery and Reinvestment Grant funds.
- \$6 billion to \$12 billion in capital from the private sector.

All of it paid for with other people's money.

A3-64

9/22/2017

Mailbag: Call CdM sports complex what it is, a stadium - tribunedigital-dailypilot

The high-speed rail project will not "meet needs." It will leave the statewide transportation problem unresolved.

Douglas M. Wood

Newport Beach

Car Accident
Lawyers

Avrek Law has recovered
over \$200 Million. Get Legal
Piece Of Mind.

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Corona Del Mar High School Sports Field Project: 2 Field Alternative Plan

#safeFieldsreasonablehours

NEWPORT CITIZENS

for responsible growth

Why Propose an Alternative Plan?

The Newport-Mesa Unified School District has planned an expansive \$11,000,000 sports facility for Corona del Mar High School. The proposed facility includes a 1,000 seat venue with one updated track and one updated synthetic turf field. This facility does not take into consideration the needs of all student athletes, male and female, to practice on safe fields.

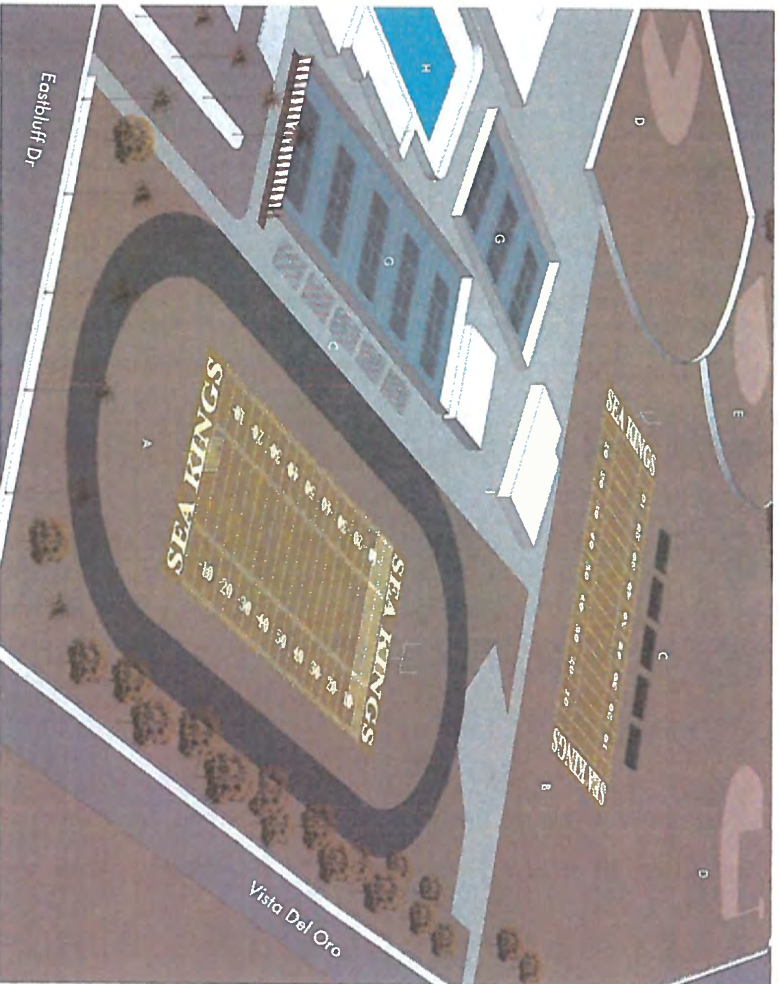
A3-67

Newport Citizens for Responsible Growth believes our Alternative Plan will meet the needs of more student athletes. The School Board has funded an in-depth study of our 2 Field Alternative Plan. It will be included as a viable alternative in the Environmental Impact Report (EIR).

NEWPORT CITIZENS

for responsible growth

2 Field Alternative Plan Rendering



- A. New Track & New Synthetic Turf Field
- B. New Interior Synthetic Turf Field
- C. New Portable Bleachers
- D. Baseball Fields
- E. Softball Field
- F. Football Training Facility
- G. Tennis Courts
- H. Pool
- I. Restrooms

NEWPORT CITIZENS

for responsible growth

2 Field Alternative Plan Elements

- Replace 1 track with 1 updated track
- Replace 2 natural fields with 2 synthetic turf fields
 - Front field (120 yds X 60 yds) upgraded to serve track & field, football and lacrosse
 - Interior field (120 yds X 75 yds) upgraded to serve soccer, lacrosse and football
- Add portable bleachers for interior field
- Maintain 28 mature screening trees and buffer zone
- Maintain chain-link fence

2 Field Alternative Plan Benefits

- Provides safe and consistent surface for practice and play
- Ensures adequate access for boys and girls teams including lacrosse, soccer, track & field and football
- Facilitates earlier practice times for all student athletes to be home for dinner
 - Recent studies link regular family meals with the kinds of behaviors that parents want for their children: higher grade-point averages, resilience, and self-esteem. Additionally, family meals are linked to lower rates of substance abuse, teen pregnancy, eating disorders, and depression. [1][2][3][4]
- Reduces water needs and eliminates “rest time” required for natural turf fields

A3-70

[1] <http://www.pz.harvard.edu/projects/the-family-dinner-project>

[2] <https://www.human.cornell.edu/pam/outreach/upload/Family-Mealtimes-2.pdf>

[3] [http://www.jahonline.org/article/S1054-139X\(05\)00577-X/abstract](http://www.jahonline.org/article/S1054-139X(05)00577-X/abstract)

[4] <http://casafamilyday.org/familyday/files/themes/familyday/pdf/Family-Dinners-11.pdf>

2015-16 CIF Participation Census

Corona del Mar HS.				Costa Mesa HS.			
	Boys	Girls	Total		Boys	Girls	Total
Total Student Enrollment (9-12)	927	805	1,732		630	535	1,165
Football	114	-	114		60	-	60
Lacrosse	51	57	108		-	-	-
Soccer	73	61	134		26	25	51
Track & Field	59	45	104		35	27	62
Total Field Athletes (9-12)	297	163	460		121	52	173
Field Sports % Enrollment	32.0%	20.2%	26.6%		19.2%	9.7%	14.8%

CdMHS vs. CMHS Field Sports

- CdM has more than double the number of student athletes who need safe practice fields (+287)
- The 2 Field Alternative Plan meets the needs of athletes with 2X the synthetic turf for safe practice and play

NEWPORT CITIZENS

for responsible growth

Practice Schedules: Fall & Spring (Sample)

FALL Practice Schedule				
	2-4pm	4-6pm	6-8pm	8-10pm
1 Field	Football	Football	HS B/G Soccer	
	2-4pm	4-6pm	6-8pm	8-10pm
2 Field	Football	Football		
	HS B/G Soccer			

SPRING Practice Schedule				
	2-4pm	4-6pm	6-8pm	8-10pm
1 Field	HS B/G Track	B/G Lacrosse	MS B/G Soccer	HS B/G Soccer
	2-4pm	4-6pm	6-8pm	8-10pm
2 Field	HS B/G Track	B/G Lacrosse		
	HS B/G Soccer	MS B/G Soccer		

TOP: Newport Mesa Unified School District's sample schedule for proposed 1 Field Plan
 BOTTOM: Newport Citizens' sample schedule for the 2 Field Alternative Plan

NEWPORT CITIZENS

for responsible growth

Home Games Schedule Preempts Practice

Number of Home Games 2015 - 16	
Boys' JV Football	18
Boys' Lacrosse	21
Girls' Lacrosse	18
HS Boys' Soccer	25
HS Girls' Soccer	26
MS Boys' Soccer	3
MS Girls' Soccer	2
Coed Track & Field	3+
Number of Home Games (2015-16 season)	113+

- Home games and track meets disrupt practice schedules
- Sporting events receive priority use of synthetic turf field
- Several hundred spectators cause slow ingress and egress

The 2 Field Alternative Plan provides a safe, on-campus practice field during home games.

Comparison of Proposed Facilities Use

Use of Facilities	2 Field	1 Field
Safe, consistent surface for athletes to practice and compete on campus	✓	
Adequate on-campus space for <u>all</u> girls and boys lacrosse, soccer, track & field and football	✓	
More athletes get home in time for family dinners	✓	
Year-round use of interior field since no "rest time" needed	✓	
2 games can be played on turf, simultaneously	✓	
Sufficient seating for varsity soccer, lacrosse, track & field and JV football games	✓	✓
Sufficient seating for varsity football games	No	No

Comparison of Proposed Facilities Features

Features of Facilities	2 Field	1 Field
Six 80-100 foot light poles visible from Dover Shores, PCH and the Back Bay		✓
Preserves 28 mature screening trees along Vista del Oro	✓	
10-20 foot sound wall adjacent to Vista del Oro sidewalk (1 foot setback)		✓
Press box, concession stand and ticket booth		✓
Adds 400 permanent bleacher seats for 1 field only (400 + 600 existing = 1,000 seats)		✓
Adds 2 new bathrooms (to 2 recently renovated bathrooms)		✓
Eliminates 4 parking spaces on campus		✓

How can you support NCRG?

- **SHARE this informative presentation with friends.**
Copy and paste this link in the email you forward.
- **SHARE your contact information** by sending us an email.
We won't spam you and won't share it with anyone else!
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- **SHARE your support with a donation** via our website.
Enable to us to reach more Newport Beach citizens.
- **SHARE our Facebook posts** on your Facebook page.



newportcitizens@gmail.com



newportcitizens.com



[NEWPORT CITIZENS for responsible growth](#)

From: Russell Yensen [russ@wseq.com]
Sent: Monday, September 25, 2017 12:48 PM
To: Ara K. Zareczny
Subject: Sports Complex Comments

Please see attached COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL with three signatures.
We can support Option B – Alternative 3. We strenuously object to any lighted fields as they will ruin life for residents anywhere near the school.

C49-1

Russ Yensen, owner
2015 Barranca, Newport Neach, CA 92606
Phone: 949-499-3836
Email: russ@wseq.com<<mailto:russ@wseq.com>>

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name	Address
<u>Russell Jensen</u>	<u>2015 BARRANCA</u>
<u>Russell Jensen</u> owner	<u>NEWPORT BEACH, CA 92660</u>
<u>ALICE YENSEN</u>	<u>2015 BARRANCA</u>
<u>Alice J. Jensen</u> owner	<u>NEWPORT BEACH, CA 92660</u>
<u>JULIE LACROIX</u>	<u>2015 BARRANCA</u>
<u>Julie Lacroix</u> RESIDENT	<u>NEWPORT BEACH, CA 92660</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

From: Kim Doud [Kim@ApexExec.com]
Sent: Monday, September 25, 2017 1:52 PM
To: Karen Yelsey; Vicki Snell; Charlene Metoyer; Walt Davenport; Martha Fluor; Dana E Black; Judith A Franco
Cc: Ara K. Zareczny
Subject: YES to OPTION B with NO LIGHTS!!! Please do not APPROVE WITH LIGHTS

Dear NMUSD School Board,

I recently received a well written email that had been sent to you and since I agreed with so many of their thoughts, I've updated it to represent those concerns of our family and neighborhood.

I back the alternative Option B alternative 3, without lights.

No lights is a critical aspect of this project that can't be underestimated. As elected Trustees, you are transient. You also cannot foresee the potential of night lights to the negative impact on a community adjacent to the high school, that has been in the same location as long as there has been a high school. CDMHS is unique because of its intimate location to neighbors. No longer serving a local resident population, the school has perhaps twice the population than might have been forecast when built. It serves an educational zone perhaps ten times what was Newport Beach property back in 1962. Newport Coast, etc. We expanded our educational scope to move a Middle school to the site. Meanwhile, The Bluffs abuts Cdm, as it has for 55 years.

I have 3 kids, all of whom are Cdm graduates. None of them will recall any Friday night football was that important, especially after they moved on in life.

Sports are one small part of growing up, maturing, and education. I submit that Music, Activities, Arts, Activities and Clubs, and Intensive Counseling are or should be equal.

Once approved, and once you Trustees leave, what you will approve will fall on us for the next 25 years. In your deliberations to approve or modify this project, you will leave us something good, or disaster.

If the school has these facilities built, they will be rented out. They can rent our "neighborhood" athletic facilities for mornings or evenings, weekends and Sundays. They can use these facilities AFTER local high school activities. There is no binding long-term solution to prevent disaster to us.

Please continue to be a good neighbor since we are within a very close proximity.

WE OWN OUR HOMES AND WILL BE HERE A VERY LONG TIME.....CDM STUDENTS will move on with their lives and hopefully want to come back to live in this very neighborhood to raise families!

Thank you in advance for your consideration!

Kim & Mark Kegans
2027 Vista Caudal

C50-1

From: Carolyn Jerger
[mailto:ckasey@roadrunner.com]

C51

Sent: Monday, September 25, 2017 10:07 PM
To: Ara K. Zareczny <azareczny@nmusd.us> **Subject:**

Option B alternative is my vote.

C51-1

Sent from my iPhone



C52

From: Anna Ziebell [mailto:annaziebell@gmail.com]
Sent: Monday, September 25, 2017 9:08 PM
To: Ara K. Zareczny <azareczny@nmusd.us>
Subject: Sports Field at Corona Del Mar High School

To the Board of Trustees Newport-Mesa Unified School District 2985 Bear Street,
Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

As a longtime resident of Eastbluff and neighbor of Corona del Mar High School,
I Support Option B - Alternative 3 which is the construction of two synthetic fields at
Corona del Mar High School with no lights and no extra amenities, food stands or
restrooms. They have always had several options for sports fields and it has never
hindered the sports program. Also, the significant negative impact to the neighboring
areas is all the more reason to minimize the planned improvements.
Regards,
Anna Ziebell

C52-1

From: Dheeraj [<mailto:drdlal@hotmail.com>]
Sent: Monday, September 25, 2017 9:07 PM
To: Ara K. Zareczny <azareczny@nmusd.us>
Subject: school playing field

We endorse the option B- Alternative 3 plan for playing field for the school. Resident East bluff Housing association.

C53-1

residents at 2216 fiesta, Newport beach.Dr.Dheeraj and Mrs.Shyamala Lal

From: Shery Mansouri [mailto:sherymansouri@gmail.com]

Sent: Monday, September 25, 2017 4:34 PM

To: Ara K. Zareczny <azareczny@nmusd.us>

Subject: CDM high school sports field

C54

Dear School District,

As a resident of Newport Beach, who's three kids will attend CDM High School, I feel it is important for the Board to consider passing Option B, Alternative 3. We know there will be such a large negative impact the neighboring community from the noise, traffic, and light pollution. I feel that at the very least, Option B alternative 3 at least is a good compromise for both sides.

C54-1

I would appreciate and look forward to your response!

Reagrds,
Shery Mansouri
2661 Basswood St
Newport Beach, CA 92660

From: Annie Lindt [mailto:alindt@gmail.com]
Sent: Monday, September 25, 2017 4:10 PM
To: Ara K. Zareczny <azareczny@nmusd.us>
Subject: CdM Sports Field

C55

Sept., 25, 2107

Ms. Zareczny,

We support the NCRG Two Fields, No Lights Project Alternative. Increased safe practice fields for our students.

C55-1

The RDEIR states “because this alternative would reduce the impacts of most concern to the community, aesthetics, light and glare, and noise and traffic, this alternative is considered environmentally superior to the proposed project (Options A and B).” 7-23

C55-2

The project as proposed in Option A and Option B will further exacerbate ongoing issues between the school and the residents.

C55-3

The RDEIR inadequately addresses the issue of light spillage and glare for residents. We are not LZ3 we are LZ2. The document neglected to study the newest more energy efficient LED lights. It fails to analyze the ongoing annoyance of intrusive portable amplified sound. The first two objectives were not quantified or studied.

C55-4

We are disappointed that after 3 years of conversation and monthly meetings with the School Board and the administration, the district has now walked away from a binding Community Contract between the residents and the district for use of the proposed fields.

C55-5

We believe your intentions are good, but this document is insensitive to the real implications that Option A & B will have on the future of this community and the relationship between the students and the residents.

The study of the proposed project has been emotional, divisive and controversial. How can the responsible conclusion be that there will be no significant negative impact on the community?

C55-6

Please complete the process you have started, before reaching a conclusion. An objective and thorough examination and assessment is warranted.

C55-7

Thank you,
Annie & Ken Lindt
2401 Bamboo St
Newport Beach, Ca 92660

From: Jeff Dvorak
To: [Ara K. Zareczny](#); [Newport- Mesa USD](#)
Subject: Comments for Stadium draft EIR
Date: Monday, September 25, 2017 3:22:13 PM

Dear Ara,

I read most of the revised EIR and have a few comments:

1.) The updated practice time schedule table 3-5 & 3-6 has questionable data and needs to be resubmitted. In an earlier draft version the total practice requirements were for 6 hours per day. The revised tables 3-5 & 3-6 state a total of 16 hours of practice time per day. It's impossible to have such a large discrepancy in the data. The comparison of data in tables 3-5 to 3-6 is illogical. For example in table 3-5 for November 1 field with lights all practice are completed by 8:00 pm, However in table 3-6 2 fields with lights practices are extended to finish on both fields by 8:00. The data is being manipulated to show an "ideal" state for a practice time vs. a "realistic" state practice schedule. The other NMUSD high schools do not have 2 lighted fields, it doesn't make any sense why CDM would need 2 lighted fields. Likewise in tables 3-5 & 3-6 the games are scheduled for 8-9 PM evenings. This is not necessary as when a team has a game they will not practice the same day creating a hole in the practice schedule and games can be played earlier. In either scenario there is no need to have anything on a field after 8:00pm and with realistic data, the option for 2 fields with temporary lights is attractive.

C56-1

C56-2

C56-3

2.) Concerns over sound in the option A and B with permanent and portable sound systems. There are no measures to monitor and control sound. This needs to be taken into consideration. As part of the NMUSD good neighbor policy the sound needs to be monitored and controlled rather than leave it up to individuals and their events.

C56-4

3. This is more of a legal question but the schools when used for academic purpose are exempt from the city of Newport Beach noise & light ordinance. However if the field are used for non-academic purposes the ordinances may apply. Therefore independent non academic organizations may not be able to use the lights and PA systems for their events. i.e. an adult soccer league may not be able to play with lights or sound.

C56-5

4. It is late in the process but I request that the school consider a 4th option - cover all athletic fields (including base ball outfields) with artificial turf. This greatly expands the usable playing surface and allow for 4+ team practice simultaneously and eliminates the need for lights. There are options to be a good neighbor and eliminate the need for lights and sound while still accommodating practice times.

C56-6

I am a resident in the Bluffs and plan on staying in my home for 30 years. Many of the Board Members and students will be in their roles for a small portion of this time. This project has a significant impact on the quality of the local residents and I support the option with 2 fields NO lights or sound system.

C56-7

Respectfully,

Jeff Dvorak

**Leslie Daigle
2201 Vista Huerta
Newport Beach, California 92660
(949) 233-4869**

Via E-mail to feedback@nmusd.us

September 25, 2017

Ara Zareczny
Director, Facilities Development, Planning and Design
Newport-Mesa Unified School District (NMUSD)
Education Center
2985 Bear Street, Building A
Costa Mesa, CA 92626

**Re: Public comments on the Draft Environmental Impact Report for
the Corona del Mar Middle and High School Sports Field
Project**

To the Newport Mesa Unified School District (“the district”)

I am the owner/occupant of 2201 Vista Huerta, a property located more than 100’ from property line and one that according to Table 5.6-17, project related sound level exceeds 55db.

C57-1

This level of noise is in violation of Newport Beach Municipal Code 10.26.040 which regulates noise from property line.

Portable or Fixed Audio Systems

In both recent practice and the draft EIR, the district believes that portable sound systems are exempt from environmental review.

C57-2

On September 12, 2017, at 8:18 pm, I was sitting in my first floor patio only to hear the song “Holiday” by Madonna blaring from the track across Vista del Oro. I texted the possible culprit, Bill Sumner, a running coach for the district who also moonlights as part of CalCoast, a for profit entity that uses the CdMHS track after school hours. Sumner acknowledged he was operating an audio system that generated music into the surrounding property. The music stopped. From time to

C57-3

time in the past few months, users of the track and/or field have been operating portable audio systems.

The draft EIR fails to disclose the impacts of noise from portable audio systems so the public and decision makers cannot be fully informed about the extent of the Project's environmental impact. Noise is noise whether its generated from a portable or fixed audio system. The draft EIR does not identify operational controls on the use of portable audio systems.

C57-4

Extension of Operating Hours

The lighting of field(s) will extend the operating hours of the facilities.

C57-5

The Project does not disclose in meaningful detail the nature, extent, or frequency of the uses of the athletic facility. "Public Use" is listed but does not show the extent of the use. The use of the portable audio system on September 12, 2017 was from "public use". Specifically, a high school coach with access to the district sound system but acting in his capacity as an operator of CalCoast, a for profit entity.

The district cannot underestimate "public use" and its impact on the surrounding area. Both the running coach and lacrosse coach have made public comments about the need for to operate their for profit businesses at the track and field. A key driver of the expansion of operating hours at this facility are district employees and coaches who seek to profit from an expansion of hours.

C57-6

The description is vague and uncertain, and resulting analysis in the DEIR is inadequate, because the DEIR fails to disclose in meaningful detail the nature, extent, or frequency of the uses of the athletic facility. A "Preliminary Event Schedule" relates to *school* activities. "Public Use" is listed, but it is shown as "TBD". This does not amount to a "certain" project description within the meaning of CEQA. Because the Project is not fully or accurately described, there are potentially significant noise, traffic, public safety, parking and other impacts that are ignored or not fully evaluated in the DEIR. Without a more complete Project Description, the public and decision-makers cannot be fully informed about the extent of the Project's environmental impacts.

C57-7

The Draft Environmental Impact Report ("DEIR") for the Corona del Mar Middle and High School Sports Field Project ("the Project") discloses significant and unmitigated environmental impacts stemming from the construction and operation of a sports field complex. Most of these impacts result from the Project's close proximity to existing residences. Also, proposed mitigation is ineffective and

C57-8

improperly deferred within the meanings of CEQA and further mitigation is required.

The Project Description is fundamentally flawed to the extent that it describes upgrades to a *school* sports field. In reality, the Project entails the construction and operation of a major sports complex in a residential community; that is, the Project proposes no enforceable restrictions on the use of the field, and in fact the facility may be *rented* by for-profit or other non-school related organizations; there are no enforceable restrictions proposed as to the days of the week or times that the field may be used; and there are no enforceable restrictions on the use of stadium lights at nighttime. For instance, the draft purports to describe the scheduled use of the artificial turf field and more particularly the schedule for use of the lights but this is not part of the enforceable CEQA mitigation program. There is nothing binding about the schedule described. **Moreover, reliance on a school board “policy” is insufficient under CEQA.** However, even the policy is vague.

C57-9

Aesthetic Impacts

The document indicates a significant aesthetic impact due to the 80-foot light poles with respect to views from northern residences. Thus, contrary to the Draft EIR’s conclusion, the Project causes a substantial adverse change to the existing environment, *i.e.*, a significant CEQA impact. In addition, the Project’s stadium lighting effects should be compared against the dark sky without the “swimming pool” lights. The CEQA baseline is the existing environmental condition. It is not reasonable to assume that the swimming pool lights are operational on a daily basis. Of course the stadium lights could be operational on a daily basis.

C57-10

C57-11

Also, mitigation measure, represents uncertain and deferred mitigation. There is no guarantee that the lighting can achieve a “close match to the levels indicated in the light levels plan.” And the phrase “close match” is vague and therefore not an effective standard by which to measure the success of the mitigation measure in practice. In addition, there is no plan if the vertical light levels cannot achieve the levels specified. Without adequate mitigation, impacts must be deemed significant.

C57-12

Noise Impacts

Construction noise is significant contrary to the DEIR’s conclusions. For instance, the DEIR states that, “short-term and intermittent noise levels could increase by 8 to 15 dBA on the north side of Vista Del Oro.” The DEIR asserts that impacts are less-than-significant because construction would occur during the City’s allowable hours of construction and because “excursions in noise levels above typical

C57-13

ambient conditions would be sporadic and intermittent.” However, the Project meets the threshold of significance, that is, the Project causes a temporary, substantial increase in noise levels above ambient conditions (threshold N-4). Furthermore, compliance with the City’s noise ordinance (Section 10.28.040) in terms of limiting the hours of construction does not eliminate the CEQA impact. Impacts can be significant under CEQA regardless of a project’s compliance with a regulatory standard. Furthermore, statements about construction noise with respect to on-campus facilities are speculative and not based on substantial evidence. The DEIR indicates a significant noise impact to occupied *classrooms* during the Project’s construction phases. There is no mitigation for this impact.

The DEIR concludes that operational noise impacts are significant. For instance, noise levels are far above the 55 dbA residential noise standard (daytime) as to Location A where noise levels due to the Project are calculated as 71.4 dbA and 85.9 L_{max}. But the discussion of operational noise impacts is misleading because the DEIR asserts that noise impacts are significant as to only 3 measured locations. Table 5.6-13 shows, in fact, that the 55 dBA residential noise standard is exceeded as to locations A, B, C, F, N, S, and T. Also, the L_{max} standard is exceeded as to locations A and S. Noise exceeds general plan or noise ordinance standards at each of these locations, thus impacts are significant (threshold N-1). Moreover, noise impacts are even greater after 10 p.m. when the noise ordinance prescribes that noise levels shall not exceed 45 dBA. There is no requirement that sports events cease at or before 10 p.m. and it is likely that some events will go late.

Because operational noise is significant, adequate mitigation is required. Yet proposed noise mitigation measures are uncertain and deferred. For instance, the draft requires that the School District shall develop a “good neighbor” policy *after* the Project is approved. Likewise, N-2 requires a Stadium Sound System Design Plan *after* Project approval. N-3 apparently allows the agency to dispense with mitigation based on a “cost-benefit” weighing that occurs after Project approval. Mitigation measures must be certain and enforceable. It is not enough under CEQA to simply declare the impact “significant.” In addition, there are other feasible measures available to lessen significant noise impacts include imposing reasonable restrictions on the frequency, type, and/or days/hours of field use. For instance, *limiting the field’s use to school-related activities and organizations would reduce the number of noise exposures due to the Project and therefore reduce the noise effects due to the Project.*

Transportation Impacts

The DEIR discloses that the Project results in a significant traffic impact at the Jamobree Road and University Drive/Eastbluff Drive intersection under Opening Year (2019) conditions. Impacts are also significant as to the “TPO” impact

C57-14

C57-15

C57-16

C57-17

C57-18

threshold with respect to this location. The DEIR proposes mitigation measure, TRAN-1, which states that the School District “shall coordinate with the City of Newport Beach to implement a minor signal timing change to increase cycle time by 10 seconds.” With implementation of this measure, the DEIR asserts that impacts are less-than-significant. But there is no guarantee that TRANS-1 is likely to occur. It is entirely speculative. Therefore, traffic impacts must be deemed significant.

Parking Impacts

The DEIR conclusion of less-than-significant is not supported by substantial evidence. For instance, the analysis assumes the availability of on-site parking but does not take into account the use of parking spaces for other school related activity or functions; that is, the EIR erroneously assumes that each parking space will be available for stadium attendees.

C57-19

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Daigle". The signature is stylized with a large, looped "L" and a cursive "Daigle".

Leslie Daigle

From: Gail York
To: [Ara K. Zareczny](#)
Subject: CDM Sports Complex
Date: Monday, September 25, 2017 3:10:54 PM

We as neighbors in close proximity to CDM ask that you vote as follows:

C58-1

Yes - Option B Alternative 3

Gail York
Gene York
2006 Vista Caudal
Newport Beach, Ca. 92660

From: Emily Ziebell
To: [Ara K. Zareczny](#)
Subject: SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL
Date: Monday, September 25, 2017 2:36:29 PM

To the Board of Trustees Newport-Mesa Unified School District 2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

As a longtime resident of eastbluff , CDMHS alumni and neighbor of Corona del Mar High School, I **Support Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights and no extra amenities, food stands or restrooms. As an alumnus, we always had several options for sports fields and never hindered the sports program. Also, the significant negative impact to the neighboring areas is all the more reason to minimize the planned improvements.

C59-1

Regards

Emily Ziebell, Eastbluff resident

Sent from my iPhone

From: Roberta Lessor
To: [Ara K. Zareczny](#)
Subject: CDM Sports Field
Date: Monday, September 25, 2017 2:28:00 PM

C60

Dear Board Members:

Please be advised that our family is asking you to approve Option B: Alternative 3 for the CDM Sports Fields Improvements. We believe that takes into consideration all parties involved: the school, the students, the sports activities, the adjacent homeowners, the parking issues, safety and liability issues, future use, and the encouragement of good values through sports activities.

C60-1

Sincerely,

The Lessor-Snow Family
1985 Vista Caudal
Newport Beach, CA 92660

From: WILLIAM L IPPOLITO [<mailto:williamippolito@cs.com>]
Sent: Friday, September 22, 2017 2:19 PM
To: Ara K. Zareczny <azareczny@nmusd.us>
Subject: CDM Stadium

C61-1

We support option B alternative 3

William Ippolito

Virginia Ippolito

2020 Avenida Chico
Newport Beach CA 92660-3906

via email: feedback@nmusd.us;

September 22, 2017

Ara Zareczny, LEED AP
Director, Facilities Development, Planning and Design
Newport Mesa Unified School District
2985 Bear Street Bldg. A.
Costa Mesa, CA 92626

Subject: Recirculated Draft Environmental Impact Report for Corona del Mar Middle and High School Sports Field(s) Project

Dear Ara:

This comment letter is to submit the personal views of myself and my spouse Sharon Esterley. We reside at 2845 Alta Vista Dr., Newport Beach, CA 92660. These comments are separate from comments submitted in my role as President of the Eastbluff Homeowners Community Association, which is submitting a letter on behalf of our Eastbluff homeowners.

C62-1

We support the following:

The two-field design as proposed in Option B, with the exception that we recommend deletion of lights for both fields. We support approval of these specific changes in the reissued EIR:

- Replace and reconfigure existing two natural-turf fields with synthetic all-weather turf fields.
- Replace track of the field closest to Eastbluff Dr. with rubber all-weather track.
- Prohibit varsity football games from being played at the sports fields.
- Permanently limit seating to no more than 644 seats on home field side and 200 seats on visitor's side.
- Elimination of public address system due to potential loud noise for homes near the school for Options A and B designs.

We oppose the following

- Option A "stadium" design.
- Inclusion of a building in Option A that includes press box, restroom, concession/ticket office.
- Inclusion of permanent lighting on one or both fields for both Options A and B.
- Proposed hours/days of use as Monday to Thursday until 8 pm for practices and 9 pm for games, and on Friday – Saturdays until 9 pm. Use should be limited to sunset Monday through Saturday.
- Use of portable sound equipment due to difficulty in controlling placement and volume for Option B design.

We believe the District's revised EIR omitted the most feasible and least costly option, with the least significant negative impact on surrounding neighbors to the school. **The missing Option is installation of two synthetic all-weather fields and rubber all-weather track, with no lighting and PA system.**

C62-2

The two-field Option B includes lighting for both fields. This includes four 80 ft. poles and four 70” poles, each with 14 fixtures. We believe the lights would create a major view impairment and light glare in the evenings for homes surrounding CdMHS sports fields. This is a significant negative environmental impact not recognized by the EIR and the options presented. Additionally, the District has recently completed using comparable lights and the cost was \$70,000 per pole. The budget impact of purchasing the poles and installation costs will be approximately \$700,000.00. These funds can be used in a more positive way without impact the neighbors, such as restrooms and weight room for the students.

C62-3

C62-4

The purpose of the two-field option was to increase available all-weather fields and eliminate the need for use of lights. We believe the addition of two fields adds capacity to meet the practice and event needs of students. We believe the shared fields used for practices can continue with two artificial turf fields. This option also provides adequate event-track facilities fields for students. This option would meet the project objectives in the safest, lowest cost and least negative impact manner. A “no lights” option provides the least negative impact on the neighbors near the school, supports the District’s Good Neighbor policy by not impairing views, avoiding light overspill and glare.

C62-5

C62-6

Elimination of lights also reduces potential noise, traffic and parking issues associated with evening events. Planning practices and Friday/Saturday events/games to end by sunset is a good policy. This allows the students sufficient time to leave the facilities safely and be home for dinner and homework.

We also request a “Use Agreement” be created to document the scope of the project and mitigation measures agreed upon. We believe the agreement should be between the District, City of Newport Beach and HOA’s surrounding the school facility. The use agreement should include procedures and assign responsibility for enforcement of limitations on use and mitigation measures approved in the final EIR and project plan.

C62-7

We appreciate the opportunity to provide input and help the District complete the project planning/EIR process. Resolution of these issues will avoid delays in your EIR process and the start of project construction.

Sincerely,

R. Rubino
Ron Rubino

S. Esterley
Sharon Esterley

25 September 2017

C63

Board of Trustees
Newport-Mesa Unified School District
Education Center and Sanborn Buildings
2985 Bear Street
Costa Mesa, CA 92626

Via Electronic Mail

Dear Superintendent Navarro, President Yelsey and other distinguished Board Members:

While I appreciate the opportunity to proffer my comments and opinions as they pertain to the proposed to Corona Del Mar high school and Middle School 'Sports Field(s)' project - please be advised that I do so as a homeowner and resident of my home located in the immediate vicinity of the proposed project for over Forty-three (43) years.

C63-1

I would also ask that you consider the salient fact a homeowner and resident of over Four (4) decades - serving a majority of those years as both a board member of our Homeowners Association (over Ten years as its President) as well as a Director of the Eastbluff Community Association representing over Four Hundred Apartment / Homes.

As such, I have direct, personal and informed knowledge of exactly how the seemingly endless expansion of this campus has negatively affected the communities, and its' combined Ten (10) HOAs, of The Bluffs and East Bluff and their collective residents (over 2000 homes) in a myriad of ways.

The first the public ever heard of the CDMHS 'Sports Stadium' project was on February 5, 2014 in a meeting held at the Newport Beach City Lu library. That evening when Supervisor Navarro and then NMUSD Board President Mrs. Yelsey announced to the assembled group the stunningly oversized, grand scaled complex to a packed conference room with disappointing results.

I was there. And I can truthfully state that the overwhelming feeling by the enormous crowd was that to fit the project onto the severely compromised campus, would require the removal of a building or two.

It was that evening that the residents of Bluffs and East Bluff communities first heard the often-repeated 'mantra / promise, from both Dr. Navarro and Mrs. Yelsey, "we want to always be good neighbors".

After having attended that first, initial meeting - and a majority of any and all others to this day, I am sad to state that to the contrary the school district has not been a 'good neighbor'.

There is a well documented history of nearly three decades where the School District has been stunningly consistent in refusing to it acknowledge, let alone address, the very

real problems that these communities have had to put up quite every single day school is in session!

Those problems, 'collateral damage' if you will – brought on by thirty years of the NMUSD riding roughshod over these communities vis-à-vis reckless, ill-considered and shortsighted expansion of the High School at first, and then the addition of 'Middle School' students and eventual construction of an actual Middle School complex.

Factoring into that equation, as there has never been any commercial and or residential construction and or development within the parameters of the East Bluff and Bluffs area for over 50 years – it is safe to say that in the overwhelming majority of the issues created were created solely by the NMUSD under the direction of past boards.

Adding insult to injury, the REIR fails to mention, let alone consider, the extraordinary past and future expansion of the Our Lady Queen of Angels Church which is, as you know, is located directly adjacent to the southern portion of the campus. And has over the past 30 years expanded its Church to seat 1000 parishioners and expanded its private school three/fold. Not to mention the already planned AND construction of a 10,000 square-foot Gymnasium / Meeting Hall which will begin construction either later this year or early in 2018.

C63-2

A CITY DIVIDED

The NMUSD, in it's shortsighted, blind ambition to get this 'Sports Field' (the latest in a parade of ill-suited 'monikers') knowingly or not, has successfully postured this convulsive issue in a manner that has literally pitted the communities of The Bluffs and East Bluff against the rest of the city. And whether you were aware of it or not, there is a visceral anger a great number of people, on both sides, harbor. And that, in the end, has hurt and planted a deep-seeded distrust of the District. And in doing so, made the High School and Middle Schools (usually an asset to a neighborhood and immediate community) nearly unwelcome due to the longstanding disregard for our inalienable rights as homeowners and residents – not to mention the exorbitant price we've paid day-in and day-out, Monday thru Friday, Nine (9) months a year.

C63-3

And that pathetic reality is a real shame.

PURPOSE AND USE

To date the district has completely failed to accurately describe the purpose of this project and more saliently, it's use. Its days of use, hours of use and by whom.

C63-4

Several entities, inclusive of but not limited to the City of Newport Beach itself, have, on numerous occasions, approached the district, to collectively draft and enter into a 'USE AGREEMENT CONTRACT'. Said contracts are common in the state of California. I know that, and the district knows that. Yet the district has continually refused to do anything more than pay lip-service to this much needed ideal.

C63-5

Such an agreement would successfully address the continuity of trust and respect that is demanded after all each and every homeowner and resident has had to endure for the past 30+ years – as we have collectively watched our once extraordinary quality-of-life steadily and continually erode.

It is inexcusable as well as indefensible at the NMUSD, who has repeatedly promised to be a "good neighbor" will not move forward in a positive manner to make a much needed 'User Agreement' a reality.

SCHOOL ENROLLMENT

CDMHS was designed and constructed to serve a student body of 1,300 – 1,500 students.

Presently the student body is at an all time high – nearly double of the original. All without any real significant increase of onsite parking. What other entity would be legally entitled to expand in such a manner without the required increase of on-site parking – hence the daily high-jacking of residential street parking by hundreds of students cars?

TRAFFIC

Thrice daily, cars ferrying students of the combined High School and Middle create paralyzing traffic jams – lasting 30 minutes and more. Thereby creating a hostage situating of a great deal of once free residents.

PARKING

For over Three (3) decades, there has been an appalling lack of on-site parking. All of us who live in The Bluffs and or Eastbluff know it. NMUSD knows it – yet has done NOTHING constructive about it. Resulting in the daily confiscation of parking spaces on streets regularly available and much needed for homeowners on the Amigos Way, Domingo, Mar Vista and Vista del Oro.

We (the unfortunate residents, have had to live with the Districts attitude of demanding that the 'neighborhoods' absorb the overage. Is it any wonder that the NMUSD was so shocked that after decades of disregard, we would, at long last, speak up. And finally object

SAFETY

Increased safety issues for both pedestrians (walking and on bicycle) as well as of the drivers

It goes without saying that the obscene traffic, traveling on an obsolete roadway infrastructure consisting of simple Tow (2) lane streets on Three (3) sides of the campus, and only One (1) limited four lane street has vastly increased the wellbeing for both pedestrians (walking and on bicycle) as well as of the drivers.

PROPOSED LIGHTING:

There appears that in the past three and a half years of 'developing' this project - there has never once been an effort made by either the NMUSD and or Placemarks to request a re-designation of the Project's situs from an LZ3 to a truly reflective LZ2.

There is NO QUESTION that the District is convenient and self-servingly misclassifying the residential neighborhood where CDM Middle and High School is located. Again, as the son of a successful Developer (with 50 years experience) consulting Three (3) highly qualified professions familiar with 'light zone designation' my concerns were quickly and resolutely confirmed.

You are using LZ3 (for Lighting Zone 3) and I believe the area is more accurately described as LZ2. By saying the area is brighter than it is, you are modeling brighter lights than is appropriate.

Your RDEIR is using a standard set by the California Energy Commission in 2005. LZ2 is defined as rural and LZ3 is an urban area. The zone for a specific area is based on population figures from the 2000 Census. Under this standard, LZ3 seems appropriate.

However, there is an updated industry standard that you are free to choose that provides better guidance and accuracy.

The Illuminating Engineering Society (or IES) released its Model Lighting Ordinance in 2011.

LZ3 is called a Moderately High Ambient Lighting zone and includes the following:

- Commercial corridors
- High intensity suburban commercial areas
- Town centers
- Mixed use areas
- Industrial uses
- Shipping and rail yards with high night time activity
- High use recreational and playing fields
- Regional shopping malls
- Car dealers
- Gas stations
- Other nighttime active exterior retail areas

This is how you are classifying the area immediately surrounding the CDM campus.

I believe LZ2 is more appropriate for this area.

LZ2 is called a Moderate Ambient Lighting zone and typically includes the following:

- Multifamily residential uses
- Institutional residential uses
- Schools
- Churches
- Hospitals
- Hotels/motels
- Commercial and/or business areas with evening activities embedded in predominantly residential areas
- Neighborhood serving recreational and playing fields
- Mixed use development with a predominance of residential uses

With these definitions, the area housing the CDM campus is better classified as LZ2.

The City of Newport Beach also recommended LZ2 in its response to the first DEIR.

SOUND / PA SYSTEM

Suffice to say, to disregard that there will be a considerable and negative difference caused by the installation of a PA / Sound System – where there was none before is absurd. Any reasonable person would recognize that.

C63-11

In closing, while it may have been difficult to read some, if not all of my observations, their honesty, true and actual reflections of very real, present and dangerous problems that the DISTRICT itself has caused - I have tried to proffer them in a constructive manner, despite my genuine dismay at the inappropriate scope and scale of this project.

C63-12

Neither will I apologize for being blunt and straightforward, as I feel that any reasonable person who has had to endure 30+ years of ruinous issues – as they have contributed to the demise of a once, beautiful, safe and quiet community in a deliberate manner.

As one of the core values of the CDM Campus was, and should remain integrity, I sincerely hope that you will demonstrate your integrity and take a good, long and realistic look at this project, in its 'proposed' inappropriate scale and direct the NMUSD to revisit the countless true and actual inadequacies of the severely size-challenged campus, and its extraordinary immediate density of homes and their residents - and revisit the ideal(s) that would benefit each and every factor in this equation, inclusive of the often neglected neighbors who have supported the School(s) since their inception - despite the great cost to do so over the past decades - suffering silently. Until now, that is.

Respectfully submitted,

Paul Doremus

PDD/sbm

CC:

Dana Black, President dblack@nmusd.us
Karen Yelsey, Vice President kyelsey@nmusd.us
Charlene Metoyer cmetoyer@nmusd.us
Vicki Snell vsnell@nmusd.us
Walter Davenport wdavenport@nmusd.us
Martha Fluor mfluor@nmusd.us
Judy Franco jfranco@nmusd.us

From: Adriana Angulo **On Behalf Of** Newport- Mesa USD
Sent: Tuesday, September 26, 2017 7:53 AM
To: Ara K. Zareczny <azareczny@nmusd.us>
Subject: FW: CDM high school sports field

C64

Adriana Angulo
Public Information Office
Newport-Mesa Unified School District
Office: 714-424-5076
adrianaangulo@nmusd.us

From: Shery Mansouri [<mailto:sherymansouri@gmail.com>]
Sent: Monday, September 25, 2017 4:35 PM
To: Newport- Mesa USD
Subject: Fwd: CDM high school sports field

----- Forwarded message -----

From: **Shery Mansouri** <sherymansouri@gmail.com>
Date: Mon, Sep 25, 2017 at 4:34 PM
Subject: CDM high school sports field
To: azareczny@nmusd.us

Dear School District,

As a resident of Newport Beach, who's three kids will attend CDM High School, I feel it is important for the Board to consider passing Option B, Aleternative 3. We know there will be such a large negative impact the neighboring community from the noise, traffic, and light pollution. I feel that at the very least, Option B alternative 3 at least is a good compromise for both sides.

C64--1

I would appreciate and look forward to your response!

Reagrds,
Shery Mansouri
2661 Basswood St
Newport Beach, CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

C65

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C65-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Lacie R. Levens

2025 Vista Cajon, Newport Beach
92660

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

C66

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C66-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Jennifer Lane

2333 Aralia St

Newport Beach, CA 92660

My house sits directly
in front of the football field in Eastbluff
(on Aralia) The new stadium, including lights will
have a huge impact on my property. I see no reason for
the lights or extra fields. As an alumna of CDMHS
extra lighting was never needed.

Respectfully,
Jennifer Lane

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

C67

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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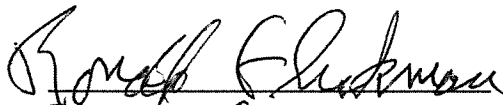
C67-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address


RONALD GLICKMAN

507 AVENIDA LORENZO
NEWPORT BEACH, CA 92660


SHARON H. GLICKMAN

507 AVENIDA LORENZO,
NEWPORT BEACH, CA 92660

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

C68

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C68-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name	Address
<u>JANET LESTER</u>	<u>637 VISTA BONITA</u>
	<u>NEWPORT BEACH, CA 92660</u>
<u>Janet E. Lester</u>	

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

C69

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C69-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Ray Emerson

2221 ALTA VISTA DR

NEWPORT BEACH, CA 92660

Jay Emerson

2221 Alta Vista Dr

Newport Beh CA 92660

Comments due before Sept. 25, 2017

C70

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C70-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Denise M. Lamb

2345 Aralia St.
Newport Beach, CA 92660

John Smith

2351 ARAIA ST
NEWPORT BEACH, CA 92660

Billy H

2351 ARAIA ST
NEWPORT BEACH, CA 92660

Charles J. Lyman

700 ALEppo ST.
NEWPORT BEACH, CAL. 92660

Marcia Walsh

700 ALEppo ST.
NEWPORT BEACH, CAL 92660

Comments before Sept. 23, 2017

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name	Address
<u>Denise M. Lamb</u>	<u>2345 Aralia St.</u> <u>Newport Beach, CA 92660</u>
<u>Bassam Moucharafieh</u>	<u>706 Aleppo Street</u> <u>Newport Beach, Ca 92660</u>
<u>Antoinette Koury</u>	<u>706 Aleppo St</u> <u>Newport Beach, Ca. 92660</u>
<u>Tony Saucedo</u>	<u>712 Aleppo Street</u> <u>N.B. 92660</u>
<u>Mary Saucedo</u>	<u>712 Aleppo Street</u> <u>N.B. 92660</u>

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C71-1


The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

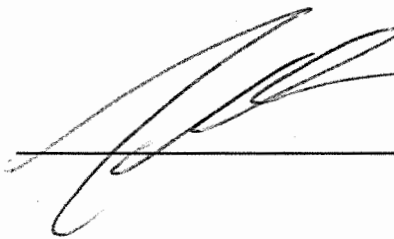
 **Name**
CARL E. OSSIPOFF

Address

720 BISON AVE NB 92660


GAIL OSSIPOFF

720 BISON AVE, NB-92660



720 BISON AVE

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C72-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Vincent Lin

2615 Blackthorn St, NB 92660

ditto

Tiff Lin

ditto

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C73-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Arlene Warrington

807 Bellis NB 92660

Patricia Warrington

807 Bellis
NB 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C74-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

David R. Moore

2207 ARBUTUS ST.

NEWPORT BEACH, CA 92660

Carmelita J. Moore

2207 Arbutus St
Newport Beach, CA 92660

Other minor physical changes identified for other parts of the CdM campus as plans are completed would include drainage and infrastructure improvements, signage, fencing, pathways, and placement of gates, etc.

Public Review: The RDEIR is available for a 45-day review period beginning August 11 2017, and ending September 25, 2017. Copies of the RDEIR are available for review online (PDF file can be downloaded) at www.nmusd.us/CdMField, and hard copies are available for viewing purposes only at the following locations:

Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626

Corona del Mar MS/HS
Administrative Office
2101 Eastbluff Drive
Newport Beach, CA 92660

Responses: Written comments on the proposed project must be received no later than 5 PM on September 25, 2017. Send comments to the attention of Ara Zareczny, LEED/AP, Director, Facilities Development, Planning and Design, at N-MUSD, 2985 Bear Street, Building A, Costa Mesa, CA 92626. Comments may also be submitted via email to <mailto:feedback@nmusd.us>; include the name of the project in the subject heading.

Project Information Meeting: A project information meeting will be held at Corona del Mar High School, 2101 Eastbluff Drive, Lecture Hall, Newport Beach, CA 92660, on September 13, 2017, at 6 PM.

Public Hearing: A public hearing will be held at the District Education Center, 2985 Bear Street, Building A Roderick H. MacMillian Board Room, Costa Mesa, CA 92626, on October 24, 2017, at 6 PM.

For more information, please contact Ara Zareczny, LEED/AP, Director, Facilities Development, Planning and Design, at (714) 424-7522.

NOTE:

12 AUG, 2017

SAVE THE MONEY!!
DO NOT BUILD ANY BLEACHERS, PA SYSTEMS, OR
ANYTHING ELSE AT THE CdM CAMPUS!
THE SCHOOL HAS EXISTED WITH ITS CURRENT
CONFIGURATION SINCE IT OPENED.
OUR NEIGHBORHOOD DOES NOT WANT ADDITIONAL
TRAFFIC, NOISE, TRASH AT CdM!

C75-1

Frederick Navarro

Frederick Navarro, Ed.D., Superintendent

2985 Bear Street • Costa Mesa • California 92626 • (714) 424-5000
2006 VISTA CAUDAL
NEWPORT BEACH, CA
92660

COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL

C76

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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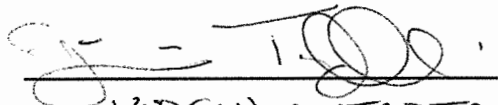
C76-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

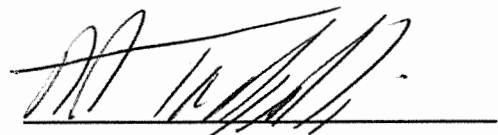
Name

Address


VIRGINIA TADJALLI

2749 ALTA VISTA DR

NEWPORT BEACH, CA 92660


A. A. TADJALLI

2749 ALTA VISTA DR

Newport Beach, CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C77-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Karen Kovach

2447 Bunya St.

Newport Beach, CA 92660

Eugen Kovach

2447 Bunya St.

Newport Beach, CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

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C78-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

Name

Address

Lesly Shendon

OWNER OF 1965 VISTA DEL ORO
NEWPORT BEACH, CAL. 92660

Dean Taylor (OWNER'S HUSBAND)

1965 VISTA DEL ORO
NEWPORT BEACH, CAL. 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

To the Board of Trustees
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626
Attn: Ara Zareczny

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the August 17, 2017 Recirculated Draft Environmental Impact Report released by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

C79-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

*signed +
must be in by 9/25*

Name

Address

Sally Shipley

2031 Vista Cajon NB 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

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C80-1

The undersigned **Supports Option B - Alternative 3** which is the construction of two synthetic fields at Corona del Mar High School with no lights.

Respectfully submitted,

must be signed and in by 9/25

Name

Address

1. CAROLE R. JOHNSON
Carole R. Johnson
2001 VISTA CAJON
NEWPORT BEACH CA. 92660
2. BETTI ROSS
Betti L. Ross
2047 Vista Cajon
Newport Beach, CA 92660
3. MONTON SPRINGWATER
Mont Suto
2003 VISTA CAJON
NEWPORT BEACH CA 92660
4. Robert Warren
Robert Warren
2049 VISTA CAJON
NEWPORT BEACH CA 92660
5. MARILYN JOHNSON
Marilyn June Johnson
2007 Vista Cajon N.B.
92660

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Respectfully submitted,

Name

Address

Nancy K Douglas

2401 Banya St

GA

529 VISTA FLOREN

DEAL

2401 Banya ST.

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
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Respectfully submitted,

Name

Address

JG Jackson

2143 Vista Entrada
Newport Beach, 92660

Sharon Jackson

2143 Vista Entrada
Newport Beach, CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

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Respectfully submitted,

Name

Address

Richard A. Mau, M.D.

2169 Vista Entrada

Newport Beach, CA 92660

**COMMENT TO RECIRCULATED DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

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Respectfully submitted,

Name

Address

CRIG BROWN

2019 Avenida Chino
Newport Beach, CA
92660

Appendix

Appendix A4 RDEIR Comments – Residents in Support (D)

Appendix

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From: Julie Means [<mailto:means4us@gmail.com>]
Sent: Monday, September 25, 2017 2:30 PM
To: Newport- Mesa USD
Subject: Corona del Mar Middle and High School Sports Field

Dear Dr. Navarro, School Board Members and Ms. Ara Zareczny,

Thank you for all you have done to update the Corona del Mar Middle and High School Sports Field.

I thank you especially for all that Ms. Zareczny and her team have done to work with the neighbors and community to ensure that this facility will be one that offers updated technology to mitigate factors such as lighting and sound.

After attending the presentations and school board meetings, one thing remains:

Please do what is best for the students.

We have amazing students at Corona del Mar, and it is only fair that they have sports facilities on their own campus that offer a safe, healthy place to practice and to compete.

Please move forward with this project and get it going as soon as possible. Option A or B both have merits, but what is most important is that we move forward.

While other schools in our area have broken ground and completed their projects, we continue to have meetings and discussions, yet in the end, the facilities have not been improved and don't accommodate the students.

Please put the students first and build a new sports complex at Corona del Mar High School.

Thank you,

Julie Means

**Mother of a Corona del Mar High School Student and a Middle School Student
949-500-2406**

D1-1

From: Hannah Lee [<mailto:hannahflee@cox.net>]
Sent: Wednesday, September 27, 2017 9:21 AM
To: Newport- Mesa USD
Subject: CDM High School Sports Field proposal - Complete Meeting Comments

I was at the podium last night to submit my comments on the CDM Sports Field proposals. I unfortunately ran out of time, and am hoping that my comments in full here might be provided to the School Board for their consideration before they vote on the CDM High School Sports Field proposals.

Thank you,

Hannah Lee
41 Vernon
Newport Coast CA 92657

9/26/2017

NMUSD School Board Meeting

Re: CDM Sports Complex

Submitted by: Hannah Lee, 41 Vernon, Newport Coast

To the NMUSD School Board: Let me begin by first thanking you all for serving our community, especially our sons and daughters, the students of your district.

My name is Hannah Lee and my daughter, Gigi, has been running Cross Country and Track & Field for the past 5 years, starting in Middle School, until now, and will do so through her senior year here at CDM High School. I also assist Coach Sumner with administration and communications for Sea King Running, so I get to witness the work that is put into hosting a Cross Country or track meet, as well as see year-round the athletes that train for both Cross Country, and Track & Field. We daily share the field with soccer practices, Frosh and JV football while running our own practices. That's a lot of bodies all in one confined place! I'd like to take this opportunity to paint a picture and allow you to visualize what the running program is like at Corona del Mar High School. This season, we have approximately 145 students in Cross Country, and last Track & Field season, we had 110 athletes. It is a large program. Cross Country and Track & Field is unique in that it INCLUSIVE. Coach Sumner's vision for the program is that anyone that has the desire and heart to run, CAN. Unlike many of the other sport programs that cut students based on athletic ability standards set by the coach, this program has allowed students with disabilities, physical or otherwise, to participate and be part of a program where friends are made, practice is done in groups and is FUN, personal goals are met and exceeded, and no matter the pace that is run, you are part of "the team" that represents the CDM Sea Kings.

Take Suzanne Arenal, (<http://highschool.latimes.com/corona-del-mar-high-school/suzanne-arenal-inspiring-others-one-step-at-a-time/>), who was diagnosed with Cerebral Palsy at 10 months. She might be the last person running across the finish line, but you will not hear louder applause, whistles and shouts of encouragement. Others with autism or learning abilities have a sport that gives them confidence, goal setting and social interaction that builds into their whole person. On the other end of the spectrum, for those athletes that Coach Sumner has trained and led to the heights of success within CIF, qualifying for the State Championships, the importance and added value of a Cross Country and Track & Field program that has the proper facilities to host meets as other surrounding high schools are able to could, and would, attract even more athletes and families to be part of the CDM High School community. Our athletes in the running program are diverse, and the benefits of involvement on the team do not just fall to our athletes, but positively affect numerous parts of

D2-1

your constituency - the coaches, volunteers, parents and family and spectators. With this in mind, and on behalf of the Track & Field, and Cross Country program, I respectfully request that you, the Board, know, that to meet the needs of the very successful program that Coach Sumner has led for almost 30 years, and to keep us even remotely competitive with every other single High School in our league, we need to offer our students a quality facility that they can train and compete in.

D2-1

This includes:

1) **Proper lighting on a new all-weather track & artificial turf field.** A meet that starts right after school concludes, goes sometimes until 7pm in the evening. **This is a safety hazard to run without lights on**, and one that the district would be responsible for if injuries occur due to insufficient lighting at a CIF event. Lighting technology has advanced so much in recent years, that those residents opposing the lights, would be surprised how non-invasive lights will be, yet this benefits all track or field sports primarily with safety, but also in allowing quality practice and game/event time so commutes to other schools for practice for a number of sports will not be necessary.

D2-2

2) **It needs to include providing adequate restrooms** for the use of athletes of the many sports practicing at the same time, as well as visiting schools and spectators here for competition. Locker/Training/Ice rooms should be modernized to acceptable levels.

As an example, in the men's restroom, there are only 2 urinals and 2 toilet stalls, which are oftentimes out of service for repair. Between 2pm and 4pm at least 4 days a week, there are around 125 Cross Country athletes, until the 190 or so of the football team arrives to practice, then add the 80-90 soccer players that come...it simply is NOT adequate to serve the needs of the students.

3) **It should include a quality PA system with speakers placed for minimal invasion facing away from the residents** so that track & field, soccer, Frosh/JV football, lacrosse can report the games/meets without the use of portable, squawky PA systems.

4) **Seating capacity** has already been diminished from the original plan, but even with 664 seats as proposed in Option A, CDM would not be competitive with schools that are able to host League Prelims and Finals, such as University High School or Irvine High School. The athletes that are in Track & Field, Soccer, Football and Lacrosse deserve a spectator area that can accommodate a big rivalry or championship game, and we would not be able to do so without adequate seating. If Option B is selected, please replace the current spectator seating with quality, safe and visually pleasing seating.

5) **IF there is enough extra funding leftover**, a concession stand and ticket box should be

considered, even if it is a nice, *portable option*. A Press box is not necessary, in my opinion.

This all being said, I understand that the current proposals are leaning toward acceptance of the Option B plan, not Option A. We unfortunately conceded that early in the negotiations with the residents. I realize that the pleadings in this community comment reflect only two sport programs, Cross Country and Track & Field. However, if Option B is the one that is voted on by the School Board, then at the very least, **please consider upgrading the improvement of the existing restroom facilities. Also, at a minimum, we need lights for both of the fields proposed (not Alternative 3 as proposed by the Eastbluff association)**

We urge that the School Board make your decision with the best interests of the students that you represent in mind. We have already conceded so much of the original proposal out of respect for the residents. **PLEASE MAKE THE RIGHT CHOICE FOR YOUR STUDENT CONSTITUENCY.** The gift of the funds granted should not be lost due to inaction of the Board due to the noise of a few residents, who chose to live by not just a high school, but an elementary school as well. Many Eastbluff residents are in aligned with the desires of CDM High School, only a percentage of residents are in opposition...they are just the most vocal. At the time they needed it when they had school aged children, the schools were a benefit, but now that it seems to be a nuisance, they are opposing these proposals. This just isn't fair to the students now, and those coming for future generations. Give these student athletes what they deserve, and help them thrive in the co-curricular setting of athletics.

Thank you for your thoughtful and thorough consideration.

Respectfully submitted,

Hannah Lee

D2-3

09/24/2017

Max Johnson

Student ID # 162448

Corona del Mar High School Sport Field Proposal

I, Max Johnson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Our student body needs the support of the district and our community in order to benefit the academic and athletic needs of the school. Being a part of CDMHS and seeing first hand how our students are struggling to balance schools and sports is something difficult to witness. Many of my peers are having to drive hours there and back to different sporting events and practices because our school does not have the proper equipment to provide for the growing needs of the students. Every other school in our district has much higher quality facilities than our own. Seeing how our facilities are lacking compared to our colleges in other schools the students feel that we should have equal practice facilities. Currently our fields are not safe and unfit to practice on. I can not tell you how many times I have seen one of my friends have hurt themselves because the field is not finished properly or there are spots in the grass. How much longer do CdM students need to be suffering from injuries because we cannot provide the proper facilities. To add to the problem after daylight savings we lose a few hours of sunlight and many of our teams that were practicing later in the evening are now no longer able to hold practice. If the lights were turned off at 8 PM I feel that it is a great compromise with the community and all of our students would be able to practice on campus which is a huge benefit. With option B all of our students would be able to practice on campus and students would have more time to focus on their academics. The lights that are being placed on the fields will be letting off less than .5 candle foot of light to the surrounding community. With this great feat in technology I do not understand how the community can be up in arms about the effect it will have on them. That is to say that if i had a piece of paper the light would be 6 inches away which is very dim. This

D3-1

D3-2

is much less powerful than the pool lights currently and would only be used when necessary, meaning that night practices will only be offered when there is no other time. Currently there are teams who are practicing at Eastbluff elementary which is creating more traffic through the community. If all of these practices were moved onto campus it would also diminish students driving through the community in peak traffic hours and keep them on campus. Our school is also giving up the opportunity to host home football games. Not only is this a big revenue maker for our ASB and athletics but also diminishing school spirit and forcing students to drive farther to support their friends and family. Overall option B is able to support all of our sporting teams and positively affect the surrounding community by diminishing traffic and not creating a loud environment from home football games. Option B also is able to help increase school spirit for other athletic teams and help students have more time for academics.

D3-3

09/22/2017

Shadi Mosslehi

Student ID # 131455

Corona del Mar High School Sport Field Proposal

I, Shadi Mosslehi, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I like this field proposal because it gives students a chance to practice at night. We do not have the lights we need to be able to practice at night and it gives our school a disadvantage to having extra practice time. If we have two fields we can also have multiple sports practice at once. Option B will help us improve our school sports teams abilities.

D4 to
D205-1

09/22/2017

Abbie Jensen

Student ID # 166480

Corona del Mar High School Sport Field Proposal

I, Abbie Jensen, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Since i play lacrosse at CdM i use the fields constantly to practice with my teammates. Having new fields with fresh turf that will stay good for a long time instead of normal grass that needs to get fixed constantly will save lots of money and time for CdM and others. Also, having these fields will help practices and games be more successful and have many more sports teams at CdM be able to practice on campus.

D4 to
D205-1

09/22/2017

Adam werthmuller

Student ID # 135383

Corona del Mar High School Sport Field Proposal

I, Adam werthmuller, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Turf fields will need less maintenance and will stay in tact longer. They also do not require watering of grass due to the artificial grass so it will be environmentally friendly. The quality of fields also impact how teams play for example playing on a good field and a bad patchy field for soccer can completely affect the way the games play out so it will also affect our sports teams in a positive manner. Over all I think the pros out weight the cons with putting in turf fields.

D4 to
D205-1

09/22/2017

Aidan Holmes

Student ID # 143531

Corona del Mar High School Sport Field Proposal

I, Aidan Holmes , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I like option B because we get to upgrade to better field quality. Right now multiple teams are training on one field that has gone under wear and tear. 2 Turf fields and new stands would increase population at games. This would reduce torn up grass too because the turf won't wear down and doesn't need to be cut. New fields would increase the popularity and also increase student interest in sports because we get to practice and play on good fields.

D4 to
D205-1

09/22/2017

Alec Gekchyan

Student ID # 136360

Corona del Mar High School Sport Field Proposal

I, Alec Gekchyan, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I choose option A because it is better to have 1 field and more people can attend at a time. Having turf is amazing for soccer and football because the ground won't get ruined. We won't have to change the fields every year if we put turf instead of natural grass. Cdm deserves better.

D4 to
D205-1

09/22/2017

Alex Ianni

Student ID # 182085

Corona del Mar High School Sport Field Proposal

I, Alex Ianni, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that our school should invest in making a stadium because it makes the school more unified. Having home games on campus will influence more students to come and bring more community. This will benefit our school in so many ways and have a significant effect on the sports teams. Having a stadium would really impact everyone and would be a great addition to the school

D4 to
D205-1

09/22/2017

Alexa Conti

Student ID # 143708

Corona del Mar High School Sport Field Proposal

I, Alexa Conti, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As a soccer player I enjoy playing on nicer fields because it makes it's easier to play. It also makes it easier when you are trying to learn a new skill. For all of the sports that play on the field it makes it easier when we have turf fields. It also helps us preform better because we are practicing with better quiality material.

D4 to
D205-1

09/22/2017

Alexa Wood

Student ID # 165149

Corona del Mar High School Sport Field Proposal

I, Alexa Wood, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I'm a lacrosse player, so I would use these fields. Normally by the end of season our field is just dirt and dust. Last year 4 of our players got injured on the field. With the new field there would be a less likely chance of us to get injuries by just tripping on the ground. I would use the practice field for games so it would very helpful.

D4 to
D205-1

09/22/2017

Aliukas Hoshimi

Student ID # 162991

Corona del Mar High School Sport Field Proposal

I, Aliukas Hoshimi, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think options A would be the best. First, a concession stand would bring in some extra money for the school. Also a press box will make the games showed more and help to have other teams at our school. To help support the minds of the players, the lighting can help fire up the fans who support the players. Also this plan wouldn't take away space from the lacrosse and baseball fields. Option A is the best option.

D4 to
D205-1

09/22/2017

Allison Flood

Student ID # 143310

Corona del Mar High School Sport Field Proposal

I, Allison Flood, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think having a new field would make things easier for sports at Cdm and make our campus more modern. A nicer campus makes students more willing to play on and come to sporting events. This will help our movement to get more kids to go to games (Kings Krew). I hope you consider this amazing opportunity to make CDM better!

D4 to
D205-1

09/22/2017

Alyssa McKenzie

Student ID # 135977

Corona del Mar High School Sport Field Proposal

I, Alyssa McKenzie, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As a student athlete I have had to play play on our cdm field for 5 years. Other schools that come to cdm to plays a field sport are always disappointed with holes or giant dirt patches on the field. I believe creating two turf fields will give at least a few varsity sports a better field to play on with out possible injury. Gaining these two turf fields will greatly change how many people want to play at cdm and how many people will come to support.

D4 to
D205-1

09/22/2017

Amanda Eckert

Student ID # 177209

Corona del Mar High School Sport Field Proposal

I, Amanda Eckert, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. It would bring our school closer together and get us more spirited. The neighbors moved right next to a school so they have no rights to be cancelling our plans to make our school better. Also it would be great for the school money wise because we can have games at our school and then all that money can go towards new sports equipment and books! I think building the new field would be better for everyone.

D4 to
D205-1

09/22/2017

Angeline Clabaugh

Student ID # 135440

Corona del Mar High School Sport Field Proposal

I, Angeline Clabaugh , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Our school spirit would rise exponentially and we would have a larger turn out for our games. I think a football field would make our school more unified and make us more a happy campus. After the BOTB this year I think we have the spirt to fully support our teams but we simply don't have a home field for all of us to show our pride. This field has been rumored about to happen for many years and it would make me very happy to finally be a complete school; we have a brand new theater but no football field(the essence of high school). I know that for a fact our stadium would be packed with happy students cheering for our successful football team. The stadium wouldn't only be for football of course but in the beginning of the year it would rise our spirits and become the "to-do". I feel the only way for our newly hired spirits leader would be successful is if we had a large stadium for all of Kings Krew to come out and support.

D4 to
D205-1

09/22/2017

Anna McCartney

Student ID # 136397

Corona del Mar High School Sport Field Proposal

I, Anna McCartney, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I chose option b because I think it is really important to have two fields. The bathroom option in option a isn't necessary. The nighttime lights would help our teams to practice at night. Thank you for improving our school!!

D4 to
D205-1

09/22/2017

Annabella Rivera

Student ID # 143921

Corona del Mar High School Sport Field Proposal

I, Annabella Rivera, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I believe that the stadium could benefit CdM more because going to Newport Harbor for football games is sometimes out of the way. Also it would give CdM the option to finally be the home team for once. With 600 seats there could be more students that have the opportunity of going to games, benefiting the school with more funds because of the purchase of tickets. The stadium will be a great addition to CdM.

D4 to
D205-1

09/22/2017

Anthony DiFerdinando

Student ID # 132236

Corona del Mar High School Sport Field Proposal

I, Anthony DiFerdinando, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I choose option a because I have been to other high school football games and thought it was awesome to be in large stands with a PA system. I have friends in football who would love the improved stadium. I also think I would draw moot students to football games and create more class spirit. The new stadium would be a great addition to the school and improve football.

D4 to
D205-1

09/22/2017

Asher Hanilton

Student ID # 166252

Corona del Mar High School Sport Field Proposal

I, Asher Hanilton, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I Don't like playing at playing at harbor. When I play varseity I would like to beat harbor on our own football stadium. I don't mind not having a turf practice field but i would like a turf game field.

D4 to
D205-1

09/22/2017

Ashley Woroniecki

Student ID # 162935

Corona del Mar High School Sport Field Proposal

I, Ashley Woroniecki, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think we need this field because our younger football players deserve a nice field to play on just as much as varsity does. With this improvement, more people will attend our games and we will get more support. The field could also improve they say the players play on the field. Obviously, we want our boys to be able to do their best at their games

D4 to
D205-1

09/22/2017

Ashley Zieper

Student ID # 143129

Corona del Mar High School Sport Field Proposal

I, Ashley Zieper, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. If there was two fields, there would be more room for all of the teams to practice at the same time. I dont think that we need a super big field, we can play our big games at other schools in the area that can accommodate many people as well.

D4 to
D205-1

09/22/2017

Ashvin Wijay

Student ID # 180759

Corona del Mar High School Sport Field Proposal

I, Ashvin Wijay, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Football ruins the soccer field by the time winter season starts. Having a turf field would keep it nice and clean

D4 to
D205-1

09/22/2017

Audrey Arenal

Student ID # 131935

Corona del Mar High School Sport Field Proposal

I, Audrey Arenal, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I would like to have option B because it will benefit our sports teams more efficiently. For our sports teams, a lot of them have to drive off campus to practice, which is inconvenient and unsafe. If we add more practice fields, it will allow more sports players to be able to practice at or school. It will also prevent new drivers from causing traffic around the streets of CDM.

D4 to
D205-1

09/22/2017

Austin floriani

Student ID # 162569

Corona del Mar High School Sport Field Proposal

I, Austin floriani, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The fields we have get ruined every other year when it gets wet in the rain. If we have turf fields then we won't have to spend money on fixing the fields each year. Also some of the fields have divots. A turf field would have no divots at all.

D4 to
D205-1

09/22/2017

Austin Lamkin

Student ID # 185084

Corona del Mar High School Sport Field Proposal

I, Austin Lamkin, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I like option A because it is more traditional. I think it would be cool because then we could have more games at cdmhs and not at nhhs. I feel like it would be nice to have a stadium like all the other high schools in the school district. Also, 1 big stadium could probably sit more people.

D4 to
D205-1

09/22/2017

Ava Donaldson

Student ID # 177247

Corona del Mar High School Sport Field Proposal

I, Ava Donaldson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Cdm's fields are very dangerous as of right now so new fields would be highly beneficial. Due to us not having a stadium we should at least have some sort of professionalish type field. The freshman and sophomore; underclassman field is very dangerous for it has holes you cannot see because of patches also the dead grass is very prone to giving rashes and cuts. These fields would be very beneficial to Corona Del Mar sports teams.

D4 to
D205-1

09/22/2017

Ava duncan

Student ID # 175387

Corona del Mar High School Sport Field Proposal

I, Ava duncan , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. It's really sad to go to a high school that doesn't have a football field. We have to drive very far away to go watch our home games and a lot of us don't drive.

D4 to
D205-1

09/22/2017

Aynsley ramsaur

Student ID # 177899

Corona del Mar High School Sport Field Proposal

I, Aynsley ramsaur, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think it would be really cool to have a home game on our own home field. And maybe if we actually had like after school games I would go!

D4 to
D205-1

09/20/2017

Ben Marks

Student ID # 131441

Corona del Mar High School Sport Field Proposal

I, Ben Marks, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. This proposal provides a safe and stable environment for my brother to practice on, in the coming years. The lights and turf accommodations provides the stable environment that the student athletes need to thrive in high school sports.

D4 to
D205-1

09/22/2017

Benjamin Blackstone

Student ID # 135846

Corona del Mar High School Sport Field Proposal

I, Benjamin Blackstone, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. A new field would be extremely helpful for student athletes at CDM. These athletes practice daily on grass that needs to be trimmed and tended to every day. Corona Del Mar high school could benefit immensely from a synthetic turf field. It would not require nearly as much water as a field covered in real grass.

D4 to
D205-1

09/22/2017

Benjamin Foxcorft

Student ID # 143740

Corona del Mar High School Sport Field Proposal

I, Benjamin Foxcorft , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have a stadium with a turf field because it will make everything for our games. We could also host other events on it to raise money ect. Our field right now is in terrible shape and it's on a bump. It would be extremely nice to have a full stadium and be able to play games in it.

D4 to
D205-1

09/22/2017

Berkeley Gauntlett

Student ID # 135427

Corona del Mar High School Sport Field Proposal

I, Berkeley Gauntlett, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. This choice is more likely to be put in place. Ideally, option A would be nice but it is not going to happen. Since, the eastbluff homeowners association would not want so much commotion in their neighborhood. Overall, option B is the best option because it is the most feasible.

D4 to
D205-1

09/22/2017

Blair Hodges

Student ID # 131553

Corona del Mar High School Sport Field Proposal

I, Blair Hodges, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Option B provides more space and fields for more sports. By doing this Corona Del Mar High School will give more opportunities to athletes. Helping all of the sports will raise school pride and school spirit. Helping the sport's practices will also help their performances.

D4 to
D205-1

09/22/2017

Blaire Roberts

Student ID # 141897

Corona del Mar High School Sport Field Proposal

I, Blaire Roberts, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that we should choose option B. It would be a good thing to have a more good fields at home so that we could have some home games where a lot of people could show up, instead of going to a different field. It could also be a better way for our school spirit to get better because we could have more games at home where they are closer and people could get there easier. Practicing on better fields is also a lot easier to play on and would make our school nicer.

D4 to
D205-1

09/22/2017

Blake Brawley

Student ID # 137544

Corona del Mar High School Sport Field Proposal

I, Blake Brawley, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Being a football player in the past with a injury from the grass field that made me quit from injury, turf fields would be a much better choice for this school. The potholes in the grass left overtime is very unsafe and leads to serious injuries like the one that occurred to me. It would be a great addition to the CDM campus and athletics programs.

D4 to
D205-1

09/22/2017

Bonnie Misetich

Student ID # 171226

Corona del Mar High School Sport Field Proposal

I, Bonnie Misetich, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Option b seems to be the best option for our school and our sports department. A turf field would be best for saving the environment also. There is no need to replace dead grass and water the field. I hope you take my choice into consideration.

D4 to
D205-1

09/22/2017

Brandel Turner

Student ID # 132147

Corona del Mar High School Sport Field Proposal

I, Brandel Turner, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. If we built option B football games wouldn't even be able to be played at cdm because there would be no press box or other necessities. On campus stadium will be better for players because they won't have to take a bus and will be able to get home faster to do homework and other stuff because they wouldn't have to wait for every player to board the bus. More students would attend games because cdm is closer than harbor for most students. If we did option grass would still be on the baseball fields and softball fields which would ruin the turf by growing roots under the turf.

D4 to
D205-1

09/22/2017

Bridgid kennelly

Student ID # 131714

Corona del Mar High School Sport Field Proposal

I, Bridgid kennelly, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The fields currently at CDM can no longer sustain the students who use them. The amount of injuries that occur because of dirt mounds or tufted grass is unreasonable and there is a simple solution: turf fields with lights. We have a variety of sports available to us at CDM which is one of the reasons I love my school yet more often than not our sports teams are required to seek off campus facilities in order to practice. However if we are able to put lights on a turf field teams will be able to practice in the evening allowing them to train on our campus. It has been proven in the extensive research done by the EPA that the light pollution will not largely affect the neighbors, nor will the noise because it's just teams practicing no games will be held, and parking will not be an issue because it is after school so the parking lots will be open. Thank you for reading and considering this amazing and greatly needed improvement for the Corona Del Mar highschool students.

D4 to
D205-1

09/22/2017

Brock Preston

Student ID # 144149

Corona del Mar High School Sport Field Proposal

I, Brock Preston, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I am on the freshmen football team, and we practice on the side field in which is horrible. The grass is in horrible conditions and it is very hard to practice on it. Even the main field has really bad grass and bumps and patches of dirt.

D4 to
D205-1

09/22/2017

Brooke Diaz

Student ID # 161857

Corona del Mar High School Sport Field Proposal

I, Brooke Diaz , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I choose option B because I believe that having two separate fields will give the athletes more chances to practice. With two fields if one is occupied athletes are able to use the other field and won't be prevented of practicing. Option B will provide a greater outcome than option A

D4 to
D205-1

09/22/2017

Brooke Healy

Student ID # 149207

Corona del Mar High School Sport Field Proposal

I, Brooke Healy, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. We need our own field so that the shirts "This is our house" actually make sense. Also since our sports are so good, we only need one field that will be the main view of our school instead of wasting money on two small pointless ones.

D4 to
D205-1

09/24/2017

Brooke Kenerson

Student ID # 176247

Corona del Mar High School Sport Field Proposal

I, Brooke Kenerson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Corona del Mar High School should implement Option B. Option B is crucial to the growth and development of both our athletes and our school spirit. Synthetic turf fields provide the highest quality playing surface for our lacrosse, soccer, and other sports teams. Without them, teams have to travel to other locations to practice any play games, which is extremely inconvenient. Additionally, with our current practice fields, many potholes and uneven surface cause for injuries that can certainly be avoided. Regarding school spirit, 200 spectator bleachers allow for students, parents, and other members of the community to comfortably observe CdM sporting events. Spectators currently have to bring their own seating or sit on the grass, which turns away possible attendees. I understand the neighbors complaints about lights and construction, but the city has conducted through research in order to ensure that these factors do not become an issue for the neighbors. I support Option B, as it is the best plan in order to positively impact our community.

D4 to
D205-1

09/22/2017

Bryce Dvorak

Student ID # 92660

Corona del Mar High School Sport Field Proposal

I, Bryce Dvorak, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe that 2 fields would be essential to expanding sports programs. With 2 fields more people would be able to practice. Football would be able to split up onto 2 fields to practice and scrimmage. Football and the common folk of cdm would very much like option b.

D4 to
D205-1

09/22/2017

Brynn dahlberg

Student ID #

Corona del Mar High School Sport Field Proposal

I, Brynn dahlberg, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Practices can be cut short or have to be moved to other schools because we have no lights and it gets dark early. We don't need press box if we don't even have the bleachers to support a full game. We waste money every year trying to fix the field. if we had a turf field we wouldn't to have to fix it every year.

D4 to
D205-1

09/22/2017

Caitlin Purdy

Student ID # 135588

Corona del Mar High School Sport Field Proposal

I, Caitlin Purdy, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. This turf field is important to our school because it affects all sports. Me, personally, would love a new field because I run track and the track is in awful condition where the turf just falls off and sticks to your legs. Also a turf field would cultivate a better community at CDM because more students could attend home football games at home and also more seating for lacrosse and soccer games. Overall I believe that turf fields are a very important addition to our campus.

D4 to
D205-1

09/22/2017

Cameron Prudhomme

Student ID # 175593

Corona del Mar High School Sport Field Proposal

I, Cameron Prudhomme, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The sports team at CDM are so successful and deserve a home field! All the football guys work there butts off and have to go all the way to Newport Barbor just to have home games. Also it would be a lot more convenient for our fans. I have no idea why those that live by the school are trying to block it, they should have known there would be noise living right next to a school.

D4 to
D205-1

09/22/2017

Cami Junk

Student ID # 183046

Corona del Mar High School Sport Field Proposal

I, Cami Junk, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think option A is a good choice because, we need to supply our school with bleachers to get more people to support. It supports with a concession stand that we would all love to have, it would make people not have to leave to get food. Our school needs to get a field with bleachers for our football team for we can have our OWN field and not have to share with harbor. Option A is all around a great choice because I'd rather have one great field then 2 with no bleachers or any supplies we would want to go with it.

D4 to
D205-1

09/21/2017

Carley Mcculley

Student ID # 172350

Corona del Mar High School Sport Field Proposal

I, Carley Mcculley, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. First, I agree with proposal #2 because I believe it's already crowded at times on the practice fields and it would be even worse if we eliminated one of the existing fields. Secondly, I believe it would be nice to upgrade the practice fields to turf because a lot of sports play and practice on those fields. Also, it would be nice to have 200 spectator bleachers on the practice fields because, it could encourage more people to come out at watch the games on those two fields. Lastly, I don't believe we need more bathroom space as well as a ticket stand.

D4 to
D205-1

Thank you

09/22/2017

Carolina Feibush

Student ID # 164918

Corona del Mar High School Sport Field Proposal

I, Carolina Feibush, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I play lacrosse so I think it would be cool to have the turf field. Also, with more bleachers, it would be nice to have a stronger support system out there while we play. Games would also be a lot more fun to attend with a bigger crowd.

D4 to
D205-1

09/22/2017

Caroline Cannon

Student ID # 143031

Corona del Mar High School Sport Field Proposal

I, Caroline Cannon, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think option A because it's less construction. Also it's nice to have 2 separate fields because if the field with the turf is being used, then other sports being held at the same time don't get to use it either so it's nice to have 1 normal grass field.

D4 to
D205-1

09/22/2017

Carrie sullivan

Student ID # 173918

Corona del Mar High School Sport Field Proposal

I, Carrie sullivan, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe Option B should be approved so we have more room for CDM sports teams to practice. Many of my friends on the soccer team have to drive to a different field because there is no room at the school for them to practice. It would not be a full stadium so the neighbors and citizens around CDM would most likely not have as many issues with it. Option B seems like a great option that meets in the middle for the community around our school and our school itself.

D4 to
D205-1

09/22/2017

Carter Duss

Student ID # 139531

Corona del Mar High School Sport Field Proposal

I, Carter Duss, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I like this proposal because it would provide a proper way to have all sports practice on school grounds. It would save a lot of money from field maintenance, and be easier to use. Also it would be nicer for athletes and it makes sense because all sports would be able to enjoy the turf. This is why I would like option b.

D4 to
D205-1

09/22/2017

catherine webb

Student ID # 131694

Corona del Mar High School Sport Field Proposal

I, catherine webb, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I like option B because more students will be able to use the facility and benefit from the money invested. Football is great, but this option would reach more groups.

D4 to
D205-1

09/22/2017

Charlie Hanson

Student ID # 143088

Corona del Mar High School Sport Field Proposal

I, Charlie Hanson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. If we get a new field I would want to watch the games more. More people would be able to cheer on our school. Our school spirit would be much better. It also is a lot easier to take care of.

D4 to
D205-1

09/22/2017

Chase Hartsell

Student ID # 135404

Corona del Mar High School Sport Field Proposal

I, Chase Hartsell, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I play football and a stadium would be really nice so we wouldn't have to travel for all of our home games. The PA system and large concession stands would be great for commercial events too. I don't really think 2 fields are neccisary or where we would put them. The press box would also be very helpful for providing film for sports so we can get an overview look at formations and alignment.

D4 to
D205-1

09/21/2017

Chase Zanck

Student ID # 182433

Corona del Mar High School Sport Field Proposal

I, Chase Zanck, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. CDM needs upgraded fields for all of their athletes so they can have safe up to date facilities for both female and male athletes. It is hard on us to train on the fields we have and to be competitive in the league we are going to be joining.

D4 to
D205-1

09/22/2017

Chloe Liu

Student ID # 140611

Corona del Mar High School Sport Field Proposal

I, Chloe Liu, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The add ons in option A are kind of unnessesary and extra so I think option B would be a more tangible and useful option. Also, having two fields will allow sports to practice on a field while the other one is in construction. It will also encourage kids to go to more sporting events because the location will be easy to access.

D4 to
D205-1

09/22/2017

Chloe Mirhashemi

Student ID # 185085

Corona del Mar High School Sport Field Proposal

I, Chloe Mirhashemi, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Having 2 nice, separate fields will benefit our school as a whole. More kids can practice and be involved in sports. The fields will look nicer and make our school look more appealing to others. Also, with turf, the field will stay the same, and you won't have to patch up the grass, because the turf will last a very long time.

D4 to
D205-1

09/22/2017

Chloe Pharris

Student ID # 135979

Corona del Mar High School Sport Field Proposal

I, Chloe Pharris , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. CDM should get their own field because it would increase the amount of people that go to the games and be easier for the athletes. Going to your own school for a sports game is more convenient than going to a high school that you aren't familiar with. Also, the athletes don't have to travel far to go to a game and they could play on the field they practice on and are comfortable with.

D4 to
D205-1

09/22/2017

Chris Rosensitto

Student ID # 135536

Corona del Mar High School Sport Field Proposal

I, Chris Rosensitto, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. In my opinion a full stadium would be too hectic for the small eastbluff area. Also parking would be a nightmare. With option B we get two fields which is better for multiple sports and keeps large crowds out. There is not enough space for option A.

D4 to
D205-1

09/22/2017

Christian Boudreau

Student ID # 182577

Corona del Mar High School Sport Field Proposal

I, Christian Boudreau, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I would like this option because it has a nice large area to watch sports. The bathroom is much needed for athletes to easily access during practice. This would influence more students to go to games on campus.

D4 to
D205-1

09/22/2017

Christopher Dolak

Student ID # 139340

Corona del Mar High School Sport Field Proposal

I, Christopher Dolak, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I believe CDM should be able to host home games and not have to go to other schools for games. Our field right now is very bad and I wish we had a better one. It could be used for lots of sports and other events too. The speakers and other equipment would make a great home field.

D4 to
D205-1

09/22/2017

Chynna Linkon

Student ID # 165127

Corona del Mar High School Sport Field Proposal

I, Chynna Linkon, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. In my opinion having 2 turf fields would help our community greatly in a way of athletics.

As I played lacrosse the fields are worn down and there are patches of dead grass, some grass, and no grass at all just dirt. Having turf fields would be greatly appreciated by everyone who plays a sport which I imagine is a lot of people at CDM.

D4 to
D205-1

09/22/2017

Coco Chinnici

Student ID # 144070

Corona del Mar High School Sport Field Proposal

I, Coco Chinnici, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I would love to have a field at CDM because I play soccer, and the field right now is not very good. The field will require less maintenance with the turf grass, and its more environmentally friendly. I really think having two fields will be better because multiple teams will be able to practice. The field issue is a big issue regarding the school, and I think this would be a great way to fix it.

D4 to
D205-1

09/22/2017

Cole Carson

Student ID # 180210

Corona del Mar High School Sport Field Proposal

I, Cole Carson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe that we should have option B because it benefits the students who play sports. It would allow players to have more room to practice. This means that players from different teams could practice at the same time. This would also allow athletes to play in the rain.

D4 to
D205-1

09/22/2017

Cole Rameson

Student ID # 174094

Corona del Mar High School Sport Field Proposal

I, Cole Rameson, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. It would be very cool to have lots of room for big events like battle of the bay at our stadium. Also, the new track is really important because our current track is very beat up and hard to practice on.

D4 to
D205-1

09/22/2017

Cole Whitelaw

Student ID # 175788

Corona del Mar High School Sport Field Proposal

I, Cole Whitelaw, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think a stadium should be a priority at our school. A stadium is a staple at all highschools. A stadium would bring lots more school spirit. Also attendance would be effortless due to how close it is.

D4 to
D205-1

09/22/2017

Colleen Weber

Student ID # 139737

Corona del Mar High School Sport Field Proposal

I, Colleen Weber, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think option B is the better option. It would benefit many CDM athletes because they would have more room to practice their sports. Also, having the turf saves a lot of water, which benefits the environment. Having more bleachers for seating could also save money because we wouldn't have to use other people's fields.

D4 to
D205-1

09/22/2017

Conner Brooks

Student ID # 181790

Corona del Mar High School Sport Field Proposal

I, Conner Brooks, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have 2 turf fields so the football players and soccer players could enjoy a new field. The new field would be great for sporting events. The extra stuff in option A is kind of useless. And the loud construction would interfere with the people living in the condos.

D4 to
D205-1

09/22/2017

Connor McDonald

Student ID # 139092

Corona del Mar High School Sport Field Proposal

I, Connor McDonald , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As an athlete at cdm practicing on a hard grass field that has to be replaced every couple of seasons is not only expensive but painful. The grass field on the track is almost like running on concrete and resultant in it's of athletes with severe shin splits affecting our performance durin our games. Also having two turf field will allow all of our sport team to be able to practice at cdm and not have to practice and different locations. These fields will allow us as a school to better our athletic culture and our win totals as a school. Please let us get our fields.

Thank you ,

Connor McDonald

D4 to
D205-1

09/22/2017

Abbie Jensen

Student ID # 166480

Corona del Mar High School Sport Field Proposal

I, Abbie Jensen, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Since i play lacrosse at CdM i use the fields constantly to practice with my teammates. Having new fields with fresh turf that will stay good for a long time instead of normal grass that needs to get fixed constantly will save lots of money and time for CdM and others. Also, having these fields will help practices and games be more successful and have many more sports teams at CdM be able to practice on campus.

D4 to
D205-1

09/22/2017

Courtney Fisher

Student ID # 168071

Corona del Mar High School Sport Field Proposal

I, Courtney Fisher , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. If we have 2 feilds it will make practice time for all the sports so much easier. With 2 feilds we have a place for games and practice. I am almost 100% sure that all our sports treams would love to have 2 nice new feilds.

D4 to
D205-1

09/22/2017

Dana Levenson

Student ID # 139749

Corona del Mar High School Sport Field Proposal

I, Dana Levenson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I like option B better than option A, because it would be nice for the student athletes that play and practice over on the back practice field, to have a nicer turf field. It would also be nice to have bleachers on the back practice fields for spectators to come and watch games and show their support. I do not think that a stationary PA system is as important as having nicer fields for the athletes. Although the proposal of a nicer bathroom from option A is more appealing, the state of the fields and lighting in option B is more important.

D4 to
D205-1

09/22/2017

Danielle martin

Student ID # 135450

Corona del Mar High School Sport Field Proposal

I, Danielle martin, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. CDM deserves a turf field. Our sports programs are working very hard and deserve an upgrade. Hosting games and making our campus the best it can be will uplift school spirit, benefit their athletic capability, and provide a sense of confidence when playing. LETS GO SEAKINGS!

D4 to
D205-1

09/20/2017

David Crouch

Student ID # 144841

Corona del Mar High School Sport Field Proposal

I, David Crouch, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I go to the Fullerton football games often and they have one field. Their games are really fun and it feels unified with more spirit because their field is right next to their school. Also I think that there would be a bigger turnout for every game. One field seems like a better idea, to make one really good field rather than have two mediocre fields.

D4 to
D205-1

09/22/2017

David Dahlberg

Student ID # 144165

Corona del Mar High School Sport Field Proposal

I, David Dahlberg, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I am on football, and we really need a field. The grass is really bad and the ground is uneven. When we have home games, which isnt often because other fields are much better, not many people can stay in the bleachers, and they are far away. Please get us a field it is very important to the development of the school.

D4 to
D205-1

09/22/2017

Dean, Shaw

Student ID # 139937

Corona del Mar High School Sport Field Proposal

I, Dean, Shaw, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I have always wanted a stadium and I think think that it is unfair that we don't even play at home. Also we should get a stadium so that parents can sit and it will be a fun environment. Also with our own stadium I believe that our school spirit will go up cause we are in a cdm environment.

D4 to
D205-1

09/22/2017

Derek Tague

Student ID # 139459

Corona del Mar High School Sport Field Proposal

I, Derek Tague, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think option A would be best because it gives cdm a home field thats big and people would be excited to go to. I also think that if we have a big home field more kids will come to the games and our school spirit will.

D4 to
D205-1

09/22/2017

Diego fernandez del Valle

Student ID # 170534

Corona del Mar High School Sport Field Proposal

I, Diego fernandez del Valle, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. CDM should have a home stadium because it adds to the amazing high school experience. Having a stadium would improve the school overall, attracting more more students, coaches, and parents being more involved with school spirit. Besides CDM was established before many Eastbluff houses were built meaning CDM should have the right to build a stadium.

D4 to
D205-1

09/22/2017

dolce sutton

Student ID # 131493

Corona del Mar High School Sport Field Proposal

I, dolce sutton, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. It would be wonderful to be able to have all our sports practice on campus. We need newer, nicer fields at CdM. Having two fields would allow for more students rather than just one. Synthetic turf would allow for a safer, easier to maintain, field.

D4 to
D205-1

09/21/2017

Dominic Petrucci

Student ID #

Corona del Mar High School Sport Field Proposal

I, Dominic Petrucci, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. CdM needs a facility that outdoor teams and fans can use and BE PROUD of. By far, the football program generates far and away the most fans to games as compared to the other outdoor sports. Football is a community, alumni, student magnet...and Option A clearly would be better for football, soccer track and lacrosse (notwithstanding the practice fields that other sports would enjoy under Option B). I'm hopeful that rational minds (and voters) will prevail since Option B is a compromise that leaves football with a continued embarrassment of a facility.

D4 to
D205-1

09/22/2017

Drclan Pene

Student ID # 138975

Corona del Mar High School Sport Field Proposal

I, Drclan Pene, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I like this field proposal because it helps Cdm become a community center. With a football field CDM would become like a real highschool. At this moment CDM is unlike other high schools across the nation. This is because it doesn't have a football field.

D4 to
D205-1

09/22/2017

Duncan Taylor

Student ID # 135767

Corona del Mar High School Sport Field Proposal

I, Duncan Taylor, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As a CdM athlete I prefer option B to option A. solely because 2 athletic turf fields would improve athletics, and sport attendance. Also school spirit would increase.

D4 to
D205-1

09/22/2017

Effrosyni Okeana Kosmatou

Student ID # 183168

Corona del Mar High School Sport Field Proposal

I, Effrosyni Okeana Kosmatou, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I would like this field to be build in CDM because it would be better for people who want to support the teams. More support would be better for the CDM image to show other schools how united we are. Also the nightlight will help in winter when it gets darker sooner so the players can see and also the crowd can pay attention. I also believe that if it's a bigger field instead of two separate ones more sports will be able to be played.

D4 to
D205-1

09/22/2017

Elizabeth Holton

Student ID # 167952

Corona del Mar High School Sport Field Proposal

I, Elizabeth Holton, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. It's important to maintain facilities for the all athletics. Two fields provide the option to practice in the evening and will assist some of the other athletic programs with scheduling conflicts that currently exist. Additionally, synthetic turf has advantages that go beyond maintenance and water savings. The current uneven surface has been responsible for several ankle and knee injuries. Whereas it would be nice to have a formal field to recognize the sustained excellence of the football program, it shouldn't come at a cost to CDMs other boys and girls athletic programs.

D4 to
D205-1

09/22/2017

Elizabeth McRae

Student ID # 160235

Corona del Mar High School Sport Field Proposal

I, Elizabeth McRae, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I like this option better because it provides us with a better field for games. This in turn will give our school more spirit and more people will show up to the games.

D4 to
D205-1

09/22/2017

Elizabeth Prado

Student ID # 132132

Corona del Mar High School Sport Field Proposal

I, Elizabeth Prado, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have more fields for the teams because there is only one field for lacrosse and soccer. Usually soccer has to go to Bonita creek since there is no room for both of the teams to practice on. If we had a stadium, the community would be very loud and there would not be much parking around CDM. In all it would make more sense to create more fields since the football team already has their own field to practice on.

D4 to
D205-1

09/22/2017

Ellery amdor

Student ID # 135640

Corona del Mar High School Sport Field Proposal

I, Ellery amdor , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I am a girls varsity lacrosse player. A number of girls get injuries during games because we have to play on dirt, not grass but it really is just dirt because we are the last sport to use it. Also girls lacrosse doesn't get to practice at cdm because there is no room for us, however the boys get to. But we have to practice at eastbluff elementary school instead during our season. Cdm absolutely needs 2 turf fields with lights so practices can go later allowing more teams to fit in practice time.

D4 to
D205-1

09/22/2017

Elliot Stone

Student ID # 165136

Corona del Mar High School Sport Field Proposal

I, Elliot Stone, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think that we should have option a because it allows for more people to see a football game. It can also host big football games like BOTB. The food means more people would want to attend and the school makes money with it. The lighting also means games can be played in the dark.

D4 to
D205-1

09/22/2017

Elsa Van Cleve

Student ID # 162238

Corona del Mar High School Sport Field Proposal

I, Elsa Van Cleve, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think it would be important to expand our field facility. Also it can bring more school spirit by having more events and games at our school.

D4 to
D205-1

09/20/2017

Emily Freyman

Student ID # 133133

Corona del Mar High School Sport Field Proposal

I, Emily Freyman, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Option B is the most versatile and accommodating solution to the field proposal. Students need fields in which spectators can actively participate in games in order to raise school spirit. Additionally, these turf fields will prevent student athletes from receiving injuries. Lights will ensure that student practices can resume during night time while preventing injuries in the dark as well.

D4 to
D205-1

09/22/2017

Emily Palhetas

Student ID # 179489

Corona del Mar High School Sport Field Proposal

I, Emily Palhetas, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I like this field proposal because I think that it would bring more spirit to our school and allow us to be able to attend games and get the full football experience at our own campus. I think that having a football field here at CDM will also increase attendance since most people don't want to drive far away when we have to play at other schools. The student body would benefit a lot and create a better school community with proposal A.

D4 to
D205-1

09/20/2017

Emma Heilman

Student ID # 143258

Corona del Mar High School Sport Field Proposal

I, Emma Heilman, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I believe option A is the best because students would be more excited for their home games if more people could come. Due to this we could increase school spirit despite the fact we already have a lot. We would then receive lighting and a PA system that is not portable, this leads to better quality and less breakages. Option A would overall lead to better student participation.

D4 to
D205-1

09/22/2017

Emma Horn

Student ID # 139722

Corona del Mar High School Sport Field Proposal

I, Emma Horn, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe we need to have two fields because we have many sports teams at CDM who use the fields, not just the football players. For example the lacrosse team uses the field too. Also the football players use the dirt behind the school as a practice field when the main field is occupied which isn't fair and is probably not the best environment or safest environment to play on.

D4 to
D205-1

09/22/2017

Emma Joyce

Student ID # 139400

Corona del Mar High School Sport Field Proposal

I, Emma Joyce, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We should have two fields because all of the teams cannot fit on one field. Two fields would be most appropriate because it will support every sport that requires a field. Without two fields it is difficult to coordinate every sports opportunity to play on the main field. Two fields will bring fairness and equality to all of the sports teams.

D4 to
D205-1

09/22/2017

Emma Montgomery

Student ID # 128551

Corona del Mar High School Sport Field Proposal

I, Emma Montgomery, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think it is important for the school with such a talented and successful football team who deserves to have a stadium to have true home games. Those who are afraid of disturbances need to understand that they live by a highschool and it's part of the culture. Other school have the same situation, but the surrounding neighbors are accepting of the school environment. In order for our school to continue as one of the top school in the country, we need this change to happen and promote a school that the students are proud to have school spirit for. Go Seakings!

D4 to
D205-1

09/22/2017

Emma Wang

Student ID # 138980

Corona del Mar High School Sport Field Proposal

I, Emma Wang, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. It would be more effective to have a practice field and a separate field for actual games. I think that it is unnecessary to have a separate building for tickets and concessions. Our sports need a field to practice on and play games on. Having two fields would help solve this issue.

D4 to
D205-1

09/22/2017

Ethan Jajonie

Student ID # 135535

Corona del Mar High School Sport Field Proposal

I, Ethan Jajonie , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Option A will be the best solution because our school does not have a stadium where we can play football games. As a football player, it is a hinderence to drive every game to another school, even if we have a home game. It would be much easier to have a field we can have on campus. Also, having a stadium to ourselves will increase school spirit. A closer field for games means that more people will be coming to the games and supporting

D4 to
D205-1

09/22/2017

Ethan Kharrazi

Student ID # 150093

Corona del Mar High School Sport Field Proposal

I, Ethan Kharrazi, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Athletics are an important component of CDM students' lives. It is important that we dedicate as much resources as we can to support athletes and express that we care about them and their well being. We can directly do this by building two fields with resources allocated to helping students achieve their full athletic potential. We must care for our student athletes, and it is our job to improve their well being and support them in any way possible.

D4 to
D205-1

09/22/2017

Ethan sparks

Student ID # 127697

Corona del Mar High School Sport Field Proposal

I, Ethan sparks, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Option A would even further enhance the spirit of corona Del Mar high school. It would allow the football team to have a stadium to practice in, as well as to host home games. Option A is also a good idea because the ticket sales will bring in money to help the school afford other commodities, and possibly raise enough money to later build all features in option B as well.

D4 to
D205-1

09/22/2017

Evan Stein

Student ID # 148974

Corona del Mar High School Sport Field Proposal

I, Evan Stein, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As someone who's been playing lacrosse at cdm since 3rd grade this field is very important to me. I've traveled around the country playing my sport and CDM is still easily the worst field I've ever played on. It's pretty embarrassing, having friends from other schools constantly talking down on our school for our field. It doesn't help our school image and kind of makes us look pretty trashy. New turf would mean the end of the horrid cdm field era and would be a fresh start for all our teams to ACTUALLY PLAY HOME GAMES. Thank you for reading.

D4 to
D205-1

09/22/2017

Faith McGrath

Student ID # 181955

Corona del Mar High School Sport Field Proposal

I, Faith McGrath, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think this field is a great idea because we can get the big lights for games and have more school spirit. A field would be very nice and to have a place to have home games. We don't need to drive to Newport Harbor to have all our games. Also we need new nice bathrooms.

D4 to
D205-1

09/22/2017

Faith O'Donnell

Student ID # 181066

Corona del Mar High School Sport Field Proposal

I, Faith O'Donnell, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Since the school does not have a stadium, I think the players would appreciate having a turf field for practice. One of the fields becomes dangerous when it rains because there are holes in it and when they're running during practice, they might stick their foot in a hole and twist their ankle or break it. The players deserve something nice to do practice on and this is it. Hopefully the players get the safe practice area they deserve.

D4 to
D205-1

09/22/2017

Felix Fontaeus

Student ID # 182235

Corona del Mar High School Sport Field Proposal

I, Felix Fontaeus , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I prefer proposal A because I think it's Gonig to be more beneficial for the cdm students at school. It will be less costly and better used appropriately by students. Proposals A will be better for cdm

D4 to
D205-1

09/22/2017

Fotima Maksumova

Student ID # 183791

Corona del Mar High School Sport Field Proposal

I, Fotima Maksumova, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I'm not playing any sports, but a lot of people do so i think it would be great for them having a new field.

D4 to
D205-1

09/22/2017

Gabrielle castillo

Student ID # 141970

Corona del Mar High School Sport Field Proposal

I, Gabrielle castillo , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. As a cdm athlete I think option A would benefit out school in so many ways. One way is we will have a larger field for all our athlete and there is no reason we shouldn't provide a better way for our sports teams. Other ways are it will be more spirit for our crowd to get hyped for our games. Another way it benefits us is we will have our own home field and not have to share one with our rivals and we can have a home to the sea kings. Getting a larger field for our athlete will not just benefit our sports teams but it will benefit our whole seaking community.

D4 to
D205-1

09/22/2017

Gabrielle Montgomery

Student ID # 182507

Corona del Mar High School Sport Field Proposal

I, Gabrielle Montgomery , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I would like to be able to have home games. Also it's hard to go support the school when it's farther away.

D4 to
D205-1

09/22/2017

Gavin Reynolds

Student ID # 162411

Corona del Mar High School Sport Field Proposal

I, Gavin Reynolds , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think it would be much cleaner and will save water. it is better for the environment we live in, and wouldn't be brown like our current fields

D4 to
D205-1

09/22/2017

General Booty

Student ID # 174355

Corona del Mar High School Sport Field Proposal

I, General Booty, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. 2 new turf fields would be amazing for this school because the one main field almost sports use gets beaten up and torn up from everyone running on it. Especially if it rains the grass field gets all wet and you have to basically decide to go on the field for practice and tear it all up or you can't practice because you want to keep this field nice. Giving us 2 turf field would not only allow the sports teams to have more space to practice but the field stays nice and never gets messed up or torn up.

D4 to
D205-1

09/22/2017

George E. Reinhardt

Student ID # 185277

Corona del Mar High School Sport Field Proposal

I, George E. Reinhardt, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that it would make the school look even better. We are champions and deserve a nice field. It has been too long since we've updated it. Let's GO SEA KINGS!!

D4 to
D205-1

09/22/2017

Gigi Lee

Student ID # 173771

Corona del Mar High School Sport Field Proposal

I, Gigi Lee, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As a student athlete it is important to me that CdM has sufficient practice fields. It will make for better practices, leading to better performance. Athletes have to go to other fields to practice only because we don't have the facilities to do it. That can all change if we can get those fields now.

D4 to
D205-1

09/22/2017

Gio Broderick

Student ID # 162973

Corona del Mar High School Sport Field Proposal

I, Gio Broderick , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The fs soccer field is the most dangerous thing I've ever seen. There are so many ditches that in can't see so it's super easy to get injured. When it rains the fields get so flooded that water polo could play out there. Plus the turf fields are much easier to maintain. Overall I think that because we can't get our stadium, I think we deserve these turf fields.

D4 to
D205-1

09/22/2017

Gio Vindel

Student ID # 174693

Corona del Mar High School Sport Field Proposal

I, Gio Vindel, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I propose that Option A is more beneficial for Corona Del Mar High School and its athletic teams. I believe that having a higher quality field is better than two fields. The press box, Public Address system and nighttime lighting gives our home field a more professional appearance. No matter which option is chosen, our school would greatly appreciate a new playing ground.

D4 to
D205-1

09/21/2017

Grabowiec Wiktoria

Student ID # 145409

Corona del Mar High School Sport Field Proposal

I, Grabowiec Wiktoria , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have a field because it helps prevent injuries. It also shows our school spirit at our home games. This will benefit the people who use it, and the people who come to the game. It will also look very nice and match our modern school.

D4 to
D205-1

09/22/2017

Grace Shackelford

Student ID # 165582

Corona del Mar High School Sport Field Proposal

I, Grace Shackelford, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. This is a great addition to cdm. Practices can go later with the addition of lights, and instead of only a few select teams being able to practice, almost every field sport can practice on an actual field for a longer period of time.

D4 to
D205-1

09/22/2017

Grace Walter

Student ID # 144878

Corona del Mar High School Sport Field Proposal

I, Grace Walter, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We need both fields because we need the space. our current fields are in horrible shape and lead to injuries. a concession stand is completely unnecessary and a total waste of money. our teams have to have offsite practices because of the lack of room, but with both fields all the teams will be able to fit

D4 to
D205-1

09/22/2017

Grant Byers

Student ID # 143950

Corona del Mar High School Sport Field Proposal

I, Grant Byers, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We need to have a stadium on our campus to support our athletic teams. The only reason I choose Option B is because it makes more sense to have two practice fields than one small stadium that doesn't sit enough people for Varsity Football games. It is hard for a school to have good spirit when all of your home games are on your rival's campus.

D4 to
D205-1

09/22/2017

Grant glessing

Student ID # 173675

Corona del Mar High School Sport Field Proposal

I, Grant glessing, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I would Love turf fliers as I have rolled my ankle at least 10 times on the current flieds I am a 3 sport varsity athlete and I would greatly appreciate if you would vote for this

D4 to
D205-1

09/22/2017

Greg Chinnici

Student ID # 144068

Corona del Mar High School Sport Field Proposal

I, Greg Chinnici, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I play soccer so turf is good for kicks. Also we don't need a big stadium to play in. My best friend lives next to the delis and he really won't want a big stadium announcer yelling all night.

D4 to
D205-1

09/22/2017

Griffen Guizan

Student ID # 140027

Corona del Mar High School Sport Field Proposal

I, Griffen Guizan, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I would like option b because we would have more space to practice with 2 fields. This would be great because one team could be used to play a game while another team practices. Right now I play lacrosse on a dirt field that we share with baseball, softball, football, and soccer. It is impossible to find space to play and not hit or harm anybody with our lacrosse balls so it would be great to have 2 fields to practice and play on.

D4 to
D205-1

09/22/2017

Gustavo Gomes

Student ID # 180426

Corona del Mar High School Sport Field Proposal

I, Gustavo Gomes, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Having a stadium in school would be really cool. Attending games would also be more fun because of the better seating. I think this would also bring in more spectators and possibly even some college scouts. Our school spirit could also improve a lot with this fresh addition to the school.

D4 to
D205-1

09/21/2017

Hailey Butcher

Student ID #

Corona del Mar High School Sport Field Proposal

I, Hailey Butcher, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The current fields are not safe for our student athletes. CDM has grown in size over the years and we are in need of more field space to accommodate all the different sports throughout the year.

D4 to
D205-1

09/22/2017

Hailey Glenn

Student ID # 135818

Corona del Mar High School Sport Field Proposal

I, Hailey Glenn, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I'm on cheer so I go to a lot of the games on our fields. I see how the dirt fields hurt the players and the grass has holes in it that can injure the players. Two turf fields would be much better because it would keep our athletes safe. Also, the lighting would let us host our home games instead of going to another field with lighting.

D4 to
D205-1

09/22/2017

Hailey Kardos

Student ID # 135958

Corona del Mar High School Sport Field Proposal

I, Hailey Kardos, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think getting a new field with more seats will boost the school spirit. This means we can have our own home games not not have to go to harbor. The football team really deserves a new field also. I think it would be a good idea to get a new field.

D4 to
D205-1

09/22/2017

Haley Green

Student ID # 148679

Corona del Mar High School Sport Field Proposal

I, Haley Green, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think it would be a good idea to go with option A because we would finally have a really nice football field. With having a field like option A, the football players wouldn't have to go to Harbor to play there games and we can finally have home games. Also we would have a ton of bleachers so we wouldn't have to worry about running out of room. Lastly, football players will be able to play at night since we would now have nighttime lighting. My only concern is, what will happen to the track?

D4 to
D205-1

09/22/2017

Halie Kliger

Student ID # 169385

Corona del Mar High School Sport Field Proposal

I, Halie Kliger, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think it is important CDM athletics has an adequate field that everyone will enjoy. That includes not just students and staff but for the athletes as well. We need more school spirit and I want the grade levels younger than me to have more spirit than I experienced. This is important for the high school and the students.

D4 to
D205-1

09/22/2017

Hayden Hill

Student ID # 183275

Corona del Mar High School Sport Field Proposal

I, Hayden Hill, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I feel like more people would come to watch CDM home games because they would actually be at CDM instead of Harbor's field. It would also bring more money into CDM with ticket sales, concessions, etc. It would also be a good change since we have had bad fields for a very long time. It would lastly just be a lot of fun to have a home stadium at CDM.

D4 to
D205-1

09/22/2017

Hayden prime

Student ID # 135062

Corona del Mar High School Sport Field Proposal

I, Hayden prime, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think that option b is better than a. I think that because why have 2 fields when you can have a stadium!!! You only need 1 field and this will be very good for CDM

D4 to
D205-1

09/22/2017

Hayley Zamolo

Student ID # 175880

Corona del Mar High School Sport Field Proposal

I, Hayley Zamolo, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think option A works best because we would be able to get a stadium. I think it's great for CDM to have this because it would really be "Our House." It would be fun and easier to go to games and show school spirit if it was right here instead of going somewhere further. I have 2 more years at this school and I would love to enjoy our own stadium.

D4 to
D205-1

09/22/2017

Henry Pierzak

Student ID # 182006

Corona del Mar High School Sport Field Proposal

I, Henry Pierzak , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I like the filed proposal because it will better help improve our athletics. Many students take athletics very serious at cdms and many sports involve fields. It could help improve the motive of athletes and coaches knowing their new equiptment can help improve their skills. That's why I believe that option B is more ideal.

D4 to
D205-1

09/22/2017

Hunter Goldschwartz

Student ID #

Corona del Mar High School Sport Field Proposal

I, Hunter Goldschwartz, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I choose option A because as a football player we need a home field. This would give us a home stadium on our campus. We also need turf fields because we destroy our grass field in a matter of weeks.

D4 to
D205-1

09/22/2017

Hutton Grabiell

Student ID # 143030

Corona del Mar High School Sport Field Proposal

I, Hutton Grabiell, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Having turf would be the best for sports. Grass fields are very hard to maintain. If we had turf all the fields would be good to use and there would be no bad fields. The turf would change the sports for the better.

D4 to
D205-1

09/22/2017

Irene Gorman

Student ID # 164234

Corona del Mar High School Sport Field Proposal

I, Irene Gorman , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. CDM has really strong athletics and deserves two fields. Two fields is better than one due to the number of teams we have on campus. I think this would help us practice more. Also, it will get more team spirit.

D4 to
D205-1

09/22/2017

Jack Bendetti

Student ID # 132003

Corona del Mar High School Sport Field Proposal

I, Jack Bendetti , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Cdm is the only high school that does not have a stadium. My entire highschool career everyone has been asking for a new feild and finally we get a chance to. When I had a chance to play on the feild as a freshman, we had one bleacher that could seat about 30 people and the feild was in awful condition. We need a big stadium with turf feild badly.

D4 to
D205-1

09/22/2017

Jack Chambers

Student ID # 184983

Corona del Mar High School Sport Field Proposal

I, Jack Chambers , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that we should have 2 fields because we need it for more sports. If two sports want to play at the same time we need two. Lacrosse needs a playing field to play home games. The field right now needs improvement. That is why we need a new field.

D4 to
D205-1

09/22/2017

Jack Harty

Student ID # 166438

Corona del Mar High School Sport Field Proposal

I, Jack Harty, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think that option A is better mainly because of the PA system. I think that it will allow for more games being hosted at CdM and make it easier for the audience to follow the game. I also think that it is easier to have a ticket building and bathroom so people can buy tickets at the game and also have a close by bathroom. Altogether, option A is a more convenient option for students, athletes, and parents.

D4 to
D205-1

09/22/2017

Jack Johnston

Student ID # 144263

Corona del Mar High School Sport Field Proposal

I, Jack Johnston , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. A turf field would be incredible for CDM's athletics. Our athletics are increasing every year and we need to keep up. We are sending kids to D1 schools and we need to keep up. We would also save thousands of gallons of water every year. These all support on why we need a turf field.

D4 to
D205-1

09/22/2017

Jackson Guizan

Student ID # 140029

Corona del Mar High School Sport Field Proposal

I, Jackson Guizan, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Our school has such good athletics but our facilities are awful. If we got a stadium with bleachers we could pull a much bigger audience to our games. Yet another point is the back fields' condition ruins the equipment that we buy and we end up having to replace it. Lastly we should want to play on our home field not be ashamed of it.

D4 to
D205-1

09/22/2017

Jaik Suri

Student ID # 128415

Corona del Mar High School Sport Field Proposal

I, Jaik Suri, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe that option B is the better option. The school will get two fields. That will allow for more practice and less crowded practice schedules. Even multiple games. With more bleacher room as well.

D4 to
D205-1

09/22/2017

Jake caldwell

Student ID # 146535

Corona del Mar High School Sport Field Proposal

I, Jake caldwell , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have one big field for all the varsity sports to play on. It would be nice not having to travel for a home game. We can have more school spirit at home games. We need a turf field so players don't get injured

D4 to
D205-1

09/22/2017

James Lee

Student ID # 131433

Corona del Mar High School Sport Field Proposal

I, James Lee, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think option A would be better because it will allow for home games and there will be an increase in school spirit/ school game participation.

D4 to
D205-1

09/22/2017

Jared Kang

Student ID #

Corona del Mar High School Sport Field Proposal

I, Jared Kang, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. The stadium will have a snack shop and a restroom instead of going half mile away to go to the rest stops. Also the stadium will be more professional and help the CDM pride. The stadium shows of how dedicated we are with support and inspire others. The stadium can be good because it will feel like you are in an NFL game.

D4 to
D205-1

09/22/2017

Jared Tomlinson

Student ID # 131944

Corona del Mar High School Sport Field Proposal

I, Jared Tomlinson, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Although it would be nice to have two fields, there is no point in having two spectator fields. By having a concessions, ticket booth, and press box, CDM spirit could be enhanced at the games. Having a press box would allow CDM to have the ability to record and commentate over various sports games for local news outlets. Overall I think that having one grandiose stadium, would definitely benefit over two lesser stadiums.

D4 to
D205-1

09/22/2017

Jillian Hughes

Student ID # 132116

Corona del Mar High School Sport Field Proposal

I, Jillian Hughes, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I prefer option A. I've been at CdM since 2012, and I've noticed that one of the main reasons students don't go to sporting events/games is because of a lack of available seating. The Battle of the Bay football games always get a large crowd because there are many seats available at OCC and Newport Harbor, and even then they usually fill up. Option B keeps our current field the same, with very few bleachers and a lack of student body participation. Though a practice field would be added, it will have only 200 seats, which is quite small and would not inspire students to get out and support our school's teams. Students need an incentive to go, the promise of having enough seats so that a large, fun, and enthusiastic crowd is present. The only option that would provide this is Option A.

D4 to
D205-1

09/22/2017

Jordan Pratt

Student ID # 132019

Corona del Mar High School Sport Field Proposal

I, Jordan Pratt, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Every time i hear that we have a home game i get a little sad because we have to leave our home field and go use some one else's. This new field would definitely help create support for our varsity athletics. Our students work very hard and deserve this. Almost every other school has their own, why can't we?

D4 to
D205-1

09/22/2017

Josh karam

Student ID # 143723

Corona del Mar High School Sport Field Proposal

I, Josh karam, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have a turf field. Two fields would also be nice so then there could be multiple teams playing at once. A turf field would help because then our football team could play at CDM. Lastly, we should have a larger stand for bigger support of our sport teams.

D4 to
D205-1

09/22/2017

Joshua Friedman

Student ID # 139544

Corona del Mar High School Sport Field Proposal

I, Joshua Friedman, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Personally I think that adding a turf field will help us greatly, First of all the football players wouldnt have to travel in order to play a home game. Second I am on the drumline and transporting drums can be somewhat tough to do, having a home field on campus helps alot because we just have to walk not so far away to support our team on the field. Lastly it would make it so we could have a team practice on each field of their own instead of sharing. Which makes our team get way better because of free practice time.

D4 to
D205-1

09/22/2017

Joshua Montana Flores

Student ID # 170940

Corona del Mar High School Sport Field Proposal

I, Joshua Montana Flores, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I chose option B for the opportunity. What I mean by this is that more than one team can be on at a time, currently as a student I feel the added field will provide greater flexibility to practice time and game time between different teams. It no longer would be a competition as to who gets the field for the day for CDM sports teams. I don't think one large field and a bathroom could fully accommodate two teams at once. Besides who doesn't like playing at home? Two fields means two teams at once, one could practice another could play. Although the one field offer has a PA system and most likely very nice bathroom, I believe two fields is a much better option when considering all of the sports at CDM.

D4 to
D205-1

09/22/2017

Joy Correa

Student ID # 183271

Corona del Mar High School Sport Field Proposal

I, Joy Correa, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I feel that it is better for our school to have one big field with proper seating and facilities rather than option B. Option B wouldn't be that much of a difference from what we currently have. Two small fields that aren't that great isn't the way to go. Option A seems more practical and it overall would benefit our school more.

D4 to
D205-1

09/22/2017

Julia Tung

Student ID # 150079

Corona del Mar High School Sport Field Proposal

I, Julia Tung, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that it is good to improve the track but I feel bad for the neighbors due to the loud noise and bright lights. Instead of putting all of the money into just the football field, I think that it should be used to improve all of the athletic fields by putting in environmentally friendly turf to all fields. I also think that the locker room need to improved.

D4 to
D205-1

09/22/2017

Kara Pauley

Student ID # 135759

Corona del Mar High School Sport Field Proposal

I, Kara Pauley, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Our sports teams including football are very successful in CIF and league play and we deserve a home field to practice on and compete on. The school's spirit would be greatly improved if we could cheer on our team at our own field. Currently, our support for our football team is minimal at games because we play at Newport Harbor, which is our rival school. With our own field, we are more likely to support the team in a positive, uplifting manner rather than resort to heckling because we don't want to ruin our own field. This would greatly improve the morale of CdM students and encourage us to support our school in a healthy and safe environment.

D4 to
D205-1

09/22/2017

Karly recker

Student ID # 135467

Corona del Mar High School Sport Field Proposal

I, Karly recker, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think it is a great idea to have stadium even if it is small. We can control the traffic because we would not be having football games and we already have lacross and soccer games here. There's is no where for kids and parental to sit and the grass conditions are really terrible. The turf field would be amazing and less people would get hurt on the torn up fields (where I have sprained my ankle twice and know more who have). The new stadium, though it would not be huge would help raise school spirit by encouraging kids to go to games and support their peers. We need more school spirit and this is a great way to build it and support our athletes here.

D4 to
D205-1

09/21/2017

Kate Montgomery

Student ID #

Corona del Mar High School Sport Field Proposal

I, Kate Montgomery, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We compete against schools all over the county and every school we go to has nicer fields than we do and we are Corona del Mar; one of the most prestigious public school in the nation. Our fields are difficult to play on with the many undulations and holes throughout. It is dangerous and unsightly. We deserve better fields.

D4 to
D205-1

09/22/2017

Kate Wirta

Student ID # 179063

Corona del Mar High School Sport Field Proposal

I, Kate Wirta, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think our school should have our own field so we can make sporting events more accessible to all of the student body. Also having a field where our students could come together would create a more unified school. I think this field would be a great addition to this school.

D4 to
D205-1

09/21/2017

Kelly Kobayashi

Student ID # 176429

Corona del Mar High School Sport Field Proposal

I, Kelly Kobayashi , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I play soccer and it would be nice to have separate fields from the other sports. It would be nice to have two lighted fields so the winter sports can practice after dinner. In addition, having these two fields would make it easy to attend because it would be on campus and not off campus. Off campus would be a disaster because then it would be hard for everyone to carpool with the younger class man and get to practice on time. Also, with the night lights the winter sports can play games at night instead of re scheduling if something does not go as planned.

D4 to
D205-1

09/22/2017

Kendall Kipp

Student ID # 136208

Corona del Mar High School Sport Field Proposal

I, Kendall Kipp, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think it would be beneficial for CdM to have one nice field where everyone can gather and support our school, versus two separate fields that are not as developed. I think having a lot of seats would help promote school spirit and get people out to the games to fill our bleachers. Having a press box would be nice to represent CdM well by welcoming our guests. Lastly, built in lights would be very sturdy and good for night games.

D4 to
D205-1

09/22/2017

Krista Hanessian

Student ID # 175681

Corona del Mar High School Sport Field Proposal

I, Krista Hanessian, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. It will be beneficial for CDM students to have 2 fields at CDM. It is crucial that students have one field to practice and one field to play. Students could practice in their own school rather than at another field. Also, more spirit will be shown because there would be more home games.

D4 to
D205-1

09/22/2017

Krystal Larrea

Student ID # 163015

Corona del Mar High School Sport Field Proposal

I, Krystal Larrea, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I really like this idea because I think it would increase our spirit amongst students and can make it a fun community area for everyone. I also think having one field is easier so people wouldn't get confused. The box seats and concession stands also could help raise money for cdm. Lastly, one field with lights would be more bearable for existing eastbluff neighbors instead of dealing with two different fields and having people complain about too much lights and noise.

D4 to
D205-1

09/22/2017

Kyle Petrucci

Student ID # 131470

Corona del Mar High School Sport Field Proposal

I, Kyle Petrucci, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that option A would be great if we could have a stadium like newport harbor and play varsity football games and sports here but the neighbors don't want that. Therefore option B is better and benefits a lot of sports and turf is better for all athletes. With no locker room and no facilities I think option A is irrelevant. The community should be willing to have a stadium and it would be nice for our school but we can't change their opinion and also although we have to play at Newport harbor the new facility is amazing.

D4 to
D205-1

09/21/2017

Kymmerly Binnquist

Student ID # Parent

Corona del Mar High School Sport Field Proposal

I, Kymmerly Binnquist, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think this option best fits the needs of the school. With the athletic department serving many students and athletic needs for these students it is imperative to maintain two fields. Minimizing the maintenance of the fields by changing to a synthetic turf is most cost effective in the long term and reduction in water use is essential for our area.

D4 to
D205-1

09/24/2017

Lauren Griffin

Student ID # 132091

Corona del Mar High School Sport Field Proposal

I, Lauren Griffin , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. After witnessing friends and family injure themselves on Corona del Mar High School's fields it has become apparent that change is needed. School spirit is something high school students at Corona del Mar continually struggle with, and the lack of sufficient sports fields only contribute to that struggle. Football and other sports players are not receiving the attention and love they deserve to feel from our community. In addition to helping boost our sports attendance, I believe Option A will increase pride throughout our community. Parents, neighbors, friends even elementary school families will be positively affected by a stadium at Corona Del Mar High School. Personally growing up and watching my brother play football when I was a little girl has created memories that I will never forget. Imagine the effect of friends and families in the Corona del Mar community that can easily attend their local football games. I strongly believe Option A will create an overwhelming sense of school pride for CdM students and our community.

D4 to
D205-1

09/22/2017

Lex Farzine

Student ID # 132235

Corona del Mar High School Sport Field Proposal

I, Lex Farzine , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Having a stadium has been a dream for every corona Del Mar football player for the past 6 years. To have to drive 15 minutes for every home game to our town rivals' stadium should not be happening. Also a stadium is what this school and community needs to bring up the school spirit to every game and not just BOTB. A home stadium is necessary for a school as good as us

D4 to
D205-1

09/22/2017

Luca Bacci

Student ID # 139514

Corona del Mar High School Sport Field Proposal

I, Luca Bacci , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As a lacrosse player, we have been playing on dirt fields for years and it sucks. I have ruined countless pairs of socks, and gotten unnessacary injuries because of the dirt fields. Although our fields were supposed to get better it's a better long term investment to get turf. The last practice field that was installed was destroyed within weeks and that wouldn't occur on a turf field.

D4 to
D205-1

09/22/2017

Lucy McFadin

Student ID # 135744

Corona del Mar High School Sport Field Proposal

I, Lucy McFadin, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Our school is very connective, inclusive, and spirited. However, many Corona Del Mar student skip out of attending football games because they are away and require a farther distance of transportation. I believe our school will have many more opportunities, wins, and fun if we had a football stadium on campus. My hope is that CdM will be able to come together more often to support our boys on the field in the most accessible and efficient way.

D4 to
D205-1

09/22/2017

Macey Mullane

Student ID # 181981

Corona del Mar High School Sport Field Proposal

I, Macey Mullane, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Having a field at CDM would make it a lot easier for people to go to games. We would have a larger crowd at more games because it would be our home field. This year supporting sports teams is being emphasized and this would enforce that. I think that having a field at our school would make us all more excited and enthusiastic about sports.

D4 to
D205-1

09/22/2017

Maddie rosen

Student ID # 143119

Corona del Mar High School Sport Field Proposal

I, Maddie rosen, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe that we should get a turf field. If we get a turf field it will save money in the long run because we won't have to pay for maintenance or watering. Also if we get a turf field with a lot of seating, it will be a better place to cheer on our sports teams. More people would be able to watch.

D4 to
D205-1

09/20/2017

Madison Cooper

Student ID # 143110

Corona del Mar High School Sport Field Proposal

I, Madison Cooper, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Option A includes more seating for students allowing more participation from the student body and parents. The permanent lighting and PA system allows for conveniency and doesn't require extra set up. The ticket booth will also bring in easy purchase of tickets at game and not require tickets to be purchased before hand. Also the large 6 acres is a great large space for athletes to train.

D4 to
D205-1

09/22/2017

Marbella Marlo

Student ID # 181985

Corona del Mar High School Sport Field Proposal

I, Marbella Marlo, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have our own field for many reasons. First of all, having a home field will increase the school spirit and encourage all students to visit home games and support school teams.

Second of all, it allows sport teams to practice on a field that they will be competing on in games. This gives the players a sense of comfort in the actual game. Lastly, we should have our own field because the players have worked so hard and deserve to have a nice place to perform on.

D4 to
D205-1

09/21/2017

Marla Glabman

Student ID #

Corona del Mar High School Sport Field Proposal

I, Marla Glabman, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The student athletes at Corona del Mar need field time to both practice and compete in their sports. I have been to a number of lacrosse games at CdM and the facilities are not adequate. They are unsafe due to dead grass and the bleachers are rickety. For practice times, the coaches have had to go offsite to elementary schools. Please approve this for the children in our community. Thank you.

D4 to
D205-1

09/21/2017

Martin Stuka

Student ID # Luc

Corona del Mar High School Sport Field Proposal

I, Martin Stuka, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. CDM Athletics is so instrumental in the community. My wife and I would really enjoy walking over in the evenings to events from our home if that comes to fruition. We would feel part of CDM long after our younger son has graduated.

D4 to
D205-1

09/22/2017

Mason Gecowets

Student ID # 162415

Corona del Mar High School Sport Field Proposal

I, Mason Gecowets, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I would love new turf fields because I play football and I hate seeing our field torn up. When it rains and we have to run on it, everything gets slippery and muddy and some people actually end up getting hurt because of it. Also we leave huge gashes in the grass when planting with our cleats. If we had a turf field then it would always look good, and nobody would slip or get hurt.

D4 to
D205-1

09/22/2017

Maya Galante

Student ID # 13943/

Corona del Mar High School Sport Field Proposal

I, Maya Galante, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think Option B will be more efficient for the CdM athletic future because it will benefit many student athletes for mostly practice reasons if there isn't innovations for a public and open football field for games. Most schools that we borrow fields from are flexible but a main component of why the field needs to be renovated is because the grass and play/practice areas are insufficient for sports. Many athletes complain about playing in mostly dirt and once we get turf it won't weather down and will also be very eco friendly.

D4 to
D205-1

09/21/2017

Maya Paul

Student ID # 139162

Corona del Mar High School Sport Field Proposal

I, Maya Paul, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. We have a great football team, but no stadium. Our home field is at our rival school! We talk about increasing school spirit and trying to get more students to support other sports, but one of the most popular sports doesn't have a field. If we create a football field at CDM I feel like this will increase the student turnout and encourage students to support football. It will create a field closer to CDM and bring more energy to the games, hopefully making it easier to access by students.

D4 to
D205-1

09/22/2017

Miles Johnson

Student ID # 136862

Corona del Mar High School Sport Field Proposal

I, Miles Johnson, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As a student athlete, it is a huge deal to have an artificial deal. It is very difficult to do my sport when the field is hard and dry and barely any grass on it. I do not know why CDM doesn't already have a turf field. It would also cut down costs to maintain and water the field.

D4 to
D205-1

09/22/2017

Nicholas wynn

Student ID # 135662

Corona del Mar High School Sport Field Proposal

I, Nicholas wynn, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Having two fields allows more students to practice and improve. The lights will then allow for teams to practice further into the evening. I play soccer and it is very dissapointing when we have to end practice early for the FRESHMAN football team due to the lack of fields. If we had the lights the amount of time you could use the fields would be a lot more. Practices could then be split up.

D4 to
D205-1

09/22/2017

Nicole Harr

Student ID # 131816

Corona del Mar High School Sport Field Proposal

I, Nicole Harr, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. It's important that CdM has a good place for players to both practice and play. This will increase school spirit and attendance at games. Hopefully whatever change we make will solve the existing problems and lack of attendance at home games.

D4 to
D205-1

09/21/2017

Nolan Rhodes

Student ID # 139594

Corona del Mar High School Sport Field Proposal

I, Nolan Rhodes , stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think that option a is better because we need to have some sort of stadium for games. I think that having one field but with a press box and other additions is more benifitial than having two for game purposes. Playing lacrosse, we have no welcoming place for people to sit and watch and the field that we play on is never as perfect as a turf field. I also think that haveing this sort of stadium will help bring more spectators to games.

D4 to
D205-1

09/22/2017

Olivia forrester

Student ID # 135709

Corona del Mar High School Sport Field Proposal

I, Olivia forrester, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. When I played lacrosse I got injured because I would trip on the tufts of grass. I had to quit lacrosse because I couldn't take the injuries anymore. I want to be able to go watch the games of my friends and actually be proud of my school. Out of all the schools I've played at, out feilds are probably the worst quality.

D4 to
D205-1

09/22/2017

Phoebe Alva

Student ID # 139537

Corona del Mar High School Sport Field Proposal

I, Phoebe Alva, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think that having two fields, one for games and important sports gatherings, and another simple one for practices, would be very good. I enjoy having an open field while at track practice, and would like a place to practice that is not a full stadium, just a simple peaceful place everyone can gather in. I also think that option A would be very cool, and would not mind if that option was taken. I think that having a nice stadium like field would benefit all sports teams.

D4 to
D205-1

09/24/2017

Pierce Hemphill

Student ID # 146912

Corona del Mar High School Sport Field Proposal

I, Pierce Hemphill, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I believe that Option B is a better use of space and money. I find that having two fields will be more useful than having one stadium. I don't think 664 seats justifies having all the facilities because that is only enough seating for small games. I think that it is better that we have two fields could be used for practice and PE.

D4 to
D205-1

09/21/2017

Megan Fisk

Student ID # 180737

Corona del Mar High School Sport Field Proposal

I, Megan Fisk, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Going with option b would allow teams to be able to practice more and at more convenient times that work around school and other activities. Right now without field, we don't have great student attendance at games either. If we were to put in a stadium that football could play in, we would get a larger student audience and more school spirit in general.

D4 to
D205-1

09/22/2017

Quinn Kelly

Student ID # 179016

Corona del Mar High School Sport Field Proposal

I, Quinn Kelly, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. With so many sport opportunities, there is very little accommodation for multiple activities going on at once. With the introduction of 2 synthetic turf fields, many sports can practice as they please in a defined area without disturbing other teams. As it stands, some sports are restricted to practicing on dying dirt fields with little space. It makes sense to put in synthetic grass as the fields die all the time, and the new fields will not have to have much attention given to them.

D4 to
D205-1

09/21/2017

Ruth Kobayashi

Student ID # Parent

Corona del Mar High School Sport Field Proposal

I, Ruth Kobayashi, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We need 2 lighted fields so that all teams can practice on campus, and after dark in the winter. We also need to be able to hold soccer games, including playoff games.....often we barely finish before sunset during the winter. We are the only high school in the district without lighting and it is long overdue.

D4 to
D205-1

09/20/2017

Ryann McTague

Student ID # 143249

Corona del Mar High School Sport Field Proposal

I, Ryann McTague, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Multiple fields will allow more of our athletic teams to practice on new fields. The synthetic turf will be clean and efficient. Safety is a main priority to the district and the surrounding community and having unlit and uneven fields can be dangerous to our student athletes, including myself. Having nighttime lighting systems will allow for practices to be closer to home and be easier for me to take more rigorous classes in school.

D4 to
D205-1

09/22/2017

Zachary Cohen

Student ID # 143098

Corona del Mar High School Sport Field Proposal

I, Zachary Cohen, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I would like option B to happen since the grass is not very well contained since we play on it every day. By the middle of the season it is mostly dirt and all yellow. The turf would help and it would stay the same the whole year instead of changing. This is why I want option B

D4 to
D205-1

09/22/2017

Zach Wein

Student ID # 143940

Corona del Mar High School Sport Field Proposal

I, Zach Wein, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think it is a good idea to have turf fields because the grass we have now always gets ripped up. It would be easier on the school with hiring people to fix the grass. It would be better for sports. And the field won't get destroyed like it did before and in the future the field will never be destroyed if we put turf in.

D4 to
D205-1

09/22/2017

William Miller

Student ID # Teacher

Corona del Mar High School Sport Field Proposal

I, William Miller, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I believe our students work hard in athletics and deserve a quality home facility to train and compete in.

D4 to
D205-1

09/21/2017

Will pellegrini

Student ID # 185293

Corona del Mar High School Sport Field Proposal

I, Will pellegrini, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think option b is better because 2 fields would be beneficial to more sports. Another field would be great for PE or other sports so as not to disturb football. It may have less seats but it would be overall better and more helpful for everyone to have 2 separate fields.

D4 to
D205-1

09/22/2017

Vinny Provenza

Student ID # 162814

Corona del Mar High School Sport Field Proposal

I, Vinny Provenza, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We need a turf field for many reasons. Kids are starting to break their ankles, twisting them while running because of the patches of dead grass and divots on the field. We need a turf field because every school we play as football players has a turf field and I do t see why we can't. I feel that turf fields are must for our athletics to stay safe and go hard without worrying about twisting your ankle on a patch of grass

D4 to
D205-1

09/22/2017

Tristan Wardwell

Student ID # 144312

Corona del Mar High School Sport Field Proposal

I, Tristan Wardwell, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I don't see need for 2 fields, one works fine. A stadium would really bring school spirit because we would have more games at CDM. And it would be more convenient and fun to have it at home.

D4 to
D205-1

09/21/2017

Trey Teteak

Student ID # 135606

Corona del Mar High School Sport Field Proposal

I, Trey Teteak, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I like the idea of having a larger field so we can host big games. I think it will do a lot for school spirit. Having nicer bathrooms and concessions would be a big positive for our program.

D4 to
D205-1

09/22/2017

Trenton Blanchard

Student ID # 173625

Corona del Mar High School Sport Field Proposal

I, Trenton Blanchard, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Option B is better because the grass is always so uneven and you always have to water it and keep it nice which costs LOTS of money. With turf there's no need to water it and it looks a lot nicer and cleaner and its saves lots of money which could go toward more important things.

D4 to
D205-1

09/22/2017

Tracy Sargent

Student ID #

Corona del Mar High School Sport Field Proposal

I, Tracy Sargent, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. The CDM athletic program is in need of 2 fields with lighting for our athletes.

D4 to
D205-1

09/21/2017

Tiffany Esquino

Student ID #

Corona del Mar High School Sport Field Proposal

I, Tiffany Esquino, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I think it would the existing field should be updated. The practice field is simply for practice and thus does not need enhancing. Home meets and games on a new field would add to and build school spirit.

D4 to
D205-1

09/22/2017

Tia grippo

Student ID # 140644

Corona del Mar High School Sport Field Proposal

I, Tia grippo , stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. Option B would be great because currently athletes get injured on the back field due to the poor quality of the field in the back. It would be good to have 2 well kept turf fields

D4 to
D205-1

09/22/2017

Thuy Pham

Student ID # 138974

Corona del Mar High School Sport Field Proposal

I, Thuy Pham, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. As an athlete who practices on the field often and participates in activities near the field, I believe we need a new field for the current athletic activities. The current field is wearing away and the grass is overgrown. The construction of two fields will allow all sports teams to practice at the same time of day, which means students have to wait at school or come back to school later or earlier in the day. Therefore, building two new fields is important for the school, as we offer many sports teams and activities that need to be held on fields.

D4 to
D205-1

09/21/2017

Tessa Montgomery

Student ID #

Corona del Mar High School Sport Field Proposal

I, Tessa Montgomery, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. We need nicer fields and more space. Practices for our girls' lacrosse team take place at other locations and when we do practice at CdM, we are limited in space. It is frustrating to try and scoop up the lacrosse ball off our fields because the ball often gets stuck in the patches of grass or in the dirt, which makes the game more about digging for the ball rather than scooping up the ball. Our fields are dangerous too.

D4 to
D205-1

09/22/2017

Taylor Demarais

Student ID # 136606

Corona del Mar High School Sport Field Proposal

I, Taylor Demarais, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think we should have a new field. I think this because we are one of the few highschools that doesn't have a turf field these days. Also, are grass field gets beat up towards the middle of the school year, but if we have an all weather field (turf field) then out field can stay flawless all year long. I want a new field for our school and so do many many more.

D4 to
D205-1

09/22/2017

Tamara Barilo

Student ID # 183832

Corona del Mar High School Sport Field Proposal

I, Tamara Barilo, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. Option A is more useful. It can be also used as a practice field. Option A also has night lighting, so athletes can practice at night as well. Option A is also better for games. It has everything that you need, also for practice. Athletes would not have to run back to the school to go to the bathroom during practice or a game.

D4 to
D205-1

09/22/2017

Tae Le

Student ID # 165987

Corona del Mar High School Sport Field Proposal

I, Tae Le, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. As a Corona Del Mar football player, I have practiced and played on our field for 4 years. The issue of the fields poor quality, coupled with it's inability to host games, has frustrated us players every year. Another compounding factor is the injuries sustained on the field due to its abysmal state. I have played in over 40 games as a football player, and all my injuries have come from practice field incidents. I hope these issues can be resolved with the institution of a well planned field.

D4 to
D205-1

09/21/2017

Stephen Weinstock

Student ID # 143001

Corona del Mar High School Sport Field Proposal

I, Stephen Weinstock, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I am not partial to one or the other. But I do know that one of them should be built. I want what CDM Athletics wants so I chose option B.

D4 to
D205-1

09/22/2017

Sophia Tung

Student ID # 150081

Corona del Mar High School Sport Field Proposal

I, Sophia Tung, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. I think option B is better because there is no permanent PA system or a press box. But I also think the lights are not necessary. The school funding for that instead should go to new highschool bathrooms, locker rooms, and new desks. I understand the state funding has to go to the athletic department, that is why the funding should go to remodeling the locker rooms.

D4 to
D205-1

09/22/2017

Simone Oberreiter

Student ID # 135676

Corona del Mar High School Sport Field Proposal

I, Simone Oberreiter, stand behind Option B as the type of synthetic turf field I would like at Corona del Mar High School. For my sport, lacrosse, during our season we have to have off campus practice. This is because there is no room at CdM. Even then, we have to share the field between 3 teams, and we can never spread out as much as we had hoped. Creating these fields would increase ease and happiness for all of the CdM athletes. I hope to see these changes before I graduate, but if not, I hope they will occur anyways for future SeaKings.

D4 to
D205-1

09/21/2017

Shayna Wein

Student ID #

Corona del Mar High School Sport Field Proposal

I, Shayna Wein, stand behind Option A as the type of synthetic turf field I would like at Corona del Mar High School. I prefer one nice mini stadium that can be used for competitions and the back field for practice.

D4 to
D205-1

Appendix

Appendix B1 DEIR Comments – Public Agencies (AA)

Appendix

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March 20, 2017

Via Electronic & Regular Mail
feedback@nmusd.us

Ms. Ara Zareczny, LEED/AP, Director
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

Re: Corona del Mar High School Sports Field Project – Draft Environmental Impact Report (State Clearinghouse No. 2016011073)

Dear Ms. Zareczny:

The City of Newport Beach (“City”) submits the following comments on the Draft Environmental Impact Report (DEIR) prepared for the proposed Corona del Mar High School Sports Field Project (the “Project”). City staff reviewed the DEIR and prepared these comments with collaboration from the City’s outside counsel, Remy Moose Manley, LLP. Please note that the comments included as attachments to this letter are not repeated herein and therefore often raise additional technical issues which require individual responses in the Final EIR.

In February 2016, the City submitted comments on the Initial Study for the Project, and informed the Newport-Mesa Unified School District (the “District”) of various issues related to the environmental analysis required by the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000 et seq.). The City remains concerned about the Project’s potentially significant adverse impacts—especially to noise, traffic, and aesthetics—and provides the following comments to request additional clarification, analysis, mitigation, and consideration of alternatives.

A. Request for Notice

This letter also renews our formal written request for any additional notice of all future public hearings or environmental documents and notices issued relating to the Project. Please include the following names, emails, and addresses on your mailing list for all future public notices issued for the Project:

- Patrick Alford

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
palford@newportbeachca.gov

- Andrea Leisy
Remy Moose Manley, LLP
555 Capitol Mall, Ste. 800
Sacramento, CA 95814
aleisy@rmenvirolaw.com

B. The Draft EIR does not comply with CEQA.

1. The Draft EIR fails to provide an adequate project description.

Under CEQA, an “accurate and stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193.) An adequate description of all parts of a project are necessary if an EIR is to serve its informational purpose. If important elements are omitted, then “some important ramifications of the proposed project” may remain “hidden from view at the time the project [is] being discussed and approved.” (*Santiago County Water Dist. v. County of Orange* (1981) 118 Cal.App.3d 818, 830.)

Here, the DEIR’s project description chapter should be revised to address the following concerns.

City of Newport Beach’s Community Development Department is a responsible agency: The DEIR provides a list of responsible agencies, including the City of Newport Beach Public Works Department. (DEIR, p. 3-15.) Please add the City of Newport Beach’s Community Development Department as a responsible agency because “minor site development review” approval is required for any proposed lighting of “[s]ports courts and similar facilities used for outdoor recreation or entertainment, located within a residential zoning district or closer than two hundred (200) feet to the boundary of a residential zoning district.” (See City of Newport Beach Municipal Code [NBMC], §§ 20.30.070, subd. (D), 20.52.080.) The Project proposes to install four 80-foot light poles for the proposed sports field that is located within 200 feet of the residential-zoned (R-1: Single-Unit Residential) communities known as The Plaza and The Bluffs. Therefore, Section 20.30.070 applies and minor site development review and approval is required.

The DEIR asserts that “[a]s a state agency, the District is not subject to [the City of Newport Beach Municipal] codes.” (DEIR, p. 5.1-1.) This is incorrect. First, the DEIR does not cite substantial evidence demonstrating that the sports field project is a “classroom facility” that can be considered

within the scope of Government Code section 53094, subdivision (b).¹ Second, under Section 53094, the District is required to take an official vote to render the City's zoning ordinance (Title 20: Planning and Zoning) inapplicable to the sports field project before it can assert that it is not subject to this section of the NBMC. (Gov. Code, § 53094, subd. (b).)

Under Section 53094, the District needs to "within 10 days, notify the city" that it has taken this action so that the City has the chance to "commence an action in the superior court . . . seeking a review of the action of the governing board of the school district to determine whether it was arbitrary and capricious." (Gov. Code, § 53094, subd. (c).) Moreover, the District would only be able to take the vote under Section 53094(b) if it had already complied with Government Code section 65352.2 ("Communication and coordination between cities, counties and school districts related to planning for school siting; meetings with planning agency; distribution of copies of master plan") and Public Resources Code section 21151.2 ("School site proposed acquisition or addition; notice to planning commission; investigation; report"). To date, the City has not received any notification pursuant to Section 53094. Nor has there been any formal or official communication regarding the District's compliance with Government Code section 65352.2 and Public Resources Code section 21151.2. Therefore, the District must comply with NBMC section 20.03.070's requirement for minor site development review of the Project.

Community/ public use schedule: The DEIR states that the proposed sports field "would be available for District-approved public organizations under the Civic Center Act and District policy through a permitting process." (DEIR, p. 3-14.) But the community use schedule is shown as "TBD" in Table 3-2. (DEIR, p. 3-14.) Please describe the permitting process and criteria that would

¹ Gov. Code, § 53094 states in relevant part: "§ 53094. Compliance with zoning ordinances; authority to render zoning ordinance inapplicable to a proposed use of property; review

...

(b) Notwithstanding subdivision (a), the governing board of a school district, that has complied with the requirements of Section 65352.2 of this code and Section 21151.2 of the Public Resources Code, by a vote of two- thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by the school district. The governing board of the school district may not take this action when the proposed use of the property by the school district is for nonclassroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings.

(c) The governing board of the school district shall, within 10 days, notify the city or county concerned of any action taken pursuant to subdivision (b). If the governing board has taken such an action, the city or county may commence an action in the superior court of the county whose zoning ordinance is involved or in which is situated the city whose zoning ordinance is involved, seeking a review of the action of the governing board of the school district to determine whether it was arbitrary and capricious. The city or county shall cause a copy of the complaint to be served on the board. If the court determines that the action was arbitrary and capricious, it shall declare it to be of no force and effect, and the zoning ordinance in question shall be applicable to the use of the property by the school district."

be used to determine whether or not to approve use of the sports field by community and non-profit groups.

For example, this discussion should include a description of limits on size (e.g., maximum number of attendees), timing (e.g., time of day, and weekday vs. weekend events), and number of events allowed during different times of the year (e.g., football season, summer session). Appropriate conditions of approval reflecting these limits must also be adopted to ensure the potential effects of the potential future events fall within the scope of the EIR's analysis.

Soccer winter schedules and lacrosse spring schedules: The DEIR states that “[n]o specific schedules for soccer and lacrosse events have been provided, but typical events would end by 9 PM during the winter and spring seasons.” (DEIR, p. 3-14.) Table 3-2 indicates that soccer and lacrosse events could draw a maximum of 400-500 spectators in addition to the 60-70 participants. (DEIR, pp. 3-13 to 3-14.) The timing of these events is important to the assessment impacts related to use of outdoor lighting, noise, traffic, and parking. As with the potential community/ public use schedules, appropriate conditions of approval reflecting the limits on soccer and lacrosse events must also be adopted to ensure the potential effects of these uses also fall within the scope of the EIR's analysis.

2. The Draft EIR's description of the project baseline and setting is misleading and incomplete.

CEQA requires an EIR to “delineate environmental conditions prevailing absent the project, defining a ‘baseline’ against which predicted effects can be described and quantified.” (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439, 447.) An EIR “must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published . . . from both a local and regional perspective.” (CEQA Guidelines, § 15125, subd. (a).) ² “If the description of the environmental setting of the project site and surrounding area is inaccurate, incomplete, or misleading, the EIR does not comply with CEQA.” (*Cadiz Land Co. v. Rail Cycle* (2000) 83 Cal.App.4th 74, 87.) In this instance, the DEIR's “description and consideration” of the project baseline and setting is so incomplete and misleading that it fails to meet the standard set forth in Section 15125.

The DEIR provides a description of the environmental setting on pages 4-1 to 4-18. Please update the EIR's description of the environmental setting to address the following concerns and to provide additional information relevant to potential environmental impacts.

Removal of trees: The DEIR states that “[t]hirty mature trees are planted along and near Vista Del Oro and Eastbluff Drive.” (DEIR, p. 4-4.) These trees will all be removed. (DEIR, p. 3-2 “[all vegetation, including 30 trees along Vista del Oro and Eastbluff Drive, would be removed and cleared”].) Please revise the EIR to include the type, height, and health of these trees.

² / CEQA Guidelines, Cal. Code Regs., tit. 14, § 15000 et seq.

The March 2016 Recirculated Initial Study (IS) explains in a short paragraph that the Project would remove 30 trees along Vista del Oro and acknowledges that the trees may be used for nesting by migratory birds. (DEIR, Appendix A2 [Recirculated IS], p. A2-64.) The Recirculated IS does not provide information about the type and height of the trees to be removed and does not include any mitigation measures. Instead, the IS asserts that the District will comply with the federal Migratory Bird Treaty Act and Fish and Game Code Section 3503.5 to ensure that impacts to migratory birds are less than significant. Because the Recirculated IS concluded that biological impacts would be less than significant without mitigation, the DEIR does not include an analysis of Biological Resources.

Without any enforceable mitigation measures and without more information about the trees to be removed in either the IS or the DEIR, there is insufficient substantial evidence to support the conclusion that impacts to biological resources, namely nesting birds, are less than significant. Furthermore, the removal of the trees is also relevant to the aesthetics analysis, but there is no discussion of their removal in the Aesthetics chapter of the DEIR despite an acknowledgment in the thresholds of significance section that “substantial[] damage” to trees could be a significant impact. (See DEIR, p. 5.1-3.) The lack of a complete and accurate description of these trees in the baseline and environmental setting appears to have resulted in an incomplete and inadequate analysis of both biological and aesthetic impacts.

Nearby residential communities: The DEIR’s environmental setting section identifies and generally describes the residential uses adjacent to the Project site, including the communities known as The Plaza, The Bluffs, and The Eastbluff. (DEIR, p. 4-5.) The DEIR focuses on relative elevations of these residential uses to the sports field and campus, but it does not provide any information about the distance between the Project and the closest residential uses. Please provide the exact distances (e.g., in feet) between the proposed light poles and the nearest residential receptors. Because the public address (“PA”) system speakers will be installed on the light poles, this information is relevant to both aesthetic and noise impacts.

Parking on surrounding streets: The DEIR states that the campus currently provides 592 parking spaces in three lots. (DEIR, p. 4-4.) What are the existing permit requirements, availability of assigned spaces, and parking fees, if any? Please also add a discussion to describe the existing practice by students and visitors of parking on surrounding streets in the residential communities instead of parking in the parking lots on campus. Without this information, the EIR may mistakenly conclude, without substantial evidence in support, that the parking demand will be lower merely because the parking lots on campus are not currently being used to their full capacity.

Existing use and schedule: The DEIR’s environmental setting section provides a brief overview of the various existing uses of campus facilities, including boys’ soccer practice, CalCoast Track Club, Volleyball Enterprises, swimming pool use, baseball field use, and recreational community uses of the existing turf field and synthetic track. (DEIR, pp. 4-4 to 4-5.) Please add to this discussion more details about the existing uses and schedule of campus facilities. It would be helpful to have tables in the environmental setting section that are similar to Table 3-1 (Use of

Artificial Turf Fields) and Table 3-2 (CdM MS/HS Sports Field Preliminary Event Schedule) in the DEIR's project description section so that a comparison may be made. (DEIR, pp. 3-12 to 3-13.) Please include in this discussion the past and existing use of school facilities by community and non-profit groups.

3. The Draft EIR improperly relies upon project design elements that should be included as enforceable mitigation measures.

In *Lotus v. Department of Transportation* (2014) 223 Cal.App.4th 645, 658, the court held that the EIR in that case failed to comply with CEQA in its evaluation of the project's impact on old growth redwood roots adjacent to a two-lane roadway proposed for expansion and improvement. Caltrans had incorporated mitigation measures into its project description and concluded that any potential impacts would be less than significant. "By compressing the analysis of impacts and mitigation measures into a single issue," the court stated, "the EIR disregards the requirements of CEQA."

Here, the DEIR improperly relies on various assumed project elements to mitigate potential environmental impacts. For example:

- The DEIR's discussion of "Sky Glow" aesthetic impacts states that the "proposed project incorporates and is consistent with [various practices to reduce sky glow], where applicable." (DEIR, p. 5.1-56.) Since these "practices" are not included as enforceable specific project design features or mitigation measures, the EIR's conclusion that sky glow impacts would be less than significant is not supported by substantial evidence.
- The DEIR's discussion of cumulative aesthetic impacts acknowledges that the Project would contribute to the existing nighttime lighting impacts in the area and suggests the District could "consider modifying the swimming pool lighting to provide shielding to the existing light fixtures." (DEIR, pp. 5.1-56 to 5.1-57.) It is unclear if this would be incorporated as an optional project element or if it would be a separate District action. Since even individually minor project-specific impacts may be cumulatively considerable (discussed more below), it is important that modification of the swimming pool lighting be incorporated into a new mitigation measure.
- The Recirculated Initial Study states that, "[p]rior to the start of grading activities between January 15 to September 1 (bird nesting season), the District is required to conduct a site survey for nesting birds by a qualified biologist before commencement of grading activities," and if nesting birds are found, "the District is required to consult with the US Fish and Wildlife Service . . ." in order to comply with Migratory Bird Treaty Act requirements and Fish and Game Code Section 3503.5. (DEIR, Appendix A2, p. A2-64.) These requirements should also be incorporated into an enforceable mitigation measure.

Please revise the EIR to address these and any other instances where project elements or assumed actions are improperly used to avoid or mitigate environmental impacts, without such specificity

it is difficult to tell how, exactly, a potentially significant adverse impact would remain less than significant.

4. The Draft EIR fails to adequately identify and mitigate the project's potentially significant adverse environmental impacts.

CEQA requires an EIR to provide “a sufficient degree of analysis” about a proposed project’s adverse environmental impacts to inform the public and allow decisionmakers to make intelligent judgments. (CEQA Guidelines, § 15151.) An EIR must demonstrate a good faith effort at full disclosure. As explained below, additional analysis and mitigation are necessary for the DEIR here to comply with CEQA.

a) Aesthetics

Please see Attachment A for technical comments from City staff on the DEIR’s analysis of aesthetic impacts. In addition to, and to complement those technical comments, we provide the following additional analysis as part of this letter.

First, as noted above, the DEIR fails to discuss the aesthetic impacts that result from the Project’s removal of 30 mature trees along and near Vista Del Oro and Eastbluff Drive. Please revise the analysis for Impact 5.1-1 (“ . . . affect any scenic vista or alter scenic resources within a state scenic highway”) to include a discussion of the removal of these trees. (DEIR, pp. 5.1-4 to 5.1-7.)

Second, the analysis of Impact 5.1-3 (“ . . . generate new sources of light and glare”) should be revised to explain why the Project site can be classified as LZ3 (“Moderately high ambient lighting”). (DEIR, pp. 5.1-30 to 5.1-31.) The DEIR asserts that LZ3 was chosen “based on population figures from the 2000 Census.” (DEIR, p. 5.1-31.) But there are no details about the existing levels of light, especially at nighttime. LZ3 areas are those areas where lighting is “often uniform and/or continuous.” (DEIR, p. 5.1-30.) The DEIR does not include any details about the presence of existing lights (e.g., street lights) that result in a “uniform and/or continuous” light levels that are moderately high until 10 p.m. on both weekday and weekend nights. The timing and uniformity of existing lights levels in the area is important and relevant. Without this information, the decision to designate the Project site as LZ3 is unsupported by substantial evidence. Please also explain why the Project site was not or should not be classified LZ2.

Third, the DEIR includes several conclusory statements that are not supported by substantial evidence. For example, the DEIR states that “[a]esthetic value typically refers to the perception of the natural beauty of an area” and, “[t]herefore, the proposed project field with its various improvements would provide enhanced visual quality of a sports field compared to the existing outdated sports field.” (DEIR, p. 5.1-4.) There are several problems with this conclusion. One, it appears that the District is asserting that aesthetic impacts are merely a matter of perception and, therefore, the District could conclude in the EIR that the proposed project is an improvement over the existing site without providing any analysis or substantial evidence to support this conclusion. This position is contrary to CEQA requirements as interpreted in applicable case law. (See, e.g.,

North Coast Rivers Alliance v. Marin Municipal Water Dist. (2013) 216 Cal.App.4th 614, 627 [upholding aesthetics analysis that included substantial factual evidence and details].) Two, the conclusion assumes that an upgraded sports field with more seating and tall, imposing light poles would somehow automatically be considered a visual enhancement. This assumption ignores the fact that artificial building elements—like the 80-foot light poles—are more likely to detract from scenic resources than to enhance them, especially when these building elements are accompanied by the removal of 30 mature trees and other vegetation on the site. Other statements in the aesthetics analysis suffer from the same problem and need to be revised to include more analysis and factual details. (See, e.g., DEIR, pp. 5.1-8 [“The new sports field with nighttime sports lighting is compatible with the current use of the site as a high school campus sports facility,” even if it would “affect[] the viewing experience from surrounding residential neighborhoods, which are considered to have high sensitivity”], 5.1-21 [“Visibility of new structures from residential neighborhoods is not considered a significant degradation of surrounding visual quality”].)

Fourth, the DEIR improperly fails to analyze the potential aesthetic impacts of the 12-foot sound wall at the back of the visitor bleachers and the 10-foot chain-link perimeter fencing. As the DEIR admits, the visual simulations do not include these proposed structures. (See, e.g., DEIR, pp. 5.1-21.) CEQA requires a lead agency to analyze potential environmental impacts of mitigation measures and conditions of approval, such as the 12-foot sound wall. (See *Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonoma* (2007) 155 Cal.App.4th 1214, 1231.) The DEIR should be revised to include additional visualizations or analysis of the aesthetic impacts of the sound wall and chain-link fence.

Fifth, the DEIR improperly reasons that impacts from the sports field light poles would be less than significant because the existing swimming pool lights are more “intrusive” and a major source of light and glare impacts. (DEIR, p. 5.1-55.) This use of the “ratio theory” in an EIR has been rejected by courts. (See *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 721; *Los Angeles Unified School District v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1024-1026; Guidelines, § 15355, subd. (b).) The DEIR should be revised to properly analyze both project-specific and cumulative impacts from the sports field light poles and to strike-out the discussion comparing the sports field light pole to the swimming pool lights. Alternatively, the DEIR should be revised to clarify the comparison with the swimming pool lights by including more information about the timing of the use of those lights. Are the swimming pool lights currently being used until 10 p.m. at night? How many nights a week are the swimming pool lights currently being used? What will the cumulative impacts be with the existing lights?

Finally, please consider including the following additional mitigation measures for aesthetic impacts:

- The vertical light levels at the vertical surface of any residential unit shall not exceed the LZ2 threshold of 0.3 foot-candle (fc).
- Use LED lights to reduce light trespass below the LZ2 threshold of 0.3 fc.

- Reduce the height of the four light-poles to 50-55 feet and install them on the ground instead of on the back of the bleachers. (See examples at Newport Harbor High School Davidson Field site.)
- Eliminate the 10-foot chain-link fence and instead maintain the existing fence that is under 6-foot tall.

b) Noise

Please see Attachment A for detailed, technical comments from City staff on the DEIR's analysis of noise impacts. In addition to and to complement those technical comments, we provide the following comments.

First, the DEIR states that short-term noise measurements were taken between the hours of 3:00 PM and 6:00 PM at four locations on September 16, 2016. (DEIR, p. 5.6-15.) There are two problems with this methodology. One, these hours are not representative of the hours of projected peak use of the proposed sports field. As the DEIR's project description section makes clear, the events with the largest expected number of spectators and the latest use of the outdoor lighting and PA system are the varsity football contests in the Fall (August 15-November 15) that would occur on Friday nights from 7:00 PM to 10:00 PM. (DEIR, p. 3-13.) Two, the locations of the short-term noise measures are too far away from the proposed sports field. (DEIR, pp. 5.6-16 to 5.6-19 [measurement locations N-1, N-2, N-4, and N-10 are all more than 2,000 feet from the project site even though residential receptors are within a couple hundred feet of the field].) The residential receptors closest to the sports field are the ones that are most likely to be affected by the large football games that go until 10 PM at night. Please supplement the DEIR's existing analysis by conducting additional short-term noise measurements on Fridays from 7:00 PM to 10:00 PM at different locations closer to the proposed sports field in existing residential areas (e.g., "Receiver Locations" A, C, F on DEIR, pp. 5.6-32 to 5.6-33). This additional analysis is important because Table 5.6-13 uses the "Measured Ambient Sound Levels" to establish that "existing ambient noise levels exceed the City's daytime noise threshold (until 10PM) of 55 dBA Leq for nine out of the ten measurement locations." (DEIR, p. 5.6-31.) An artificially high and inaccurate level of existing ambient noise will result in erroneous conclusions about the Project's true noise impacts.

Second, for noise thresholds of significance, the DEIR quotes from Appendix G of the CEQA Guidelines. (DEIR, p. 5.6-22 to 5.6-23.) But in the analysis of Impact 5.6-2 (" . . . substantial temporary noise increases at nearby homes that would exceed the City's exterior and interior noise limits") references the sound level standards of NBMC sections 10.26.025 and 10.26.030. (DEIR, p. 5.6-28.) Please clarify on pages 5.6-22 to 5.6-23 in the section titled "Thresholds of Significance" that the noise level standards in NBMC Sections 10.26.025 and 10.26.030 are applicable thresholds of significance.

Third, the DEIR concludes that Impact 5.6-2 would be significant and unavoidable even after the implementation of Mitigation Measures N-1, N-2, and N-3. (DEIR, p. 5.6-47.) But the DEIR does not include a discussion of other mitigation measures that could be more effective at reducing the noise impacts. Please consider as additional mitigation: (a) an alternative to the pole-mounted PA

system in the form of localized PA system speakers positioned close to the bleacher sections because this design would result in adequate audio coverage with minimal audio spill over into the adjacent residential areas; (b) constructing the bleachers with sound-absorbing materials, enclosed foot wells, and solid walls at the rear of the bleachers; (c) prohibit events on Sundays, before 9:00 AM, and after 10:00 PM; and (d) provide security to enforce activities prohibited under the “good-neighbor” policy in Mitigation Measure N-1.

Finally, please consider these additional specific comments:

- Mitigation Measure N-1 should be revised to clarify how the prohibited activities (use of air horns, bleacher foot-stomping, etc.) in the “good-neighbor” policy will be monitored and controlled. (DEIR, p. 5.6-43.) Will there be on-site monitoring? If so, when and what steps will be taken if noise exceedances occur?
- The DEIR states that “for the purpose of residential uses, the highest exterior noise level is 65 dBA CNEL.” (DEIR, p. 5.6-11.) But Table 5.6-8 shows that the maximum daytime noise levels for Zone I (single-, two-, or multiple-family residential) is 55 dBA Leq from 7AM to 10 PM. (DEIR, p. 5.6-11.) Please clarify or revise.
- Mitigation Measure N-3 states that “the [sound barrier] wall shall be optimized through detailed acoustical investigations considering the cost-benefit ratio for the sound barrier wall in terms of benefits at the most-affected sensitive receptors.” (DEIR, p. 5.6-44.) This is vague and confusing. Please revise to clarify how the consideration of the “cost-benefit ratio” would take place and what elements of the sound wall (e.g., materials, height, etc.) would change under what circumstances. In other words, please revise this mitigation to include clear performance standards.

c) Transportation/Traffic and Parking

Please see Attachment A for detailed technical comments from City staff on the DEIR’s analysis of transportation/ traffic and parking impacts. In addition to, and to complement those technical comments, we provide the following comments.

First, the DEIR states that the traffic analysis includes “assessment of traffic conditions . . . for the following analysis time frames: Existing (2015); Opening Year (2019); TPO Analysis Year (2020). (DEIR, p. 5.9-4.) These time frames fail to capture post-2020 operational and cumulative transportation, traffic, and parking impacts. (See DEIR, p. 5.9-59 [cumulative impacts “were analyzed under the 2019 conditions”].) According to the DEIR, the project could be completed by late June 2018. (DEIR, p. 3-15.)

Unless the DEIR expects the upgraded sports field to only remain operational for two years past completion of construction, the EIR needs to be revised to include analysis of operational impacts past 2020.

Second, the DEIR incorrectly asserts that Threshold of Significance T-7 (“Result in inadequate parking capacity”) is optional because “this threshold was deleted from the 2010 CEQA Guidelines.” As the Court of Appeal explained in *Taxpayers for Accountable School Bond Spending v. San Diego Unified School District* (2013) 215 Cal.App.4th 1013, 1050 (*Taxpayers*), “CEQA does not provide that a project's direct impact on parking cannot constitute a significant impact on the physical environment.”

Third, the DEIR uses an arbitrary method to calculate the parking ratio for the Project. Although the DEIR’s Table 5.9-15 indicates that a parking demand forecast of 0.8333 spaces per attendee would be appropriate using counts taken at a varsity football game conducted at Estancia High School, the DEIR inexplicably decides to instead use the much lower rate of 0.367 spaces per seat. (DEIR, p. 5.9-55.) The DEIR reasons that this lower rate is more appropriate because it includes an average of “four other rates studied for a high [school] stadium use.” (DEIR, p. 5.9-55.) The court in *Taxpayers* disapproved of a similarly arbitrary calculation used by the district in that case:

... District’s calculation of the expected attendance at Hoover’s evening football games on completion of the Project was questionable. Rather than using actual attendance data for Hoover’s afternoon football games and increasing that number to account for additional persons who would attend evening games, LOS, on District’s behalf, based its calculation on the average attendance at football games at five of District’s 16 high schools (excluding Hoover) without providing any explanation regarding why those schools were selected and/or were comparable to Hoover. Those five high schools were La Jolla, Lincoln, Madison, Mira Mesa, and San Diego high schools. Even were we to assume those high schools were selected because they have stadium lighting and hold evening football games, LOS did not explain why attendance data from the three other District high schools that also have stadium lighting (i.e., Patrick Henry, Scripps Ranch, and Serra high schools) were excluded from its study. [footnote 20] In the circumstances of this case, absent a reasonable explanation for exclusion, it would appear to be a better practice to consider attendance data from all eight District schools that hold evening football games in calculating the expected attendance at Hoover evening football games were the Project completed.

(215 Cal.App.4th at pp. 1048-1049.) Here, the District should use the parking demand forecast of 0.8333 spaces per attendee because it is relevant parking data that is tied to the District’s varsity football games and not rates “from four previous high school stadium studies” for Costa Mesa High School, Irvine High School, Estancia High School, and El Toro High School. (DEIR, p. 5.9-55.)

Fourth, the DEIR lacks any analysis of vehicle miles traveled (VMT) as a metric to assess transportation impacts. Senate Bill 743, signed by the Governor in September 2013, encourages lead agencies to use VMT as an alternative or additional metric to analyze transportation impacts. Please consider revising the EIR to discuss the project’s impacts under the VMT metric, including a discussion that compares the distances traveled and modes of transportation used under existing

conditions (where varsity football games and other competitive sporting events are played at Davidson Field at Newport Harbor High School, Jim Scott Stadium at Estancia High School, LeBard Stadium at Orange Coast College, and Eastbluff Elementary School) to Project conditions. (See DEIR, p. 4-4.) This discussion should also include information about public transportation options for getting to the Project site for sporting events.

Finally, the DEIR improperly assumes that implementation of Mitigation Measure TRAN-1 would be sufficient to “improve the LOS to acceptable level by reducing the ICU from 0.921 to 0.917.” (DEIR, p. 5.9-59.) Mitigation Measure TRAN-1 merely provides that the District “shall coordinate” with the City to implement a minor signal timing change at the Jamboree Boulevard and University Drive/ Eastbluff Drive intersection. The District has not been in communication with the City as to whether or not the requested signal timing change to increase cycle time by 10 seconds at this intersection is appropriate and consistent with the City’s transportation management plans. Indeed, the City will not approve this measure. Therefore, the DEIR’s less than significant conclusion that is dependent on implementation of this mitigation measure is not supported by substantial evidence and the conclusion should be changed to indicate a significant and unavoidable impact. (See *Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, 1189.)

d) Greenhouse Gas (GHG) Emissions

The DEIR fails to analyze and mitigate potential impacts related to GHG emissions in the post-2020 period. (DEIR, pp. 5.4-18 to 5.4-19.) While the project may be fully constructed by 2020, the project will not be “complete” until the end of its operational lifespan. With the recent passage of Senate Bill 32, signed by the Governor in September 2016, and the recent release of the Air Resources Board’s proposed 2030 Scoping Plan, it is clear that CEQA lead agencies should carefully consider how each project can do its part to reduce GHG emissions so that the entire state may reach the 2030 goal of achieving a 40 percent reduction below 1990 levels.

In *Center for Biological Diversity v. California Dept. of Fish and Wildlife* (2015) 62 Cal.4th 204, 225 (“*Newhall Ranch*”), the court found that the EIR failed to show how the project’s 31% GHG emissions reduction as compared to a business-as-usual (BAU) model was consistent with achieving the statewide goal of a 29% reduction from a statewide BAU model. The court went on to state that “The EIR simply assumes that the level of effort required in one context, a 29 percent reduction from business as usual statewide, will suffice in the other, a specific land use development.” (*Id.* at p. 227.)

Many projects have elected to forgo the BAU analysis completely after the *Newhall Ranch* decision. Under this alternative methodology, the GHG efficiency threshold established by the South Coast Air Quality Management District (SCAQMD) can be adapted using the applicable 2030 and/or 2035 targets. SCAQMD came up with its threshold by taking the statewide 2020 GHG reduction goal (for the sectors applicable to land use projects) in AB 32 and dividing it by the projected statewide service population for 2020. While SCAQMD’s threshold is limited to 2020 (DEIR, p. 5.4-19), the same kind of calculation (land use sector GHG emissions target for a given

year, divided by projected service population for the same year) can be used to establish an efficiency threshold for the proposed project that is tied to 2030 or 2035 targets.

Finally, there are other measures available that could possibly reduce the project's air quality and GHG emissions to less than significant levels. To illustrate, we have attached examples from the California Attorney General's Office's paper on Addressing Climate Change at the Project Level (Attachment B) and the California Air Pollution Control Officers Association's (CAPCOA's) whitepaper on CEQA & Climate Change (Attachment C). The feasibility of these measures should be discussed. In particular, some of the mitigation measures that the District should analyze include:

- Purchase carbon offset credits or participate in an Off-site Mitigation Fee Program (CAPCOA, p. B-33.)
- Provision of more on-site solar energy.
- Provide preferred parking closer to the fields for electric and hybrid vehicles, with charging stations.
- Planting appropriate, native trees in previously deforested areas to provide for carbon sequestration.
- Exceed Title 24 Efficiency Requirements by 20% (CAPCOA, p. B-24.)
- Solar Orientation: Orient 75% of buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter. (CAPCOA, p. B-24.)
- Use Energy Star Roof materials (CAPCOA, p. B-23.)
- Use light-colored/high albedo materials for non-roof impervious surfaces. (CAPCOA, p. B-24.)
- Provide public transit incentives such as free or low-cost monthly transit passes.
- Provide zero emission shuttle service to the Project site from other public transit areas.
- Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a website or message board for coordinating rides.
- Reduce the use of pavement and impermeable surfaces.
- Require the use of construction materials with the lowest carbon footprint.

5. The Draft EIR's analysis of cumulative effects is inadequate and violates CEQA.

An EIR must analyze cumulative impacts because "the full environmental impact of a proposed project cannot be gauged in a vacuum." (*Communities for a Better Environment v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 114.) The CEQA Guidelines define cumulative impacts to be "the change in the environment which results from the incremental impact of the project when

added to other closely related past, present, and reasonably foreseeable probable future projects.” (Guidelines, § 15355, subd. (b).) Thus, impacts that are “individually minor” may be “collectively significant.” (*Ibid.*)

In assessing a proposed project’s contribution to cumulative effects, CEQA requires a lead agency to undertake a two-step analysis. First, the agency must consider whether the combined effects from the proposed project and other projects would be cumulatively significant. And second, if the answer is yes, the agency must then consider whether the “proposed project’s incremental effects are cumulatively considerable.” (*CBE v. Resources Agency, supra*, 103 Cal.App.4th at p. 120; Pub. Resources Code, § 21083, subd. (b)(2); Guidelines, §§ 15355, subd. (b), 15064, subd. (h)(1).)

Here, the DEIR’s analysis of cumulative impacts is generally a short and cursory section at the end of each chapter’s analysis of project-specific impacts. It is also, at times (see aesthetic lighting impacts comments above), improperly reliant on the ratio theory. (See *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 721; *Los Angeles Unified School District v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1024-1026.) Please revise the EIR to include an adequate analysis of cumulative impacts, particularly with respect to traffic and noise.

6. The Draft EIR lacks a reasonable range of alternatives and improperly dismisses alternative locations or offsite alternatives.

CEQA requires an EIR to “describe a range of reasonable alternatives to the project . . . which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects . . . and evaluate the comparative merits of the alternatives.” (Guidelines, §§ 15126.6, subd. (a), 15002, subd. (a)(3).) The evaluation of alternatives must “contain analysis sufficient to allow informed decision making.” (*Laurel Heights I, supra*, 47 Cal.3d at pp. 404, 406 [requiring “meaningful detail”]; *Kings County, supra*, 221 Cal.App.3d at p. 735 [finding EIR lacked “quantitative, comparative analysis” of alternatives].) An “EIR is nonetheless defective under CEQA” when it fails to explain a lead agency’s “analytic route.” (*Laurel Heights I*, at p. 404; *Kings County*, at p. 731 “[a]n inadequate discussion of alternatives constitutes an abuse of discretion”].)

As noted above, the City is particularly concerned with the aesthetic, noise, and transportation/traffic/parking impacts. Although the DEIR concludes that only noise impacts will remain significant and unavoidable, the City asserts that proper analysis of other impacts (as requested above) will identify other impacts that have not been mitigated to less than significant levels. In any case, the EIR’s consideration of alternatives that can address the significant and unavoidable noise impacts and other potentially significant impacts is crucial to the environmental review process envisioned by CEQA.

First, please provide a summary table comparing the Project’s impacts to impacts under each alternative so that it is easier for the public and decisionmakers to see which impacts are lower under each alternative.

Second, please revise the discussion of the environmentally superior alternative. The DEIR states that Community Plan Alternative 1 (“Two Fields with Reduced Capacity and No Lights”) “would lessen significant event noise impacts” and also reduce aesthetic and transportation/traffic impacts. (DEIR, p. 7-31.) But the DEIR goes on to explain that “this alternative is not a preferred alternative to the proposed project” because it “would not meet most basic project objectives to allow nighttime practices and games to occur on CdM sports field.” (DEIR, p. 7-32.) The City has concerns about the accuracy and appropriateness of this explanation. But, even if this conclusion about the feasibility Community Plan Alternative 1 can be supported by substantial evidence, the District should explain why Community Plan Alternative 2 (“Two Fields with Reduced Capacity and Portable Lights”) and Alternative 3 (“Two Fields with Reduced Capacity and Permanent Lights”) are not preferable to the Project since both of those alternatives would allow for nighttime practices and games to occur on the sports field while resulting in less severe noise and transportation/traffic impacts. (DEIR, pp. 7-25, 7-31.)

The District should also consider adding a new alternative that includes one field with shorter 50-foot light poles and localized PA system speakers positioned close to the bleacher sections. Such an alternative appears feasible and would avoid or substantially lessen the noise and lighting impacts of the Project.

7. Energy Conservation Analysis.

CEQA Guidelines, Appendix F states: “If appropriate, the energy intensiveness of materials may be discussed. [¶] 2. The effects of the project on local and regional energy supplies and on requirements for additional capacity. [¶] 3. The effects of the project on peak and base period demands for electricity and other forms of energy. [¶] 4. The degree to which the project complies with existing energy standards. [¶] 5. The effects of the project on energy resources. [¶] 6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.” Appendix F also lists mitigation measures that may be included in the EIR: “1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed. [¶] 2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, increase water conservation and reduce solid-waste. [¶] 3. The potential for reducing peak energy demand. 4. Alternate fuels (particularly renewable ones) or energy systems. [¶] 5. Energy conservation which could result from recycling efforts.”

Although the DEIR includes a stand-alone Energy chapter, the analysis in this chapter suffers from the same problems identified by the courts in *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173 (CCEC), and *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256. The DEIR states that “[u]pon implementation of regulatory requirements and standard conditions of approval,” the Project’s energy impacts would be less than significant. (DEIR, p. 5.10-4.) This blind reliance on compliance with regulatory requirements is insufficient. (CCEC, *supra*, 225 Cal.App.4th at pp. 211-212.) Please consider the use of solar panels or other onsite renewable energy sources.

Additionally, analysis of Impact 5.10-3 (“... increased demand for transportation energy ...”) is incomplete and unsupported by substantial evidence. (DEIR, p. 5.10-4.) The DEIR states that the Project “would reduce VMT by allowing CdM students to remain on campus for games and practices rather than traveling ... to other facilities.” (DEIR, p. 5.10-4.) But the DEIR does not explain the changes in VMT for the up to a 1000 spectators and attendees of various events on the sports field. Therefore, the DEIR’s conclusion that the Project “would result in overall reduction in VMT and consume less transportation energy” is unsupported by substantial evidence.

C. The Project’s inconsistency with the General Plan violates the Planning and Zoning Law.

The general plan has been described as the “constitution for all future development” and thus all local land use decisions must be consistent with it.³ The Planning and Zoning Law provides “[c]ounty or city ordinances shall be consistent with the general plan.”⁴

A project is “inconsistent with a general plan ‘if it conflicts with a general plan policy that is fundamental, mandatory, and clear.’”⁵ In the recent *Spring Valley Lake Association v. City of Victorville* case, the Court of Appeal disapproved of the city’s general plan consistency finding because the project failed to comply with a “specific, mandatory, and fundamental” requirement.⁶ The city’s general plan included an implementation measure requiring “all new commercial or industrial development to generate electricity on-site to the maximum extent possible.”⁷ The city’s project approvals for the commercial retail development did not require on-site electricity generation, effectively finding it infeasible.⁸ But the court concluded that the city failed to “provide facts, reasonable assumptions, or expert opinion amounting to substantial evidence to support a conclusion solar power generation or other alternatives for on-site electricity generation [were] completely infeasible.”⁹

Despite the deference afforded to an agency’s fact-finding and the deference that courts must pay to agencies interpreting their own plans and policies, it is not uncommon for courts to overturn project approval when projects are inconsistent with general plan policies that are *fundamental, mandatory, and clear*. For example, in *Families Unafraid to Uphold Rural El Dorado County v. Board of Supervisors* (1998) 62 Cal.App.4th 1332, 1340-1342, the court found that a residential

³ / *O’Loane v. O’Rourke* (1965) 231 Cal.App.2d 774, 782.

⁴ / Gov. Code, § 65860, subd. (a).

⁵ / *Spring Valley Lake Association v. City of Victorville* (2016) 248 Cal.App.4th 91, 100 (*Spring Valley*) [citing *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 782].

⁶ / *Id.* at p. 5.

⁷ / *Id.* at p. 3.

⁸ / *Id.* at p.4.

⁹ / *Ibid.*

subdivision was inconsistent with a general plan land use element policy that restricted low density residential (LDR) designations to land contiguous to community regions or rural centers. The court noted that the project's use of the LDR designation was at odds with undisputed evidence showing that the project site was not contiguous to community regions or rural centers. Concluding that the policy at issue was fundamental and mandatory, the appellate court agreed with plaintiffs that the project was inconsistent with the land use element and reversed the trial court's ruling in favor of the county.

Similarly, in *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 783-784, the court held that the project was inconsistent with the general plan's traffic service level policy. The county's general plan included a policy requiring projects to achieve LOS C or better under a specific method of analysis. The EIR explained that it used a different method of analysis to achieve LOS C because the project would result in LOS D or E under the general plan's preferred method of analysis. The court disapproved of this attempt to skirt the requirements in the general plan policy, deemed the project inconsistent, and set aside the approval.

Here, the DEIR fails to adequately consider the Project's inconsistency with various policies and goals in the City's General Plan. In particular, the EIR should be revised to include more discussion of the Project's consistency with General Plan Policies LU 5.6.1 (Compatible Development), LU 5.6.2 (Form and Environment), and LU 5.6.3 (Ambient Lighting):

- **LU 5.6.1 (Compatible Development):** Require that buildings and properties be designed to ensure compatibility.
- **LU 5.6.2 (Form and Environment):** Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.
- **LU 5.6.3 (Ambient Lighting):** Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties
- **CE 7.1.1 Required Parking):** Require that new development provide adequate, convenient parking for residents, guests, business patrons, and visitors.
- **CE 7.1.8 Parking Configuration):** Site and design new development to avoid use of parking configurations or management programs that are difficult to maintain and enforce.
- **CE 7.2.1 Parking Management):** Develop parking management programs for areas with inadequate parking.
- **N 1.1 (Noise Compatibility of New Development):** Require that all proposed projects are compatible with the noise environment through use of Table N2, and enforce the interior and exterior noise standards shown in Table N3.
- **N 1.3 (Remodeling and Additions of Structures):** Require that all remodeling and additions of structures comply with the noise standards shown in Table N3.

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CdM High School DEIR
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- **N 1.7 Commercial/Entertainment Uses):** Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.

Thank you for the opportunity to comment on the DEIR. Please feel free to contact me at (949) 644-3232 or PAlford@newportbeachca.gov if you have any questions.

Sincerely,



Patrick J. Alford
Planning Program Manager

Attachments:

- A. Technical comments from City of Newport Beach staff
- B. California Attorney General's Office's paper on Addressing Climate Change at the Project Level
- C. Excerpts from CAPCOA's whitepaper on CEQA & Climate Change

Cc: David Kiff, City Manager
Aaron Harp, City Attorney
Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

ATTACHMENT A (City Staff's technical comments)

2. INTRODUCTION

2.3.1 Impacts Considered Less Than Significant

The City of Newport Beach (City) questions the decision not to discuss Land Use and Planning in detail in the Draft Environmental Impact Report (DEIR). In the City's comments on the original project Initial Study/Notice of Preparation, potential conflicts with General Plan Land Use Element Policies 5.6.2 and 5.6.3 were identified. These policies will be discussed further in the comments on DEIR Chapter 5.1 (Aesthetics).

5.1 AESTHETICS

5.1.1 Environmental Setting - 5.1.1.1 Regulatory Framework

The DEIR states that as "...a state agency, the District is not subject to these codes, but they are presented for informational purposes and to establish guidelines in evaluating aesthetic impacts of the project." The DEIR must state what, if any, formal action the District has taken to exempt this project from local zoning regulations pursuant to Government Code Section 53094.

The DEIR references NBMC Section 20.30.070 (Outdoor Lighting); however, it is limited to subsection (A)(1). Subsection (C) should also be included, which states:

C. Outdoor Lighting Standards for Buildings, Statues, Other Manmade Objects, and Landscapes. Spotlighting or floodlighting used to illuminate buildings, statues, signs, or any other objects mounted on a pole, pedestal, or platform or used to accentuate landscaping shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated to minimize glare, sky glow, and light trespass. The beam width shall not be wider than that needed to light the feature with minimum spillover. The lighting shall not shine directly into the window of a residence or directly into a roadway. Light fixtures attached to a building shall be directed downward.

Also, Subsection (D) of that section should also be included, which states:

D. Outdoor Recreation/Entertainment Areas. Sports courts and similar facilities used for outdoor recreation or entertainment, located within a residential zoning district or closer than two hundred (200) feet to the boundary of a residential zoning district, shall not be lighted unless a minor site development review has been approved in compliance with Section 20.52.080 (Site Development Reviews).

Finally, the DEIR should also reference City General Plan Land Use Element Policy LU 5.6.2 and LU 5.6.3:

LU 5.6.2 Form and Environment - Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.

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LU 5.6.3 Ambient Lighting - Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.

These policies and regulations must be used to establish guidelines in evaluating aesthetic impacts of the project. The proposed four 80-foot-high light poles, 10-foot-high chain-link perimeter fence, and the 12-foot-high sound barrier wall system along the rear of the visitor side bleachers along Vista Del Oro particularly present “abrupt changes in scale” that should be avoided under Policy LU 5.6.2.

Furthermore, the project, or any alternative that includes outdoor lighting will require a minor site development review approved by the City.

5.1.2 – Thresholds of Significance

An additional threshold should be included and analyzed:

AE-5 Conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Specifically, the analysis should be with Policy LU 5.6.2 and Policy 5.6.3 and NBMC Section 20.030.070 (C) and (D).

5.1.3 – Environmental Impacts

The impacts analysis should include potential conflicts with Policy LU 5.6.2 and Policy 5.6.3 and NBMC Section 20.030.070 (C) and (D).

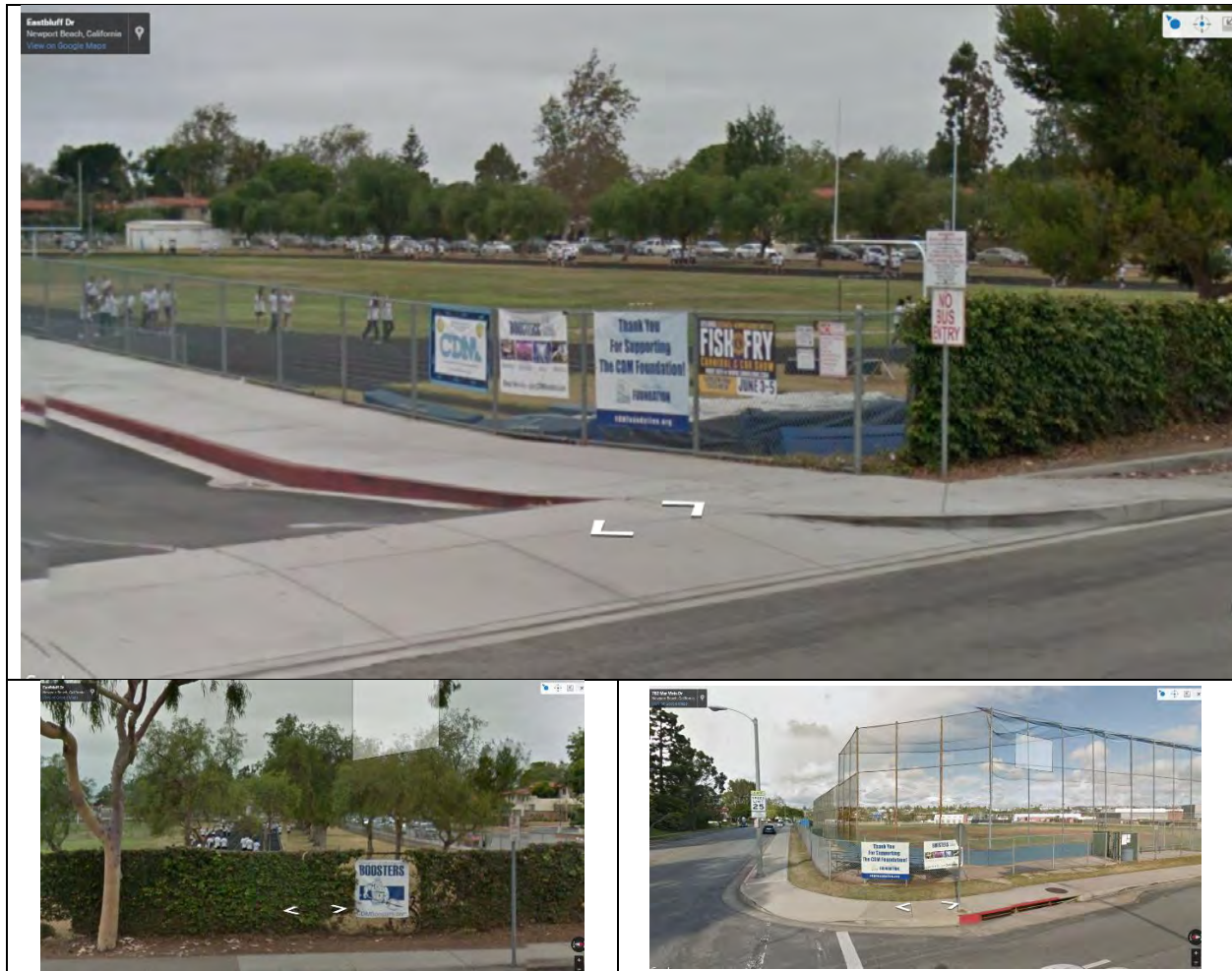
Page 5.1-4 includes the statement “Therefore, the proposed project field with its various improvements would provide enhanced visual quality of a sports field compared to the existing outdated sports field.” This statement is conclusory and not supported by the analysis. In fact, the DEIR states that the visual simulation from the residential neighborhood (Figure 5.1.8) did not include 12-foot-high sound wall on the back of the visitor bleachers or the 10-foot-high chain-link perimeter fence in favor of a view of the sports field and bleachers.

Page 5.1-8 includes a number of statements concluding that the project is visually compatible with the surrounding area. However, this analysis fails to consider the close proximity of the proposed facilities to the adjacent residential area. The existing campus layout places open athletic fields and parking areas across from adjacent residential areas. The more intense improvements (i.e., buildings, swimming pool lights, tennis courts, etc.) are clustered towards the center of the campus. This essentially provides an open space buffer between the campus core and these residential areas. The project would place a 10-foot-high chain-link perimeter fence and the 12-foot-high sound barrier wall system approximately 70 feet from a residential area. This constitutes an introduction of contrasting features into the existing visual setting.

The DEIR should also consider the potential visual impact resulting from the placement of additional signs and banners on the project site, particularly along the proposed 10-foot-high chain-link perimeter fence. Such signs and banners are typically used to express support for the home team or are offered as advertising for business supporters of sports programs. Such signs currently exist on existing perimeter fencing (see photos below). The size and number of such signs could

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increase with the increase in the level of activity resulting of the project. The District should consider an additional mitigation measure prohibiting the placement of signs that are visible from adjacent residential areas.



The City questions the identification of the project site as LZ3 (Moderately High Ambient Lighting). The Illuminating Engineering Society (IES) 2011 Model Lighting Ordinance states that LZ3 “pertains to areas with moderately high lighting levels. These typically include commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial uses and shipping and rail yards with high night time activity, high use recreational and playing fields, regional shopping malls, car dealerships, gas stations, and other nighttime active exterior retail areas.” This is an accurate description of the lighting environment of The Bluffs residential area. The City believes that LZ2 is more appropriate. LZ2 “pertains to areas with moderate ambient lighting levels. These typically include multifamily residential uses, institutional residential uses, schools, churches, hospitals, hotels/motels, commercial and/or businesses areas with evening activities embedded in predominately residential areas, neighborhood serving recreational and playing fields and/or mixed use development with a predominance of residential uses.”

On Page 5.1-31, the DEIR concludes that light levels of 0.1 foot-candles (fc) to 0.4 fc 150 feet from the edge of the football field would not result in substantial light nuisance. However, the U.S.

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Green Building Council's *Light Pollution Reduction* advocates that sports field horizontal and vertical foot-candle light trespass not increase beyond the following illuminance levels in order to qualify for Leadership in Energy and Environmental Design (LEED) credits:

LZ2 = 0.30 fc at the project boundary, dropping to 0.01 fc within 10 feet of the boundary.

LZ3 = 0.80 fc at the project boundary, dropping to 0.01 fc within 15 feet of the boundary.

The City recognizes that LEED certification is not one of the project objectives. However, the U.S. Green Building Council standard suggests that the sports field lighting can be designed to bring light trespass to much lower levels.

Regarding the vertical foot-candle light trespass levels on Page 5.1-32, the City believes that LZ2 is the appropriate lighting zone for this area. Therefore, projected light trespass impacts exceed the 0.3 fc LZ2 threshold and are therefore significant and need to be mitigated to a level less than significant. The use of LED lights (Page 5.1-39) would be one possible mitigation measure, although it does not appear that LED lights would reduce vertical light trespass to below the LZ2 threshold of 0.3 fc.

On Page 5.1-40, the discussion on light sources does not take into account their proximity to the adjacent residential areas (see Figures 5.1-19 and 5.1-20). The building lights from Newport Center are over a mile away and generally blend into a background of city lights. Even the swimming pool lights are 600 feet away and while their glare is highly visible, these too blend into the background of the schools exterior lighting. The proposed sport field lighting will be as close as 70 feet from the nearest residential area. Their close proximity and 80-foot height will place them against the black night sky, making them extremely prominent. For this reason, the City considers this impact to be significant and unavoidable.

5.1.7 – Mitigation Measures

The City considers the visual impact of the sports field lighting as significant and unavoidable. However, to provide some mitigation, it is suggested that Mitigation Measure AE-1 be modified to require that the vertical light levels at the vertical surface of any residential unit shall not exceed the LZ2 threshold of 0.3 foot-candle. Also, a new mitigation measure needs to be added to require the use of LED lights to provide additional light trespass reduction and reduce light trespass to below the LZ2 threshold of 0.3 fc.

5.6 NOISE

The City recommends that Mitigation Measure N-2 be revised to require a District-authorized sound monitor to remain present during all events using amplified sound. The sound monitor will be responsible for maintaining appropriate sound levels throughout the event.

As the project description includes the possibility that the sports field may be used by community groups for purposes provided for in the Civic Center Act, the City recommends a new mitigation measure prohibiting any sound equipment that is not included in the Stadium Sound System Design Plan.

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5.7 PUBLIC SERVICES

On Page 5.7-2, the first bullet should read “Adopts the 2016 California Fire Code and the 2015 International Fire Code...”

On Page 5.7-2, the second paragraph under Existing Conditions should read “The department is divided into two divisions: Fire Operations and Marine Operations...”

On Page 5.7-2, the next to last paragraph should read “...including 114 firefighting personnel...”

On Page 5.7-3, “life safety” should be deleted from the first paragraph of that page.

On Page 5.7-6, the DEIR references the use of Newport Beach Police Department (NBPD) Explorers during maximum capacity events. NBPD states that it is more likely that they would use police officers on an overtime basis to mitigate any issues, traffic or otherwise. Any use of Explorers would supplement the use of sworn personnel, not replace it. However, this would not require permanent changes to NPBD staffing levels.

5.8 RECREATION

On Page 5.8-3, the DEIR states there is no joint use agreement in place between the City and the District for use of the field. This is incorrect; The City does have a joint use agreement with the District for facility use. For example, the City utilizes the Corona del Mar High School athletic field for an annual track meet.

5.9 TRANSPORTATION AND TRAFFIC

The parking demand and supply analysis fails to provide information on current and reasonably foreseeable campus parking restrictions, including permit requirements, parking fees, reserved parking, and VIP parking. For example, the *2016-17 Corona del Mar Student Handbook* includes the following student automobile regulations:

1. Parking regulations will be enforced by CDM security staff and NBPD; parking permits must be properly displayed at all times.
2. Parking permits will be distributed to seniors in good standing with attendance, discipline and grades.
3. Students must have a school-issued parking pass to park on campus and park in the student designated lots.
4. Students may not park in the faculty lot and/or designated guest or faculty spaces around campus.
5. Permits belong to the school and can be revoked at any time based on violations of these policies.

The DEIR does not consider how these parking restrictions effect parking demand observations and assumptions or the actual availability of parking spaces during events. The DEIR needs to include discussion identifying how permits are allocated and how the permit system works in order to determine parking demand and availability. There also needs to be an explanation of how this

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permit system will impact the use of the lot by visitors and others attending or participating in events at the new sports field facility. In addition, there should be discussion that all of the surrounding streets and residential areas are currently being used by students because of a lack of adequate on-site parking on the campus.

Furthermore, the DEIR does not consider the adequacy of the configuration of the three on-site parking lots are adequate to accommodate the parking demand generated by sports field events. All three parking lots are designed to provide maximum queuing of vehicles for drop-off and pick-up. The DEIR does not discuss if these configurations will adequately function during sports field events. If these parking lots do not function adequately, spectators and other participants will park on streets in the adjacent residential areas. The DEIR should consider including a parking management program as a mitigation measure.

Please also respond to the following specific, technical comments:

- a. The Traffic Study was not prepared per the Traffic Phasing Ordinance (NBMC chapter 15.40 (TPO)). There are no “traffic impact study guidelines, adopted November 24, 2015” as stated on page G1-8 of Traffic Study. The TPO Study must include the following ICU analysis conditions:
 - Existing Conditions
 - Existing Plus Project
 - TPO Analysis (Year 2020) = Existing traffic + Ambient Traffic Growth + Committed Project traffic. (Baseline Condition)
 - TPO Analysis (Year 2020) Plus Project

TPO Analysis Year (Project completion/opening + one year) = 2020.

Committed Projects = projects already approved by the City and are not yet fully constructed or occupied.

Cumulative Projects = Planned projects that are not approved but are “reasonably foreseeable”.

The Year 2019 Analysis provided in the DEIR is not required.

For the Cumulative project traffic analysis, two additional ICU conditions must be calculated:

- CEQA Analysis (Year 2020) = TPO Baseline Condition + Cumulative project traffic
- CEQA Analysis (Year 2020) Plus Project

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The DEIR Traffic Study Consultant must work with the City Public Works Department to receive the Committed Project traffic data and the Cumulative Project traffic data.

The intersection LOS results must be re-calculated based on the Committed Project traffic data and Cumulative Project traffic data provided by City Public Works staff.

- b. The traffic count data was collected on Friday October 30, 2015. The City's TPO requires that traffic count data is collected between February 1 and May 31.
- c. The ICU calculations must be completed to three decimal places and then rounded up, or down, to two decimal places. The ICU figures for the TPO results must be shown in two decimal places. For example, 0.903 = 0.90 and 0.905 = 0.91. Any increase in 0.01 to an intersection with an already unsatisfactory level of service will cause an impact.
- d. Page 5.9-56 states that the after-school peak parking demand is 61 spaces. What activities are accounted for at CdMHS in determining this estimate?
- e. Page 5.9-45 shows traffic signs, cones, and traffic control staff would be provided as part of the Traffic Management Plan. Would these signs and cones be placed on City public right-of-way ? Figures 5.9-7, 5.9-8, and 5.9-10 show Newport Beach Police Department (NBPD) Officers located at various locations to control traffic during peak events. The NBPD has not reviewed or sanctioned this plan.
- f. In the Executive Summary page 1-14, for Impact 5.9-1, the proposed mitigation measure is to "implement a minor signal timing change to increase cycle length by 10 seconds at the Jamboree Blvd. and University Drive/Eastbluff Drive intersection". This measure will not be approved by the City of Newport Beach. The traffic signals along Jamboree Road are timed to provide for synchronization. Any change in the timing will disrupt the traffic signal synchronization.

Addressing Climate Change at the Project Level California Attorney General's Office



Under the California Environmental Quality Act (CEQA), local agencies have a very important role to play in California's fight against global warming – one of the most serious environmental effects facing the State today. Local agencies can lead by example in undertaking their own projects, insuring that sustainability is considered at the earliest stages. Moreover, they can help shape private development. Where a project as proposed will have significant global warming related effects, local agencies can require feasible changes or alternatives, and impose enforceable, verifiable, feasible mitigation to substantially lessen those effects. By the sum of their actions and decisions, local agencies will help to move the State away from “business as usual” and toward a low-carbon future.

Included in this document are various measures that may reduce the global warming related impacts at the individual project level. (For more information on actions that local governments can take at the program and general plan level, please visit the Attorney General's webpage, “CEQA, Global Warming, and General Plans” at <http://ag.ca.gov/globalwarming/ceqa/generalplans.php>.)

As appropriate, the measures can be included as design features of a project, required as changes to the project, or imposed as mitigation (whether undertaken directly by the project proponent or funded by mitigation fees). The measures set forth in this package are examples; the list is not intended to be exhaustive. Moreover, the measures cited may not be appropriate for every project. The decision of whether to approve a project – as proposed or with required changes or mitigation – is for the local agency, exercising its informed judgment in compliance with the law and balancing a variety of public objectives.

Mitigation Measures by Category

Energy Efficiency

<p>Incorporate green building practices and design elements.</p>	<p>The California Department of Housing and Community Development's Green Building & Sustainability Resources handbook provides extensive links to green building resources. The handbook is available at http://www.hcd.ca.gov/hpd/green_build.pdf.</p> <p>The American Institute of Architects (AIA) has compiled fifty readily available strategies for reducing fossil fuel use in buildings by fifty percent. AIA “50 to 50” plan is presented in both guidebook and wiki format at http://wiki.aia.org/Wiki%20Pages/Home.aspx.</p>
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<p>Meet recognized green building and energy efficiency benchmarks.</p>	<p>For example, an ENERGY STAR-qualified building uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than comparable, conventional buildings. http://www.energystar.gov/index.cfm?c=business.bus_index.</p> <p>California has over 1600 ENERGY STAR-qualified school, commercial and industrial buildings. View U.S. EPA's list of Energy Star non-residential buildings at http://www.energystar.gov/index.cfm?fuseaction=labeled_buildings locator. Los Angeles and San Francisco top the list of U.S. cities with the most ENERGY STAR non-residential buildings. http://www.energystar.gov/ia/business/downloads/2008_Top_25_cities_chart.pdf.</p> <p>Qualified ENERGY STAR homes must surpass the state's Title 24 energy efficiency building code by at least 15%. Los Angeles, Sacramento, San Diego, and San Francisco-Oakland are among the top 20 markets for ENERGY STAR homes nationwide. http://www.energystar.gov/ia/new_homes/mil_homes/top_20_markets.html. Builders of ENERGY STAR homes can be more competitive in a tight market by providing a higher quality, more desirable product. See http://www.energystar.gov/ia/partners/manuf_res/Horton.pdf.</p> <p>There are a variety of private and non-profit green building certification programs in use in the U.S. See U.S. EPA's Green Building / Frequently Asked Questions website, http://www.epa.gov/greenbuilding/pubs/faqs.htm.</p> <p>Public-Private Partnership for Advancing Housing Technology maintains a list of national and state Green Building Certification Programs for housing. See http://www.pathnet.org/sp.asp?id=20978. These include the national Leadership in Energy and Environmental Design (LEED) program, and, at the state level, Build it Green's GreenPoint Rated system and the California Green Builder program.</p> <p>Other organizations may provide other relevant benchmarks.</p>
<p>Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.</p>	<p>Information about ENERGY STAR-certified products in over 60 categories is available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product.</p> <p>The California Energy Commission maintains a database of all appliances meeting either federal efficiency standards or, where there are no federal efficiency standards, California's appliance efficiency standards. See http://www.appliances.energy.ca.gov/.</p> <p>The Electronic Product Environmental Assessment Tool (EPEAT) ranks computer products based on a set of environmental criteria, including energy efficiency. See http://www.epeat.net/AboutEPEAT.aspx.</p> <p>The nonprofit American Council for an Energy Efficient Economy maintains an Online Guide to Energy Efficient Commercial Equipment, available at http://www.aceee.org/ogeece/ch1_index.htm.</p> <p>Utilities offer many incentives for efficient appliances, lighting, heating and cooling. To search for available residential and commercial incentives, visit Flex Your Power's website at http://www.fypower.org/.</p>

Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight.	<p>See U.S. Department of Energy, Passive Solar Design (website) http://www.energysavers.gov/your_home/designing_remodeling/index.cfm/mytopic=10250.</p> <p>See also California Energy Commission, Consumer Energy Center, Passive Solar Design (website) http://www.consumerenergycenter.org/home/construction/solardesign/index.html.</p> <p>Lawrence Berkeley National Laboratories' Building Technologies Department is working to develop innovative building construction and design techniques. Information and publications on energy efficient buildings, including lighting, windows, and daylighting strategies, are available at the Department's website at http://btech.lbl.gov.</p>
Install light colored "cool" roofs and cool pavements.	<p>A white or light colored roof can reduce surface temperatures by up to 100 degrees Fahrenheit, which also reduces the heat transferred into the building below. This can reduce the building's cooling costs, save energy and reduce associated greenhouse gas emissions, and extend the life of the roof. Cool roofs can also reduce the temperature of surrounding areas, which can improve local air quality. See California Energy Commission, Consumer Energy Center, Cool Roofs (webpage) at http://www.consumerenergycenter.org/coolroof/.</p> <p>See also Lawrence Berkeley National Laboratories, Heat Island Group (webpage) at http://eetd.lbl.gov/HeatIsland/.</p>
Install efficient lighting, (including LEDs) for traffic, street and other outdoor lighting.	<p>LED lighting is substantially more energy efficient than conventional lighting and can save money. See http://www.energy.ca.gov/efficiency/partnership/case_studies/TechAsstCity.pdf (noting that installing LED traffic signals saved the City of Westlake about \$34,000 per year).</p> <p>As of 2005, only about a quarter of California's cities and counties were using 100% LEDs in traffic signals. See California Energy Commission (CEC), Light Emitting Diode Traffic Signal Survey (2005) at p. 15, available at http://www.energy.ca.gov/2005publications/CEC_400_2005_003/CEC_400_2005_003.PDF.</p> <p>The California Energy Commission's Energy Partnership Program can help local governments take advantage of energy saving technology, including, but not limited to, LED traffic signals. See http://www.energy.ca.gov/efficiency/partnership/.</p>
Reduce unnecessary outdoor lighting.	<p>See California Energy Commission, Reduction of Outdoor Lighting (webpage) at http://www.energy.ca.gov/efficiency/lighting/outdoor_reduction.html.</p>

Use automatic covers, efficient pumps and motors, and solar heating for pools and spas.	<p>During the summer, a traditional backyard California pool can use enough energy to power an entire home for three months. Efficiency measures can substantially reduce this waste of energy and money. See California Energy Commission, Consumer Energy Center, Pools and Spas (webpage) at http://www.consumerenergycenter.org/home/outside/pools_spas.html.</p> <p>See also Sacramento Municipal Utilities District, Pool and Spa Efficiency Program (webpage) at http://www.smud.org/en/residential/saving-energy/Pages/poolspa.aspx.</p>
Provide education on energy efficiency to residents, customers and/or tenants.	<p>Many cities and counties provide energy efficiency education. See, for example, the City of Stockton's Energy Efficiency website at http://www.stocktongov.com/energysaving/index.cfm. See also "Green County San Bernardino," http://www.greencountysb.com at pp. 4-6.</p> <p>Businesses and development projects may also provide education. For example, a homeowners' association (HOA) could provide information to residents on energy-efficient mortgages and energy saving measures. See The Villas of Calvera Hills, Easy Energy Saving Tips to Help Save Electricity at http://www.thevillashoa.org/green/energy/. An HOA might also consider providing energy audits to its residents on a regular basis.</p>

Renewable Energy and Energy Storage

Meet "reach" goals for building energy efficiency and renewable energy use.	<p>A "zero net energy" building combines building energy efficiency and renewable energy generation so that, on an annual basis, any purchases of electricity or natural gas are offset by clean, renewable energy generation, either on-site or nearby. Both the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) have stated that residential buildings should be zero net energy by 2020, and commercial buildings by 2030. See CEC, 2009 Integrated Energy Policy Report (Dec. 2009) at p. 226, available at http://www.energy.ca.gov/2009publications/CEC-100-2009-003/CEC-100-2009-003-CMF.PDF; CPUC, Long Term Energy Efficiency Strategic Plan (Sept. 2008), available at http://www.cpuc.ca.gov/PUC/energy/Energy+Efficiency/eespl/.</p>
Install solar, wind, and geothermal power systems and solar hot water heaters.	<p>The California Public Utilities Commission (CPUC) approved the California Solar Initiative on January 12, 2006. The initiative creates a \$3.3 billion, ten-year program to install solar panels on one million roofs in the State. Visit the one-stop GoSolar website at http://www.gosolarcalifornia.org/. As mitigation, a developer could, for example, agree to participate in the New Solar Homes program. See http://www.gosolarcalifornia.org/builders/index.html.</p> <p>The CPUC is in the process of establishing a program to provide solar water heating incentives under the California Solar Initiative. For more information, visit the CPUC's website at http://www.cpuc.ca.gov/puc/energy/solar/swh.htm.</p> <p>To search for available residential and commercial renewable energy incentives, visit Flex Your Power's website at http://www.fypower.org/.</p>

<p>Install solar panels on unused roof and ground space and over carports and parking areas.</p>	<p>In 2008 Southern California Edison (SCE) launched the nation's largest installation of photovoltaic power generation modules. The utility plans to cover 65 million square feet of unused commercial rooftops with 250 megawatts of solar technology – generating enough energy to meet the needs of approximately 162,000 homes. Learn more about SCE's Solar Rooftop Program at http://www.sce.com/solarleadership/solar-rooftop-program/general-faq.htm.</p> <p>In 2009, Walmart announced its commitment to expand the company's solar power program in California. The company plans to add solar panels on 10 to 20 additional Walmart facilities in the near term. These new systems will be in addition to the 18 solar arrays currently installed at Walmart facilities in California. See http://walmartstores.com/FactsNews/NewsRoom/9091.aspx.</p> <p>Alameda County has installed two solar tracking carports, each generating 250 kilowatts. By 2005, the County had installed eight photovoltaic systems totaling over 2.3 megawatts. The County is able to meet 6 percent of its electricity needs through solar power. See http://www.acgov.org/gsa/Alameda%20County%20-%20Solar%20Case%20Study.pdf.</p> <p>In 2007, California State University, Fresno installed a 1.1-megawatt photovoltaic (PV)-paneled parking installation. The University expects to save more than \$13 million in avoided utility costs over the project's 30-year lifespan. http://www.fresnostatenews.com/2007/11/solarwrapup2.htm.</p>
<p>Where solar systems cannot feasibly be incorporated into the project at the outset, build "solar ready" structures.</p>	<p>U.S. Department of Energy, A Homebuilder's Guide to Going Solar (brochure) (2008), available at http://www.eere.energy.gov/solar/pdfs/43076.pdf.</p>
<p>Incorporate wind and solar energy systems into agricultural projects where appropriate.</p>	<p>Wind energy can be a valuable crop for farmers and ranchers. Wind turbines can generate energy to be used on-site, reducing electricity bills, or they can yield lease revenues (as much as \$4000 per turbine per year). Wind turbines generally are compatible with rural land uses, since crops can be grown and livestock can be grazed up to the base of the turbine. See National Renewable Energy Laboratory, Wind Powering America Fact Sheet Series, Wind Energy Benefits, available at http://www.nrel.gov/docs/fy05osti/37602.pdf.</p> <p>Solar PV is not just for urban rooftops. For example, the Scott Brothers' dairy in San Jacinto, California, has installed a 55-kilowatt solar array on its commodity barn, with plans to do more in the coming years. See http://www.dairyherd.com/directories.asp?pgID=724&ed_id=8409 (additional California examples are included in article.)</p>

<p>Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.</p>	<p>See National Renewable Energy Laboratory, Energy Storage Basics (webpage) at http://www.nrel.gov/learning/eds_energy_storage.html.</p> <p>California Energy Storage Alliance (webpage) at http://storagealliance.org/about.html.</p> <p>Storage is not just for large, utility scale projects, but can be part of smaller industrial, commercial and residential projects. For example, Ice Storage Air Conditioning (ISAC) systems, designed for residential and nonresidential buildings, produce ice at night and use it during peak periods for cooling. See California Energy Commission, Staff Report, Ice Storage Air Conditioners, Compliance Options Application (May 2006), available at http://www.energy.ca.gov/2006publications/CEC-400-2006-006/CEC-400-2006-006-SF.PDF.</p>
<p>Use on-site generated biogas, including methane, in appropriate applications.</p>	<p>At the Hilarides Dairy in Lindsay, California, an anaerobic-lagoon digester processes the run-off of nearly 10,000 cows, generating 226,000 cubic feet of biogas per day and enough fuel to run two heavy duty trucks. This has reduced the dairy's diesel consumption by 650 gallons a day, saving the dairy money and improving local air quality. See http://www.arb.ca.gov/newsrel/nr021109b.htm; see also Public Interest Energy Research Program, Dairy Power Production Program, Dairy Methane Digester System, 90-Day Evaluation Report, Eden Vale Dairy (Dec. 2006) at http://www.energy.ca.gov/2006publications/CEC_500_2006_083/CEC_500_2006_083.PDF.</p> <p>Landfill gas is a current and potential source of substantial energy in California. See Tom Frankiewicz, Program Manager, U.S. EPA Landfill Methane Outreach Program, Landfill Gas Energy Potential in California, available at http://www.energy.ca.gov/2009_energy/policy/documents/2009-04-21_workshop/presentations/05-SCS_Engineers_Presentation.pdf.</p> <p>There are many current and emerging technologies for converting landfill methane that would otherwise be released as a greenhouse gas into clean energy. See California Integrated Waste Management Board, Emerging Technologies, Landfill Gas-to-Energy (webpage) at http://www.ciwmb.ca.gov/LEACentral/TechServices/EmergingTech/default.htm.</p>

<p>Use combined heat and power (CHP) in appropriate applications.</p>	<p>Many commercial, industrial, and campus-type facilities (such as hospitals, universities and prisons) use fuel to produce steam and heat for their own operations and processes. Unless captured, much of this heat is wasted. CHP captures waste heat and re-uses it, e.g., for residential or commercial space heating or to generate electricity. See U.S. EPA, Catalog of CHP Technologies at http://www.epa.gov/chp/documents/catalog_of_%20chp_tech_entire.pdf and California Energy Commission, Distributed Energy Resource Guide, Combined Heat and Power (webpage) at http://www.energy.ca.gov/distgen/equipment/chp/chp.html.</p> <p>The average efficiency of fossil-fueled power plants in the United States is 33 percent. By using waste heat recovery technology, CHP systems typically achieve total system efficiencies of 60 to 80 percent. CHP can also substantially reduce emissions of carbon dioxide. http://www.epa.gov/chp/basic/efficiency.html.</p> <p>Currently, CHP in California has a capacity of over 9 million kilowatts. See list of California CHP facilities at http://www.eea-inc.com/chpdata/States/CA.html.</p> <p>The Waste Heat and Carbon Emissions Reduction Act (Assembly Bill 1613 (2007), amended by Assembly Bill 2791 (2008)) is designed to encourage the development of new CHP systems in California with a generating capacity of not more than 20 megawatts. Among other things, the Act requires the California Public Utilities Commission to establish (1) a standard tariff allowing CHP generators to sell electricity for delivery to the grid and (2) a "pay as you save" pilot program requiring electricity corporations to finance the installation of qualifying CHP systems by nonprofit and government entities. For more information, see http://www.energy.ca.gov/wasteheat/.</p>
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Water Conservation and Efficiency

<p>Incorporate water-reducing features into building and landscape design.</p>	<p>According to the California Energy Commission, water-related energy use – which includes conveyance, storage, treatment, distribution, wastewater collection, treatment, and discharge – consumes about 19 percent of the State's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel every year. See http://www.energy.ca.gov/2007publications/CEC_999_2007_008/CEC_999_2007_008.PDF. Reducing water use and improving water efficiency can help reduce energy use and greenhouse gas emissions.</p>
<p>Create water-efficient landscapes.</p>	<p>The California Department of Water Resources' updated Model Water Efficient Landscape Ordinance (Sept. 2009) is available at http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm.</p> <p>A landscape can be designed from the beginning to use little or no water, and to generate little or no waste. See California Integrated Waste Management Board, Xeriscaping (webpage) at http://www.ciwmb.ca.gov/organics/Xeriscaping/.</p>

Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.	<p>U.S. Department of Energy, Best Management Practice: Water-Efficient Irrigation (webpage) at http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html.</p> <p>California Department of Water Resources, Landscape Water Use Efficiency (webpage) at http://www.water.ca.gov/wateruseefficiency/landscape/.</p> <p>Pacific Institute, More with Less: Agricultural Water Conservation and Efficiency in California (2008), available at http://www.pacinst.org/reports/more_with_less_delta/index.htm.</p>
Make effective use of graywater. (Graywater is untreated household waste water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)	<p>California Building Standards Commission, 2008 California Green Building Standards Code, Section 604, pp. 31-32, available at http://www.documents.dgs.ca.gov/bsc/2009/part11_2008_calgreen_code.pdf.</p> <p>California Department of Water Resources, Dual Plumbing Code (webpage) at http://www.water.ca.gov/recycling/DualPlumbingCode/.</p> <p>See also Ahwahnee Water Principles, Principle 6, at http://www.lgc.org/ahwahnee/h2o_principles.html. The Ahwahnee Water Principles have been adopted by City of Willits, Town of Windsor, Menlo Park, Morgan Hill, Palo Alto, Petaluma, Port Hueneme, Richmond, Rohnert Park, Rolling Hills Estates, San Luis Obispo, Santa Paula, Santa Rosa, City of Sunnyvale, City of Ukiah, Ventura, Marin County, Marin Municipal Water District, and Ventura County.</p>
Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.	<p>Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site. See U.S. EPA, Low Impact Development (webpage) at http://www.epa.gov/nps/lid/.</p> <p>Office of Environmental Health Hazard Assessment and the California Water and Land Use Partnership, Low Impact Development at http://www.coastal.ca.gov/nps/lid-factsheet.pdf.</p>
Devise a comprehensive water conservation strategy appropriate for the project and location.	The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
Design buildings to be water-efficient. Install water-efficient fixtures and appliances.	<p>Department of General Services, Best Practices Manual, Water-Efficient Fixtures and Appliances (website) at http://www.green.ca.gov/EPP/building/SaveH2O.htm.</p> <p>Many ENERGY STAR products have achieved their certification because of water efficiency. See California Energy Commission's database, available at http://www.appliances.energy.ca.gov/.</p>

Offset water demand from new projects so that there is no net increase in water use.	For example, the City of Lompoc has a policy requiring new development to offset new water demand with savings from existing water users. See http://www.cityoflompoc.com/utilities/pdf/2005_uwmp_final.pdf at p. 29.
Provide education about water conservation and available programs and incentives.	See, for example, the City of Santa Cruz, Water Conservation Office at http://www.ci.santa-cruz.ca.us/index.aspx?page=395 ; Santa Clara Valley Water District, Water Conservation at http://www.valleywater.org/conservation/index.shtm ; and Metropolitan Water District and the Family of Southern California Water Agencies, Be Water Wise at http://www.bewaterwise.com . Private projects may provide or fund similar education.

Solid Waste Measures

Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).	Construction and demolition materials account for almost 22 percent of the waste stream in California. Reusing and recycling these materials not only conserves natural resources and energy, but can also save money. For a list of best practices and other resources, see California Integrated Waste Management Board, Construction and Demolition Debris Recycling (webpage) at http://www.ciwmb.ca.gov/condemo/ .
Integrate reuse and recycling into residential industrial, institutional and commercial projects.	<p>Tips on developing a successful recycling program, and opportunities for cost-effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/.</p> <p>The Institute for Local Government's Waste Reduction & Recycling webpage contains examples of "best practices" for reducing greenhouse gas emissions, organized around waste reduction and recycling goals and additional examples and resources. See http://www.ca-ilg.org/wastereduction.</p>
Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.	Tips on developing a successful recycling program, and opportunities for cost effective recycling, are available on the California Integrated Waste Management Board's Zero Waste California website. See http://zerowaste.ca.gov/ .
Provide education and publicity about reducing waste and available recycling services.	<p>Many cities and counties provide information on waste reduction and recycling. See, for example, the Butte County Guide to Recycling at http://www.recyclebutte.net.</p> <p>The California Integrated Waste Management Board's website contains numerous publications on recycling and waste reduction that may be helpful in devising an education project. See http://www.ciwmb.ca.gov/Publications/default.asp?cat=13. Private projects may also provide waste and recycling education directly, or fund education.</p>

Land Use Measures

<p>Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.</p>	<p>U.S. EPA maintains an extensive Smart Growth webpage with links to examples, literature and technical assistance, and financial resources. See http://www.epa.gov/smartgrowth/index.htm.</p> <p>The National Oceanic and Atmospheric Administration’s webpage provides smart growth recommendations for communities located near water. See Coastal & Waterfront Smart Growth (webpage) at http://coastalsmartgrowth.noaa.gov/. The webpage includes case studies from California.</p> <p>The California Energy Commission has recognized the important role that land use can play in meeting our greenhouse gas and energy efficiency goals. The agency’s website, Smart Growth & Land Use Planning, contains useful information and links to relevant studies, reports, and other resources. See http://www.energy.ca.gov/landuse/.</p> <p>The Metropolitan Transportation Commission’s webpage, Smart Growth / Transportation for Livable Communities, includes resources that may be useful to communities in the San Francisco Bay Area and beyond. See http://www.mtc.ca.gov/planning/smart_growth/.</p> <p>The Sacramento Area Council of Governments (SACOG) has published examples of smart growth in action in its region. See Examples from the Sacramento Region of the Seven Principles of Smart Growth / Better Ways to Grow, available at http://www.sacog.org/regional/funding/betterways.pdf.</p>
<p>Meet recognized “smart growth” benchmarks.</p>	<p>For example, the LEED for Neighborhood Development (LEED-ND) rating system integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED-ND is a collaboration among the U.S. Green Building Council, Congress for the New Urbanism, and the Natural Resources Defense Council. For more information, see http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148.</p>
<p>Educate the public about the many benefits of well-designed, higher density development.</p>	<p>See, for example, U.S. EPA, Growing Smarter, Living Healthier: A Guide to Smart Growth and Active Aging (webpage), discussing how compact, walkable communities can provide benefits to seniors. See http://www.epa.gov/aging/bhc/guide/index.html.</p> <p>U.S. EPA, Environmental Benefits of Smart Growth (webpage) at http://www.epa.gov/dced/topics/eb.htm (noting local air and water quality improvements).</p> <p>Centers for Disease Control and Prevention (CDC), Designing and Building Healthy Places (webpage), at http://www.cdc.gov/healthyplaces/. The CDC’s website discusses the links between walkable communities and public health and includes numerous links to educational materials.</p> <p>California Department of Housing and Community Development, Myths and Facts About Affordable and High Density Housing (2002), available at http://www.hcd.ca.gov/hpd/mythsnfacts.pdf.</p>

<p>Incorporate public transit into the project's design.</p>	<p>Federal Transit Administration, Transit-Oriented Development (TOD) (webpage) at http://www.fta.dot.gov/planning/planning_environment_6932.html (describing the benefits of TOD as “social, environmental, and fiscal.”)</p> <p>California Department of Transportation (Caltrans), Statewide Transit-Oriented Development Study: Factors for Success in California (2002), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/StatewideTOD.htm</p> <p>Caltrans, California Transit-Oriented Development Searchable Database (includes detailed information on numerous TODs), available at http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewHome.jsp.</p> <p>California Department of Housing and Community Development, Transit Oriented Development (TOD) Resources (Aug. 2009), available at http://www.hcd.ca.gov/hpd/tod.pdf.</p>
<p>Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.</p>	<p>U.S. EPA, Smart Growth and Open Space Conservation (webpage) at http://www.epa.gov/dced/openspace.htm.</p>
<p>Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.</p>	<p>U.S. EPA, Smart Growth and Brownfields (webpage) at http://www.epa.gov/dced/brownfields.htm.</p> <p>For example, as set forth in the Local Government Commission’s case study, the Town of Hercules, California reclaimed a 426-acre brownfield site, transforming it into a transit-friendly, walkable neighborhood. See http://www.lgc.org/freepub/docs/community_design/fact_sheets/er_case_studies.pdf.</p> <p>For financial resources that can assist in brownfield development, see Center for Creative Land Recycling, Financial Resources for California Brownfields (July 2008), available at http://www.cclr.org/media/publications/8-Financial_Resources_2008.pdf.</p>
<p>Include pedestrian and bicycle facilities within projects and ensure that existing non-motorized routes are maintained and enhanced.</p>	<p>See U.S. Department of Transportation, Federal Highway Administration, Bicycle and Pedestrian Program (webpage) at http://www.fhwa.dot.gov/environment/bikeped/.</p> <p>Caltrans, Pedestrian and Bicycle Facilities in California / A Technical Reference and Technology Transfer Synthesis for Caltrans Planners and Engineers (July 2005), available at http://www.dot.ca.gov/hq/traffops/survey/pedestrian/TR_MAY0405.pdf. This reference includes standard and innovative practices for pedestrian facilities and traffic calming.</p>

Transportation and Motor Vehicles

<p>Meet an identified transportation-related benchmark.</p>	<p>A logical benchmark might be related to vehicles miles traveled (VMT), e.g., average VMT per capita, per household, or per employee. As the California Energy Commission has noted, VMT by California residents increased “a rate of more than 3 percent a year between 1975 and 2004, markedly faster than the population growth rate over the same period, which was less than 2 percent. This increase in VMT correlates to an increase in petroleum use and GHG production and has led to the transportation sector being responsible for 41 percent of the state’s GHG emissions in 2004.” CEC, <i>The Role of Land Use in Meeting California’s Energy and Climate Change Goals</i> (Aug. 2007) at p. 9, available at http://www.energy.ca.gov/2007publications/CEC-600-2007-008/CEC-600-2007-008-SF.PDF.</p> <p>Even with regulations designed to increase vehicle efficiency and lower the carbon content of fuel, “reduced VMT growth will be required to meet GHG reductions goals.” <i>Id.</i> at p. 18.</p>
<p>Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.</p>	<p>For example, reduce parking for private vehicles while increasing options for alternative transportation; eliminate minimum parking requirements for new buildings; “unbundle” parking (require that parking is paid for separately and is not included in rent for residential or commercial space); and set appropriate pricing for parking.</p> <p>See U.S. EPA, <i>Parking Spaces / Community Places, Finding the Balance Through Smart Growth Solutions</i> (Jan. 2006), available at http://www.epa.gov/dced/pdf/EPAParkingSpaces06.pdf.</p> <p>Reforming Parking Policies to Support Smart Growth, Metropolitan Transportation Commission (June 2007) at http://www.mtc.ca.gov/planning/smart_growth/parking_seminar/ToolboxHandbook.pdf.</p> <p>See also the City of Ventura’s Downtown Parking and Mobility Plan, available at http://www.cityofventura.net/community_development/resources/mobility_parking_plan.pdf, and Ventura’s Downtown Parking Management Program, available at http://www.ci.ventura.ca.us/depts/comm_dev/downtownplan/chapters.asp.</p>
<p>Build or fund a major transit stop within or near the development.</p>	<p>“Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” (Pub. Res. Code, § 21064.3.)</p> <p>Transit Oriented Development (TOD) is a moderate to higher density development located within an easy walk of a major transit stop. http://transitorienteddevelopment.dot.ca.gov/miscellaneous/NewWhatisTOD.htm.</p> <p>By building or funding a major transit stop, an otherwise ordinary development can become a TOD.</p>

Provide public transit incentives such as free or low-cost monthly transit passes to employees, or free ride areas to residents and customers.	<p>See U.S. Department of Transportation and U.S. EPA, Commuter Choice Primer / An Employer's Guide to Implementing Effective Commuter Choice Programs, available at http://www.its.dot.gov/JPODOCS/REPTS_PR/13669.html.</p> <p>The Emery Go Round shuttle is a private transportation service funded by commercial property owners in the citywide transportation business improvement district. The shuttle links a local shopping district to a Bay Area Rapid Transit stop. See http://www.emerygoround.com/.</p> <p>Seattle, Washington maintains a public transportation "ride free" zone in its downtown from 6:00 a.m. to 7:00 p.m. daily. See http://transit.metrokc.gov/tops/accessible/paccessible_map.html#fare.</p>
Promote "least polluting" ways to connect people and goods to their destinations.	<p>Promoting "least polluting" methods of moving people and goods is part of a larger, integrated "sustainable streets" strategy now being explored at U.C. Davis's Sustainable Transportation Center. Resources and links are available at the Center's website, http://stc.ucdavis.edu/outreach/ssp.php.</p>
Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.	<p>Bicycling can have a profound impact on transportation choices and air pollution reduction. The City of Davis has the highest rate of bicycling in the nation. Among its 64,000 residents, 17 percent travel to work by bicycle and 41 percent consider the bicycle their primary mode of transportation. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.</p> <p>For recommendations on best practices, see the many resources listed at the U.S. Department of Transportation, Federal Highway Administration's Bicycle and Pedestrian website at http://www.fhwa.dot.gov/environment/bikeped/publications.htm.</p> <p>See also Caltrans Division of Research and Innovation, Designing Highway Facilities To Encourage Walking, Biking and Transit (Preliminary Investigation) (March 2009), available at http://www.dot.ca.gov/research/researchreports/preliminary_investigations/docs/pi-design_for_walking_%20biking_and_transit%20final.pdf.</p>
Require amenities for non-motorized transportation, such as secure and convenient bicycle parking.	<p>According to local and national surveys of potential bicycle commuters, secure bicycle parking and workplace changing facilities are important complements to safe and convenient routes of travel. See Air Resources Board, Bicycle Awareness Program, Bicycle Fact Sheet, available at http://www.arb.ca.gov/planning/tsaq/bicycle/factsht.htm.</p>

<p>Ensure that the project enhances, and does not disrupt or create barriers to, non-motorized transportation.</p>	<p>See, e.g., U.S. EPA's list of transit-related "smart growth" publications at http://www.epa.gov/dced/publications.htm#air, including Pedestrian and Transit-Friendly Design: A Primer for Smart Growth (1999), available at www.epa.gov/dced/pdf/ptfd_primer.pdf.</p> <p>See also Toolkit for Improving Walkability in Alameda County, available at http://www.acta2002.com/ped_toolkit/ped_toolkit_print.pdf.</p> <p>Pursuant to the California Complete Streets Act of 2008 (AB 1358, Gov. Code, §§ 65040.2 and 65302), commencing January 1, 2011, upon any substantive revision of the circulation element of the general plan, a city or county will be required to modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users.</p>
<p>Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling. Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.</p>	<p>Walk Score ranks the "walkability" of neighborhoods in the largest 40 U.S. cities, including seven California cities. Scores are based on the distance to nearby amenities. Explore Walk Score at http://www.walkscore.com/.</p> <p>In many markets, homes in walkable neighborhoods are worth more than similar properties where walking is more difficult. See Hoak, <i>Walk appeal / Homes in walkable neighborhoods sell for more: study</i>, Wall Street Journal (Aug. 18, 2009), available at http://www.marketwatch.com/story/homes-in-walkable-neighborhoods-sell-for-more-2009-08-18.</p> <p>By creating walkable neighborhoods with more transportation choices, Californians could save \$31 million and cut greenhouse gas emissions by 34 percent, according to a study released by Transform, a coalition of unions and nonprofits. See <i>Windfall for All / How Connected, Convenient Neighborhoods Can Protect Our Climate and Safeguard California's Economy</i> (Nov. 2009), available at http://transformca.org/windfall-for-all#download-report.</p>
<p>Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles.</p>	<p>In some communities, twenty to twenty-five percent of morning traffic is due to parents driving their children to school. Increased traffic congestion around schools in turn prompts even more parents to drive their children to school. Programs to create safe routes to schools can break this harmful cycle. See California Department of Public Health, <i>Safe Routes to School</i> (webpage) and associated links at http://www.cdph.ca.gov/HealthInfo/injviosa/Pages/SafeRoutestoSchool.aspx.</p> <p>See also U.S. EPA, <i>Smart Growth and Schools</i> (webpage), available at http://www.epa.gov/dced/schools.htm.</p> <p>California Center for Physical Activity, <i>California Walk to School</i> (website) at http://www.cawalktoschool.com</p> <p>Regular school bus service (using lower-emitting buses) for children who cannot bike or walk to school could substantially reduce private vehicle congestion and air pollution around schools. See Air Resources Board, <i>Lower Emissions School Bus Program</i> (webpage) at http://www.arb.ca.gov/msprog/schoolbus/schoolbus.htm.</p>

<p>Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.</p>	<p>There are numerous sites on the web with resources for employers seeking to establish telework or flexible work programs. These include U.S. EPA's Mobility Management Strategies: Commuter Programs website at http://www.epa.gov/otaq/stateresources/rellinks/mms_commprograms.htm; and Telework, the federal government's telework website, at http://www.telework.gov/.</p> <p>Through a continuing FlexWork Implementation Program, the Traffic Solutions division of the Santa Barbara County Association of Governments sponsors flexwork consulting, training and implementation services to a limited number of Santa Barbara County organizations that want to create or expand flexwork programs for the benefit of their organizations, employees and the community. See http://www.flexworksbc.com/read_more_about_the_fSBp.html. Other local government entities provide similar services.</p>
<p>Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.</p>	<p>Many types of projects may provide opportunities for delivering more tailored transportation information. For example, a homeowner's association could provide information on its website, or an employer might create a Transportation Coordinator position as part of a larger Employee Commute Reduction Program. See, e.g., South Coast Air Quality Management District, Transportation Coordinator training, at http://www.aqmd.gov/trans/training.html.</p>
<p>Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles.</p>	<p>See, for example U.S. EPA, SmartWay Transport Partnership: Innovative Carrier Strategies (webpage) at http://www.epa.gov/smartway/transport/what-smartway/carrier-strategies.htm. This webpage includes recommendations for actions that truck and rail fleets can take to make ground freight more efficient and cleaner.</p> <p>The Air Resources Board's Drive Clean website is a resource for car buyers to find clean and efficient vehicles. The web site is designed to educate Californians that pollution levels range greatly between vehicles. See http://www.driveclean.ca.gov/.</p> <p>The Oregon Department of Transportation and other public and private partners launched the Drive Less/Save More campaign. The comprehensive website contains fact sheets and educational materials to help people drive more efficiently. See http://www.driveless.savemore.com/.</p>
<p>Purchase, or create incentives for purchasing, low or zero-emission vehicles.</p>	<p>See Air Resources Board, Low-Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/levprog/levprog.htm.</p> <p>Air Resource Board, Zero Emission Vehicle Program (webpage) at http://www.arb.ca.gov/msprog/zevprog/zevprog.htm.</p> <p>All new cars sold in California are now required to display an Environmental Performance (EP) Label, which scores a vehicle's global warming and smog emissions from 1 (dirtiest) to 10 (cleanest). To search and compare vehicle EP Labels, visit www.DriveClean.ca.gov.</p>

<p>Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.</p>	<p>For example, the 511 Regional Rideshare Program is operated by the Metropolitan Transportation Commission (MTC) and is funded by grants from the Federal Highway Administration, U.S. Department of Transportation, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District and county congestion management agencies. For more information, see http://rideshare.511.org/.</p> <p>As another example, San Bernardino Associated Governments works directly with large and small employers, as well as providing support to commuters who wish to share rides or use alternative forms of transportation. See http://www.sanbag.ca.gov/commuter/rideshare.html.</p> <p>Valleyrides.com is a ridesharing resource available to anyone commuting to and from Fresno and Tulare Counties and surrounding communities. See http://www.valleyrides.com/. There are many other similar websites throughout the state.</p>
<p>Create or accommodate car sharing programs, e.g., provide parking spaces for car share vehicles at convenient locations accessible by public transportation.</p>	<p>There are many existing car sharing companies in California. These include City CarShare (San Francisco Bay Area), see http://www.citycarshare.org/; and Zipcar, see http://www.zipcar.com/. Car sharing programs are being successfully used on many California campuses.</p>
<p>Provide a vanpool for employees.</p>	<p>Many local Transportation Management Agencies can assist in forming vanpools. See, for example, Sacramento Transportation Management Association, Check out Vanpooling (webpage) at http://www.sacramento-tma.org/vanpool.html.</p>
<p>Create local "light vehicle" networks, such as neighborhood electric vehicle systems.</p>	<p>See California Energy Commission, Consumer Energy Center, Urban Options - Neighborhood Electric Vehicles (NEVs) (webpage) at http://www.consumerenergycenter.org/transportation/urban_options/nev.html.</p> <p>The City of Lincoln has an innovative NEV program. See http://www.lincolnev.com/index.html.</p>
<p>Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles.</p>	<p>Under existing law, diesel-fueled motor vehicles with a gross vehicle weight rating greater than 10,000 pounds are prohibited from idling for more than 5 minutes at any location. The minimum penalty for an idling violation is now \$300 per violation. See http://www.arb.ca.gov/enf/complaints/idling_cv.htm.</p>
<p>Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles.</p>	<p>For a list of existing alternative fuel stations in California, visit http://www.cleancarmaps.com/.</p> <p>See, e.g., Baker, <i>Charging-station network built along 101</i>, S.F. Chron. (9/23/09), available at http://articles.sfgate.com/2009-09-23/news/17207424_1_recharging-solar-array-tesla-motors.</p>

Agriculture and Forestry (additional strategies noted above)

<p>Require best management practices in agriculture and animal operations to reduce emissions, conserve energy and water, and utilize alternative energy sources, including biogas, wind and solar.</p>	<p>Air Resources Board (ARB), Economic Sectors Portal, Agriculture (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm. ARB's webpage includes information on emissions from manure management, nitrogen fertilizer, agricultural offroad equipment, and agricultural engines.</p> <p>"A full 90% of an agricultural business' electricity bill is likely associated with water use. In addition, the 8 million acres in California devoted to crops consume 80% of the total water pumped in the state." See Flex Your Power, Agricultural Sector (webpage) at http://www.fypower.org/agri/.</p> <p>Flex Your Power, Best Practice Guide / Food and Beverage Growers and Processors, available at http://www.fypower.org/bpg/index.html?b=food_and_bev.</p> <p>Antle et al., Pew Center on Global Climate Change, Agriculture's Role in Greenhouse Gas Mitigation (2006), available at http://www.pewclimate.org/docUploads/Agriculture's%20Role%20in%20GHG%20Mitigation.pdf.</p>
<p>Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits.</p>	<p>"There are three general means by which agricultural and forestry practices can reduce greenhouse gases: (1) avoiding emissions by maintaining existing carbon storage in trees and soils; (2) increasing carbon storage by, e.g., tree planting, conversion from conventional to conservation tillage practices on agricultural lands; (3) substituting bio-based fuels and products for fossil fuels, such as coal and oil, and energy-intensive products that generate greater quantities of CO₂ when used." U.S. EPA, Carbon Sequestration in Agriculture and Forestry, Frequently Asked Questions (webpage) at http://www.epa.gov/sequestration/faq.html.</p> <p>Air Resources Board, Economic Sectors Portal, Forestry (webpage) at http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm.</p>
<p>Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.</p>	<p>Tree preservation and planting is not just for rural areas of the state; suburban and urban forests can also serve as carbon sinks. See Cal Fire, Urban and Community Forestry (webpage) at http://www.fire.ca.gov/resource_mgt/resource_mgt_urbanforestry.php.</p>

Off-Site Mitigation

If, after analyzing and requiring all reasonable and feasible on-site mitigation measures for avoiding or reducing greenhouse gas-related impacts, the lead agency determines that additional mitigation is required, the agency may consider additional off-site mitigation. The project proponent could, for example, fund off-site mitigation projects that will reduce carbon emissions, conduct an audit of its other existing operations and agree to retrofit, or purchase verifiable carbon "credits" from another entity that will undertake mitigation.

The topic of off-site mitigation can be complicated. A full discussion is outside the scope of this summary document. Issues that the lead agency should consider include:

- The location of the off-site mitigation. (If the off-site mitigation is far from the project, any additional, non-climate related co-benefits of the mitigation may be lost to the local community.)
- Whether the emissions reductions from off-site mitigation can be quantified and verified. (The California Registry has developed a number of protocols for calculating, reporting and verifying greenhouse gas emissions. Currently, industry-specific protocols are available for the cement sector, power/utility sector, forest sector and local government operations. For more information, visit the California Registry's website at <http://www.climateregistry.org/>.)
- Whether the mitigation ratio should be greater than 1:1 to reflect any uncertainty about the effectiveness of the off-site mitigation.

Offsite mitigation measures that could be funded through mitigation fees include, but are not limited to, the following:

- Energy efficiency audits of existing buildings.
- Energy efficiency upgrades to existing buildings not otherwise required by law, including heating, ventilation, air conditioning, lighting, water heating equipment, insulation and weatherization (perhaps targeted to specific communities, such as low-income or senior residents).
- Programs to encourage the purchase and use of energy efficient vehicles, appliances, equipment and lighting.
- Programs that create incentives to replace or retire polluting vehicles and engines.
- Programs to expand the use of renewable energy and energy storage.
- Preservation and/or enhancement of existing natural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) that provide carbon sequestration benefits.
- Improvement and expansion of public transit and low- and zero-carbon transportation alternatives.



CEQA & Climate Change

*Evaluating and Addressing Greenhouse
Gas Emissions from Projects Subject to
the California Environmental Quality Act*

January 2008

Appendix B

Mitigation Measure Summary

Table 16
Mitigation Measure Summary

Mitigation Measure	Applicable Project/Source Type ¹	Effective		Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
					stations in the U.S., 5 in CA. Vehicles available in select regions only			
MM T-21: Flex Fuel Vehicles	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	5466.97 lb GHG/year/Low (DOE Fuel Economy)	Yes: E85 costs less than gasoline per gallon, but results in lower fuel economy.	Yes	Yes: More than 900 E85 fueling stations in the U.S., 5 in CA. Vehicles available in select regions only	Adverse: Yes Issues with the energy intensive ethanol production process (e.g., wastewater treatment requirements). Beneficial: CAPs, TACs	DGS, CA air quality management and control districts and cities/counties (e.g., SJVAPCD).	Use of and/or provide vehicles that utilize gasoline/ethanol blends (e.g., E85).
Design								
Commercial & Residential Building Design Measures								
MM D-1: Office/Mixed Use Density	LD (C, M), SP, TP, AQP, RR, P/Mobile	0.05%-2%/Moderate: This range is from SMAQMD, depending	Yes	Yes (VTPI 2007)	Yes (VTPI 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties	Project provides high density office or mixed-use proximate to transit. Project must provide

AG=Attorney General; ARB=California Air Resources Board; ASTM=American Society for Testing and Material; BAAQMD=Bay Area Air Quality Management District; BEES= Building for Environmental and Economic Sustainability; CA=California; Caltrans=California Department of Transportation; CAPs=Criteria Air Pollutants; CCAP=Center for Clean Air Policy; CF=Connectivity Factor; CIWMB=California Integrated Waste Management Board; CO= Carbon Monoxide; CO₂=Carbon Dioxide; DGS=Department of General Services; DOE=U.S. Department of Energy; DPF=Diesel particulate Filter; E85=85% Ethanol; EERE=Energy Efficiency and Renewable Energy; EOE=Encyclopedia of Earth; EPA=U.S. Environmental Protection Agency; ETC=Edmonton Trolley Coalition; EVs/CNG=Electric Vehicles/Compressed Natural Gas; FAR=Floor Area Ratio; GHG=Greenhouse Gas; ITE=Institute of Transportation Engineers; kg/m²=kilogram per square meter; km=Kilometer; lb=pound; LEED=Leadership in Energy and Environmental Design; M=Million; NA=Not Available; NEV=Neighborhood Electric Vehicle; NIST=National Institute of Standards and Technology; NO_x=Oxides of Nitrogen; NREL=National Renewable Energy Laboratory; N/S=North/South; PG&E=Pacific Gas and Electric; PM=Particulate Matter; SJVAPCD=San Joaquin Valley Air Pollution Control District; SMAQMD=Sacramento Metropolitan Air Quality Management District; SMUD=Sacramento Municipal Utilities District; SO_x=Sulfur Oxides; SRI=Solar Reflectance Index; TACs=Toxic Air Contaminants; TDM=Transportation Demand Management; TMA=Transportation Management Association; THC=Total Hydrocarbon; ULEV=Ultra Low Emission Vehicle; USGBC=U.S. Green Building Council; and VTPI=Victoria Transit Policy.

Table 16
Mitigation Measure Summary

Mitigation Measure	Applicable Project/Source Type ¹	Effective		Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
		on FAR and headway frequencies (Nelson/Nygaard Consulting Associates 2005, EDAW 2006, SMAQMD 2007).					(e.g., SMAQMD).	safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.
MM D-2: Orientation to Existing/Planned Transit, Bikeway, or Pedestrian Corridor	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	0.4%-1%/Moderate: CCAP attributes a 0.5% reduction per 1% improvement in transit frequency (Dierkers et al. 2007). SMAQMD presents a range of 0.25%-5% (JSA 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (Dierkers et al. 2007)	Yes (Dierkers et al. 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses is minimized or nonexistent. Setback distance between different buildings on project site is minimized. Setbacks between project buildings and planned or existing sidewalks are minimized. Buildings are oriented towards existing or planned street frontage. Primary entrances to buildings are located along planned or existing public street frontage. Project provides bicycle access to any planned bicycle corridor(s). Project provides pedestrian access to any planned pedestrian corridor(s).
MM D-3: Services Operational	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	0.5%-5%/Moderate	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project provides on-site shops and services for employees.

**Table 16
Mitigation Measure Summary**

Mitigation Measure	Applicable Project/Source Type ¹	Effective	Feasible (Yes/No)		Secondary Effects (Yes/No)	Agency/Organization/Other ⁶	Description/Comments
		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴			
MM D-4: Residential Density (Employ Sufficient Density for New Residential Development to Support the Use of Public Transit)	LD (R, M), SP, TP, AQP, RR, P/Mobile	1%-40%/High: #7, EPA presents a range of 32%-40% (EPA 2006). SMAQMD presents a range of 1%-12% depending on density and headway frequencies (Nelson/Nygaard Consulting Associates 2005, JSA 2005, EDAW 2006, SMAQMD 2007). Nelson/Nygaard presents a trip reduction formula: Trip Reduction = $0.6 * (1 - (19749 * ((4.814 + \text{households per residential acre}) / (4.814 + 7.14))) ^ - 06.39) / 25914$.	Yes	Yes (VTPI 2007, Holtzclaw 2007)	Yes (VTPI 2007, Holtzclaw 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Project provides high-density residential development. Transit facilities must be within one-quarter mile of project border. Project provides safe and convenient bicycle/pedestrian access to all transit stop(s) within one-quarter mile of project border.
MM D-5: Street Grid	LD (R, C, M), I, SP, TP, AQP, RR,	1%/Moderate: SMAQMD presents this % reduction (JSA	Yes	Yes (Dierkers et al. 2007, VTPI 2007)	Yes (Dierkers et al. 2007,	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties Multiple and direct street routing (grid style). This measure only applies to projects

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵		
	P/Mobile	2005, EDAW 2006, SMAQMD 2007).			VTPI 2007)	(e.g., SMAQMD).	with an internal CF ≥ 0.80 , and average of one-quarter mile or less between external connections along perimeter of project. [CF= # of intersections / (# of cul-de-sacs + intersections)]. Cul-de-sacs with bicycle/pedestrian through access may be considered “complete intersections” when calculating the project’s internal connectivity factor. External connections are bike/pedestrian pathways and access points, or streets with safe and convenient bicycle and pedestrian access that connect the project to adjacent streets, sidewalks, and uses. If project site is adjacent to undeveloped land; streets, pathways, access points, and right-of-ways that provide for future access to adjacent uses may count for up to 50% of the external connections. Block perimeter (the sum of the measurement of the length of all block sides) is limited to no more than 1,350 feet. Streets internal to the project should connect to streets external to the project whenever possible.

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MM D-6: NEV Access	LD (R, C, M), SP, TP, AQP, RR, P/Mobile	0.5%-1.5%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (Litman 1999, Sperling 1994)	Yes (Litman 1999, Sperling 1994)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Make physical development consistent with requirements for neighborhood electric vehicles. Current studies show that for most trips, NEVs do not replace gas-fueled vehicles as the primary vehicle.
MM D-7: Affordable Housing Component	LD (R, M), SP, TP, AQP, RR, P/Mobile	0.4%-6%/Moderate: SMAQMD presents this % reduction (Nelson/Nygaard Consulting Associates 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Residential development projects of five or more dwelling units provide a deed-restricted low-income housing component on-site (or as defined in the code). Developers who pay into In-Lieu Fee Programs are not considered eligible to receive credit for this measure. The award of emission reduction credit shall be based only on the proportion of affordable housing developed on-site because in-lieu programs simply induce a net increase in development. Percentage reduction shall be calculated according to the following formula:

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
								% reduction = % units deed-restricted below market rate housing * 0.04
MM D-8: Recharging Area	LD (R, M), SP, TP, AQP, RR, P/Mobile	NA/Low	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs		Provide residential buildings with a “utility” room or space for recharging batteries, whether for use in a car, electric lawnmower, other electric landscaping equipment, or even batteries for small items such as flashlights.
Mixed-Use Development Measures								
MM D-9: Urban Mixed-Use	LD (M), SP, TP, AQP, RR, P/Mobile	3%-9%/Moderate: SMAQMD presents this % reduction (TIAX 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (EPA 2006)	Yes (EPA 2006)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Development of projects predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with functional interrelationships and a coherent physical design.
MM D-10: Suburban Mixed-Use	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	3%/Moderate: SMAQMD presents this % reduction (TIAX 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (EPA 2006)	Yes (EPA 2006)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Have at least three of the following on site and/or offsite within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office.
MM D-11: Other Mixed-Use	LD (R, M), SP, TP, AQP, RR, P/Mobile	1%/Moderate: SMAQMD presents this % reduction (TIAX 2005, EDAW	Yes	Yes (EPA 2006)	Yes (EPA 2006)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	All residential units are within one-quarter mile of parks, schools or other civic uses.

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		2006, SMAQMD 2007).					
MM D-12: Infill Development	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	3%-30%/High: Infill development reduces vehicle trips and VMT by 3% and 20%, respectively (Fehr & Peers 2007). CCAP identifies a site level VMT reduction range of 20%-30% (Dierkers et al. 2007).	Yes	Yes (Dierkers et al. 2007)	Yes (Dierkers et al. 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Project site is on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, where the destinations rating of the development site (measured as the weighted average travel time to all other regional destinations) is improved by 100% when compared to an alternate greenfield site.
Miscellaneous Measures							
MM D-13: Electric Lawnmower	LD (R, M), SP, AQP, RR, P/Area	1%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD). Provide a complimentary electric lawnmower to each residential buyer.

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MM D-14: Enhanced Recycling/Waste Reduction, Reuse, Composting	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	NA/Low	Yes	Yes	Yes: Association with social awareness.	Adverse: No Beneficial: CAPs, TACs	CIWMB	Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.
MM D-15: LEED Certification	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	NA/Moderate	Yes: Receive tax rebates, incentives (e.g., EDAW San Diego office interior remodel cost \$1,700,000 for 32,500 square feet) (USGBC 2007)	Yes	Yes: More than 700 buildings of different certifications in CA (USGBC 2007).	Adverse: No Beneficial: CAPs, TACs	USGBC, CA air quality management and control districts and cities/counties (e.g., BAAQMD).	LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.
MM D-16: Retro-Commissioning	LD (C, M), I, SP, AQP, RR, P/Stationary & Area	8%-10% reduction in energy usage/Moderate: (Mills et al. 2004)	Yes: Average \$0.28/square feet, varies with building size (Haasl and Sharp 1999).	Yes	Yes: 27 projects underway in CA, 21 more to be completed in 2007, mostly state buildings owned by DGS (DGS 2007).	Adverse: No Beneficial: CAPs, TACs	DGS, CA air quality management and control districts and cities/counties (e.g., BAAQMD).	The process ensures that all building systems perform interactively according to the contract documents, the design intent and the owner's operational needs to optimize energy performance.
MM D-17 Landscaping	LD (R, C, M), I, SP, AQP, RR,	NA/Low	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	Alliance for the Chesapeake Bay, EPA Green Landscaping	Project shall use drought resistant native trees, trees with low emissions and high carbon

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	P/Stationary & Area						Resources	sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCR's not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.
MM D-18: Local Farmers' Market	LD (M), SP/Mobile, Stationary, &	NA/Low	Yes	Yes	Yes: Associated with social	Adverse: No Beneficial: CAPs, TACs	Cities/counties (e.g., Davis, Sacramento)	Project shall dedicate space in a centralized, accessible location for a weekly farmers' market.

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	Area				choice and public awareness.			
MM D-19: Community Gardens	LD (M), SP/Mobile, Stationary, & Area	NA/Low	Yes	Yes	Yes: Associated with social choice and public awareness.	Adverse: No Beneficial: CAPs, TACs	Cities/counties (e.g., Davis)	Project shall dedicate space for community gardens.
Energy Efficiency/Building Component								
MM E-1: High-Efficiency Pumps	LD (R, C, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., BAAQMD).	Project shall use high-efficiency pumps.
MM E-2: Wood Burning Fireplaces/Stoves	LD (R, M), SP, AQP, RR, P/Stationary & Area	NA/Low: EDAW 2006	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project does not feature fireplaces or wood burning stoves.
MM E-3: Natural Gas Stove	LD (R, M), SP, AQP, RR, P/Stationary & Area	NA/Low: EDAW 2006	Yes: Cost of stove—\$350 (gas) and \$360 (electric) same brand, total yearly cost of \$42.17 as opposed to \$56.65 for electric (Saving Electricity 2006).	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project features only natural gas or electric stoves in residences.

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MM E-4: Energy Star Roof	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	0.5%-1%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes: 866 Energy Star labeled buildings in California (Energy Star 2007)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project installs Energy Star labeled roof materials.
MM E-5: On-site Renewable Energy System	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	1%-3%/Moderate: SMAQMD presents this % reduction (USGBC 2002 and 2005, EDAW 2006, SMAQMD 2007).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project provides onsite renewable energy system(s). Nonpolluting and renewable energy potential includes solar, wind, geothermal, low-impact hydro, biomass and bio-gas strategies. When applying these strategies, projects may take advantage of net metering with the local utility.

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MM E-6: Exceed Title 24	LD (R, C, M), I, GSP, AQP, RR, P/Stationary & Area	1%/Moderate: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (PG&E 2002, SMUD 2006)	Yes (PG&E 2002, SMUD 2006)	Adverse: No Beneficial: CAPs, TACs	PG&E, SMUD, CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project exceeds title 24 requirements by 20%.
MM E-7: Solar Orientation	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	0.5%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project orients 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter.
MM E-8: Nonroof Surfaces	LD (R, C, M), I, GSP, AQP, RR, P/Stationary & Area	1.0%/Low: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Provide shade (within 5 years) and/or use light-colored/high- albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's nonroof impervious surfaces, including parking lots, walkways, plazas, etc.; OR place a minimum of 50% of parking spaces underground or covered by structured parking; OR use an open-grid pavement system (less than 50% impervious) for a minimum of

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								50% of the parking lot area. The mitigation measure reduces heat islands (thermal gradient differences between developed and undeveloped areas to minimize impact on microclimate and human and wildlife habitats. This measure requires the use of patented or copyright protected methodologies created by the ASTM. The SRI is a measure of the constructed surface's ability to reflect solar heat, as shown by a small rise in temperature. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is "0" and a standard white (reflectance 0.80, emittance 0.90) is 100. To calculate SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980-01. Reflectance is measured

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		Emissions Reduction/Score ²	Cost (Yes/No) ³	Technical ⁴	Logistical ⁵			
								according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371. Default values for some materials will be available in the LEED-NC v2.2 Reference Guide.
MM E-9: Low-Energy Cooling	LD (C, M), I, SP, AQP, RR, P/Stationary & Area	1%-10%/Low: EDAW presents this percent reduction range (EDAW 2006).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: No Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Project optimizes building's thermal distribution by separating ventilation and thermal conditioning systems.
MM E-10: Green Roof	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	1.0%/Moderate: SMAQMD presents this % reduction (EDAW 2006, SMAQMD 2007).	Yes	Yes (USGBC 2002 and 2005)	Yes (USGBC 2002 and 2005)	Adverse: Increased Water Consumption Beneficial: CAPs, TACs	CA air quality management and control districts and cities/counties (e.g., SMAQMD).	Install a vegetated roof that covers at least 50% of roof area. The reduction assumes that a vegetated roof is installed on a least 50% of the roof area or that a combination high albedo and vegetated roof surface is installed that meets the following standard: (Area of SRI Roof/0.75)+(Area of vegetated roof/0.5) >= Total Roof Area. Water consumption reduction measures shall be considered in the design of the green roof.
MM E-11: EV Charging Facilities	LD (C, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: \$500-\$5000/vehicle site (PG&E 1999)	Yes	Yes: 381 facilities in CA (Clean Air Maps 2007).	Adverse: No Beneficial: CAPs, TACs	DOE, EERE, CA air quality management and control districts and cities/counties (e.g., BAAQMD).	Project installs EV charging facilities.
MM E-12:	LD (R, C, M),	NA/Low: Increasing	Yes: Light	Yes	Yes: Apply	Adverse: No		Project provides light-colored

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Light-Colored Paving	I, SP, AQP, RR, P/Stationary & Area	the albedo of 1,250 km of pavement by 0.25 would save cooling energy worth \$15M per year.	colored aggregates and white cement are more expensive than gray cement. Certain blended cements are very light in color and may reflect similarly to white cement at an equivalent cost to normal gray cement.		natural sand or gravel colored single surface treatments to asphalt (EOE 2007).	Beneficial: CAPs, TACs		paving (e.g., increased albedo pavement).
MM E-13: Cool Roofs	LD (R, C, M), I, SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: 0.75–1.5/square feet coating (EPA 2007a)	Yes	Yes: Over 90% of the roofs in the United States are dark colored	Adverse: No Beneficial: CAPs, TACs	CEC	Project provides cool roofs. Highly reflective, highly emissive roofing materials that stay 50-60°F cooler than a normal roof under a hot summer sun. CA's Cool Savings

AG=Attorney General; ARB=California Air Resources Board; ASTM=American Society for Testing and Material; BAAQMD=Bay Area Air Quality Management District; BEES= Building for Environmental and Economic Sustainability; CA=California; Caltrans=California Department of Transportation; CAPs=Criteria Air Pollutants; CCAP=Center for Clean Air Policy; CF=Connectivity Factor; CIWMB=California Integrated Waste Management Board; CO= Carbon Monoxide; CO₂=Carbon Dioxide; DGS=Department of General Services; DOE=U.S. Department of Energy; E85=85% Ethanol; EERE=Energy Efficiency and Renewable Energy; EOE=Encyclopedia of Earth; EPA=U.S. Environmental Protection Agency; ETC=Edmonton Trolley Coalition; EVs/CNG=Electric Vehicles/Compressed Natural Gas; FAR=Floor Area Ratio; GHG=Greenhouse Gas; ITE=Institute of Transportation Engineers; kg/m²=kilogram per square meter; km=Kilometer; lb=pound; LEED=Leadership in Energy and Environmental Design; M=Million; NA=Not Available; NEV=Neighborhood Electric Vehicle; NIST=National Institute of Standards and Technology; NO_x=Oxides of Nitrogen; NREL=National Renewable Energy Laboratory; N/S=North/South; PG&E=Pacific Gas and Electric; PM=Particulate Matter; SJVAPCD=San Joaquin Valley Air Pollution Control District; SMAQMD=Sacramento Metropolitan Air Quality Management District; SMUD=Sacramento Municipal Utilities District; SO_x=Sulfur Oxides; SRI=Solar Reflectance Index; TACs=Toxic Air Contaminants; TDM=Transportation Demand Management; TMA=Transportation Management Association; THC=Total Hydrocarbon; ULEV=Ultra Low Emission Vehicle; USGBC=U.S. Green Building Council; and VTPI=Victoria Transit Policy.

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					(EPA 2007a).			Program provided rebates to building owners for installing roofing materials with high solar reflectance and thermal emittance. The highest rebate went to roofs on air conditioned buildings, while buildings with rooftop ducts and other nonresidential buildings were eligible for slightly less. The program aimed to reduce peak summer electricity demand and was administered by the CEC.
MM E-14: Solar Water Heaters	LD (R, M), SP, AQP, RR, P/Stationary & Area	20%–70% reduction in cooling energy needs/Moderate	Yes: \$1675/20 square feet, requires a 50 gallon tank, annual operating cost of \$176 (DOE 2007).	Yes	Yes: Based on solar orientation, building codes, zoning ordinances.	Adverse: No Beneficial: CAPs, TACs	Europe	Project provides solar water heaters.
MM E-15: Electric Yard Equipment Compatibility	LD (R, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: \$75–\$250/outlet from existing circuit (Cost Helper 2007).	Yes	Yes	Adverse: No Beneficial: CAPs, TACs		Project provides electrical outlets at building exterior areas.
MM E-16: Energy Efficient Appliance Standards	LD (R, C, M), SP, AQP, RR, P/Stationary & Area	NA/Low	Yes: Varies for each appliance—higher capital costs, lower operating costs (Energy	Yes	Yes: Major retail stores.	Adverse: No Beneficial: CAPs, TACs		Project uses energy efficient appliances (e.g., Energy Star).

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Star 2007).							
MM E-17: Green Building Materials	LD (R, C, M), SP, AQP, RR, P/Stationary & Area	NA/Low: 25-30% more efficient on average.	Yes	Yes: BEES software allows users to balance the environmental and economic performance of building products; developed by NIST (NIST 2007).	Yes	Adverse: No Beneficial: CAPs, TACs	Project uses materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.
MM E-18: Shading Mechanisms	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: Up to \$450 annual energy savings (Energy Star 2007).	Yes: Higher capital costs, lower operating and maintenance costs (Energy Star 2007).	Yes	Yes: Major retail stores.	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing shading mechanisms for windows, porch, patio and walkway overhangs.

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MM E-19: Ceiling/Whole-House Fans	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: 50% more efficient than conventional fans (Energy Star 2007).	Yes: \$45-\$200/fan, installation extra (Lowe's 2007).	Yes	Yes: Major retail stores.	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing ceiling/whole-house fans.
MM E-20: Programmable Thermostats	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: \$100 annual savings in energy costs (Energy Star 2007).	Yes: \$60/LCD display and 4 settings for typical residential use (Lowe's 2007).	Yes	Yes: Major retail stores.	Adverse: Yes, Mercury Beneficial: CAPs, TACs	Install energy-reducing programmable thermostats that automatically adjust temperature settings.
MM E-21: Passive Heating and Cooling Systems	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low	Yes: \$800 (wall heaters) to \$4,000+ (central systems)	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing passive heating and cooling systems (e.g., insulation and ventilation).
MM E-22: Day Lighting Systems	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low	Yes: \$1,300 to \$1,500 depending upon the kind of roof (Barrier 1995), installation extra.	Yes	Yes: Work well only for space near the roof of the building, little benefit in multi-floor buildings.	Adverse: No Beneficial: CAPs, TACs	Install energy-reducing day lighting systems (e.g., skylights, light shelves and interior transom windows).
MM E-23: Low-Water Use Appliances	LD (R, C, M), I, SP, AQP, RR, P/Stationary, & Area	NA/Low: Avoided water agency cost for using water-efficient kitchen pre-rinse spray valves of \$65.18 per acre-foot.	Yes: Can return their cost through reduction in water consumption,	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	Require the installation of low-water use appliances.

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			pumping, and treatment.					
MM E-24: Goods Transport by Rail	LD (C, M), I, SP, AQP, RR, P/Mobile	NA/Moderate	Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs	ARB Goods Movement Plan (ARB 2007)	Provide a spur at nonresidential projects to use nearby rail for goods movement.
Social Awareness/Education								
MM S-1: GHG Emissions Reductions Education	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile, Stationary, & Mobile	NA/Low	Yes	Yes	Yes: Similar programs currently exist in CA.	Adverse: No Beneficial: CAPs, TACs		Provide local governments, businesses, and residents with guidance/protocols/information on how to reduce GHG emissions (e.g., energy saving, food miles).
MM S-2: School Curriculum	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile, Stationary, & Mobile	NA/Low	Yes	Yes	Yes: Similar programs currently exist in CA.	Adverse: No Beneficial: CAPs, TACs		Include how to reduce GHG emissions (e.g., energy saving, food miles) in the school curriculum.
Construction								
MM C-1: ARB-Certified Diesel Construction Equipment	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile	NA/Low	Yes: Oxidation Catalysts, \$1,000-	Yes	Yes	Adverse: Yes, NO _x Beneficial: CAPs, TACs	AG, EPA, ARB, and CA air quality management and pollution control districts.	Use ARB-certified diesel construction equipment. Increases CO ₂ emissions when trapped CO and carbon particles

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			\$2,000. DPF, \$5000-\$10,000; installation extra (EPA 2007b).					are oxidized (Catalyst Products 2007, ETC 2007).
MM C-2: Alternative Fuel Construction Equipment	LD (R, C, M), NA/Low I, SP, TP, AQP, RR, P/Mobile		Yes	Yes	Yes	Adverse: Yes, THC, NO _x Beneficial: CO, PM, SO _x	AG, EPA, ARB, and CA air quality management and pollution control districts.	Use alternative fuel types for construction equipment. At the tailpipe biodiesel emits 10% more CO ₂ than petroleum diesel. Overall lifecycle emissions of CO ₂ from 100% biodiesel are 78% lower than those of petroleum diesel (NREL 1998, EPA 2007b).
MM C-3: Local Building Materials	LD (R, C, M), NA/Low I, SP, TP, AQP, RR, P/Mobile		Yes	Yes	Yes: Depends on location of building material manufacture sites.	Adverse: No Beneficial: CAPs, TACs		Use locally made building materials for construction of the project and associated infrastructure.
MM C-4: Recycle Demolished Construction Material	LD (R, C, M), NA/Low I, SP, TP, AQP, RR, P/Mobile		Yes	Yes	Yes	Adverse: No Beneficial: CAPs, TACs		Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.

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Miscellaneous								
MM M-1: Off-Site Mitigation Fee Program	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile & Area	NA/Moderate-High: Though there is currently no program in place, the potential for real and quantifiable reductions of GHG emissions could be high if a defensible fee program were designed.	Yes	Yes	No: Program does not exist in CA, but similar programs currently exist (e.g., Carl Moyer Program, SJVAPCD Rule 9510, SMAQMD Off-Site Construction Mitigation Fee Program).	Adverse: No Beneficial: CAPs, TACs		Provide/Pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings through retro-fit (e.g., increased insulation).
MM M-2: Offset Purchase	LD (R, C, M), I, SP, TP, AQP, RR, P/Mobile, Stationary, & Area	NA/Low	Yes	Yes	No: ARB has not adopted official program, but similar programs	No		Provide/purchase offsets for additional emissions by acquiring carbon credits or engaging in other market “cap and trade” systems.

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Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

February 14, 2017

Ms. Ara Zareczny
Director, Facilities Development, Planning and Design
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, California 92626

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT (SCH# 2016011073)

Dear Ms. Zareczny:

The Department of Toxic Substances Control (DTSC) has reviewed the subject EIR. The following project description is stated in the EIR: "The proposed project consists of replacement and reconfiguration of the existing natural-turf field and rubber track with synthetic-turf field and track and construction of 1,000-seat capacity bleachers (700 home side and 300 visitor side), a press-box, public address (PA) system, and nighttime lighting with four 80-foot poles. The proposed project would include an approximately 3,000-square-foot building with two ticket booths, two restroom areas, a main concession area, and storage. Creation of the reconfigured sports field would disturb approximately 6 acres of the approximately 37-acre campus."

Based on the review of the submitted document DTSC has the following comments:

1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions. If state funding is anticipated, then DTSC review/approval is required pursuant to California Education Code. For school projects that do not require state funding, DTSC recommends environmental review under the DTSC school program oversight to ensure the school is safe for students and staff.
2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

AA2-1

AA2-2

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|--|-------|
| 3. If planned activities include building modifications/demolitions, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be addressed in accordance with all applicable and relevant laws and regulations. Mitigation measures should be included in the EIR. In addition, evaluate whether polychlorinated biphenyls (PCBs) containing materials is present in onsite buildings and address as necessary to protect human health and the environment. | AA2-3 |
| 4. If the site was used for agricultural or related activities, residual pesticides may be present in onsite soils DTSC recommends proper investigation, and remedial actions, if necessary prior to construction of the project. | AA2-4 |
| 5. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB). | AA2-5 |
| 6. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight. | AA2-6 |

If you have any questions regarding this letter, please contact me at (714) 484-5476 or email at Johnson.Abraham@dtsc.ca.gov.

Sincerely,



Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program - Cypress

kl/sh/ja

cc: See next page.

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Guenther W. Moskat, Chief (via e-mail)
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Schools Evaluation and Brownfields Cleanup
Brownfields and Environmental Restoration Program - Cypress
Shahir.Haddad@dtsc.ca.gov

CEQA# 2016011073

AK 3/1/17

Edmund G. Brown Jr., Governor

AA3



February 28, 2017

Ara Zareczny
Newport-Mesa Unified School District
2965 Bear Street, Building A
Costa Mesa, CA 92626

Re: SCH# 2016011073 Corona del Mar Middle and High School Sports Field Project, Orange County.

Dear Mr. Zareczny:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report prepared for the project referenced above.

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

AA3-1

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at katy.sanchez@nahc.ca.gov or call (916) 373-3712, if you have any questions.

Sincerely,


Katy Sanchez
Associate Environmental Planner

Attachment
cc: State Clearinghouse

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project,⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

AA3-2

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

March 23, 2017

Ara Zareczny
Newport-Mesa Unified School District
2985 Bear Street, Bldg. A
Costa Mesa, CA 92626

Subject: Corona Del Mar High School Sports Field Project
SCH#: 2016011073

Dear Ara Zareczny:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on March 22, 2017, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

AA4-1

B1-74

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016011073
Project Title Corona Del Mar High School Sports Field Project
Lead Agency Newport-Mesa Unified School District

Type EIR Draft EIR
Description Replacement and reconfiguration of the existing natural-turf field and synthetic track with synthetic-turf field and track, construction of new 1,000-seat capacity bleachers (700 home side and 300 visitor side), a press-box, public address system, and nighttime lighting. The proposed project would also include an approx. 3,000 sq. ft. building with two ticket booths, two restroom areas, a main concession area, and storage building.

Lead Agency Contact

Name Ara Zareczny
Agency Newport-Mesa Unified School District
Phone 714-424-7522 **Fax**
email
Address 2985 Bear Street, Bldg. A
City Costa Mesa **State** CA **Zip** 92626

Project Location

County Orange
City Newport Beach
Region
Lat / Long 33° 38' 08.02" N / 117° 52' 38.16" W
Cross Streets Eastbluff Dr. and Vista Del Oro
Parcel No. 440-092-06
Township 6S **Range** 10W **Section** 24 **Base** SB

Proximity to:

Highways SR 73, 55
Airports SNA
Railways
Waterways Newport Bay, Pacific Ocean
Schools Eastbluff ES, Mariners
Land Use High School sports field/PF (Public Facilities)/Public Facilities

Project Issues Archaeologic-Historic; Air Quality; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Aesthetic/Visual; Cumulative Effects; Growth Inducing; Other Issues

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 12; Native American Heritage Commission; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control

Date Received 02/06/2017 **Start of Review** 02/06/2017 **End of Review** 03/22/2017

Appendix

Appendix B2 DEIR Comments – Community Organizations (BB)

Appendix

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GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Ara Zareczny,

Subject: Corona Del Mar Middle and High School Sports Field Project located Corona del Mar Middle and High School 2101 Eastbluff Drive City of Newport Beach, Orange County CA

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kite) Gabrieleno villages, adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kite) Gabrielenos, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538 <https://nrmsecure.dfg.ca.gov/FileHandler.ashx?DocumentID=9497>), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore, in order to protect our resources, we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or grubbing, weed abatement, auguring, boring, grading, excavation and trenching).

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

BB1-1

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. BB1-2 Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, **please see the map below.**

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

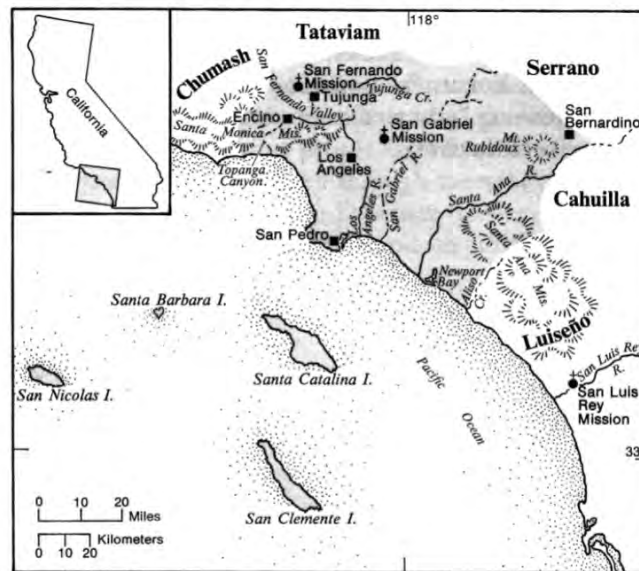


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
 1978 Gabrielino IN *Handbook of North American Indians*,
California, Vol. 8, edited by R.F. Heizer, Smithsonian
 Institution Press, Washington, D.C., pp. 538-549

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders



California Cultural Resource Preservation Alliance, Inc.

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.

February 19, 2017

Ara Zareczny, LEED/AP
Director, Facilities Development, Planning and Design at N-NUSD
2985 Bear Street, Building A
Costa Mesa, CA 92626

Regarding: Notice of availability of Draft Environmental Impact Report for Corona del Mar Middle and High School Sports Field Project.

Dear: Ara Zareczny,

Thank you for the opportunity to review the Draft Environmental Impact Report for the above-mentioned project. We agree with the determination that the project area may be sensitive for buried archaeological resources and that monitoring by a qualified archaeologist would be necessary to ensure that impacts are minimized. However, we do not agree with the outdated language in stated under 5.3.7 Mitigation Measures, Impact 5.3-1, CUL 1.: that should archaeological resources, including tribal resources, be discovered during grading activities, the archaeological monitor shall “salvage and catalog archaeological resources, including tribal resources, as necessary”. This does not take into consideration California Laws Governing the Inadvertent Discovery of Native American Human Remains and associated Grave Goods that state that, if human remains are discovered, compliance with Health and Safety Code Section 7050 and Public Resources Code Section 5097.98 are required.

B2-1

In addition, compliance with AB 52 requires that if a lead agency determines that a project may cause a substantial adverse effect to tribal cultural resources, mitigation measures are to be determined in consultation with a Most Likely Descendant contacted from a list provided by the Native American Heritage Commission. Finally, in accordance with California Code of Regulations Title 14, Chapter 3 15126.4 (b) (3) (A) Preservation in place is the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site. Currently, the California Coastal Commission and other permitting agencies are requiring that intact cultural deposits, archaeological features, and human remains are to be avoided and preserved in place (See Bolsa Chica Land Trust, Coastal Commission staff Report of 2015 regarding 7 additional houses at Bolsa Chica, and Staff Report: Appeal Revised Findings for Laguna Beach Golf and Bungalow Village, LLC. 4/02/2015).

B2-2

B2-3

We realize that cultural resources may not be discovered during the ground disturbing activities, and that avoidance and preservation are more difficult if archaeological resources are discovered during construction, however, given the nature of the proposed project, there may be opportunities for avoidance and preservation of significant archaeological deposits, such as site burial, and this should be reflected in the mitigation measures, rather than only “salvage and cataloging”, which should be stated as data

B2-4



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An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.

recovery excavations, the preparation of a report documenting the findings and a curation agreement with a federally recognized repository in accordance with State of California Guidelines for the Curation of Archaeological Collections. Data recovery as mitigation is also costly and should be a last resort.

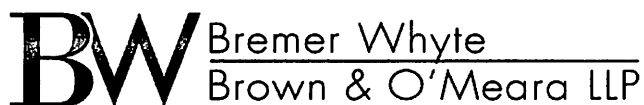
B2-4
(Cont)

Your consideration to these comments is greatly appreciated.

Sincerely,

A photograph of a handwritten signature in cursive script that reads "Patricia Martz". The signature is written in dark ink on a light-colored, slightly textured paper background.

Patricia Martz, Ph.D.
President



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March 20, 2017

VIA U.S. MAIL & E-MAIL
feedback@nmusd.us

Ara Zareczny
 LEED/AP Director, Facilities Development, Planning and Design
 Newport-Mesa Unified School District
 Education Center
 2985 Bear Street, Building A
 Costa Mesa, California 92626

Re: BWB&O Client: Ryan Kelly - Homeowner in Eastbluff
BWB&O File No.: 3610.003
Subject: In re: Corona Del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny:

Please be advised Bremer Whyte Brown & O'Meara LLP represents Ryan Kelly, a homeowner in Eastbluff, in regard to his continued, formal protest of the Corona Del Mar Middle and High School Sports Field Project (the "Project").

Mr. Kelly has expressed his protest and concerns about the Project on two prior occasions. First, on October 22, 2013, Mr. Kelly submitted a letter to Dr. Navarro expressing his concerns about the Project, most specially the noise pollution. On February 26, 2016, our office sent a letter to you on Mr. Kelly's behalf, in response to the Initial Study, expressing Mr. Kelly's continued issues with the Project's expected traffic, noise and light pollution. This

BB3-1

correspondence shall serve as Mr. Kelly's ongoing protest of the Project, yet his consideration of Community Plan Alternative 1, in response to the Draft Environmental Impact Report released on February 6, 2017.

BB3-1

The California Supreme Court has held before approving the Project, Newport-Mesa Unified School District, as the lead agency, must find the significant environmental effects have been avoided or mitigated or that unmitigated effects are outweighed by the Project benefits before approving the Project. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal. 3d 376.) Based on our review of the February 2017 Draft Environmental Impact Report, the Project will cause significant environmental impacts, including, but not limited to, impact in visual resources, light pollution, noise pollution, air quality, traffic, and public service response time. The unmitigated effects of these environmental impacts outweigh any anticipated benefits of the Project. Such is evidenced by the proposed Community Plan Alternative 1, which offers an environmentally superior alternative to the Project as provided in the Draft Environmental Impact Report.

Neighborhood Aesthetics/Light Pollution

The Draft Environmental Impact Report indicates the Project will alter the overall aesthetics of the area, thereby affecting the viewing experience from surrounding residential neighborhoods. Such could adversely impact the neighboring residents' property values, which is an important concern for neighboring residents like Mr. Kelly and is not being investigated for the Project.

BB3-2

The Project calls for four 80-foot light poles putting out significant wattage and unavoidable glares and spill light. Relief has been granted to residents who are victims of excessive glare or light "intrusion" (see e.g. Burnett v. Rushton (1951, Fl.) 52 So. 2d 645, McKinney v. High Point (1954) 239 NC 232.) Community Plan Alternative 1 is environmentally superior to the proposed Project relating to aesthetics and light pollution, as the Draft Environmental Impact Report indicates this alternative would likely improve the overall quality of the sports field without causing any spill light or glare impacts.

BB3-3

BB3-4

Noise Pollution

The Project will inevitably result in a significant amount of noise which will be difficult, if not impossible, to mitigate. The Draft Environmental Impact Report acknowledges the Project will result in noise increases at neighboring homes that would exceed the city's exterior and interior noise limits. High school sporting events elicit a cheering crowd, hundreds of teenagers, buses and other vehicles, and the Project further proposes a PA system with speakers which will greatly exacerbate the noise level. The noise that will emanate from the Project will undoubtedly intrude into and disturb the homes of the nearby residents, including Mr. Kelly and his family.

BB3-5

Courts have repeatedly recognized noise may result in a “measurable diminution of market value.” (Alevizos v. Metropolitan Airports Com. (1982) 317 N.W. 2d 352, 360; Aaron v. City of Los Angeles (1974) 40 Cal. App. 3d 471.) Under Community Plan Alternative 1, determined to be an environmentally superior alternative to the Project, noise impacts are significantly less given the lack of evening games, reduced capacity and a partially localized PA system.

BB3-6

Vehicular/Pedestrian Traffic

The Project is anticipated to accommodate seating for 1,000 spectators. It appears the Draft Environmental Impact Report fails to account for the participating athletes, band, cheerleaders, and other non-seated attendees, thus not reflective of the true maximum capacity. During peak time periods, such as before and after a sporting event, the amount of vehicular traffic will be dramatically increased in the areas surrounding the Project. The Draft Environmental Impact Report acknowledges there will be adequate parking to accommodate the expected number of spectators; the Project site has streets to provide good emergency vehicle access; and an “event traffic management plan” could ensure that traffic is properly managed if necessary. However, it is foreseeable the increased number of vehicles and pedestrians roaming the area will result in traffic hazards. Furthermore, the increased traffic will detrimentally impact the ability of emergency vehicles to maneuver the streets, intersections, and parking lots. The increased potential for the decrease in the availability and response time of emergency responders is a substantial concern when coupled with the increase in pedestrians. It is not only foreseeable, but likely that both the participants of the sporting events as well as attendees will require emergency medical attention. Further, Mr. Kelly’s neighborhood will inevitably be flooded with excessive vehicular and pedestrian traffic, composed of primarily students of the district.

BB3-7

Additionally, an increase in the population of the Project area, let alone an increase in the number of high school aged students, may lead to an increase in crime on both the school grounds and the surrounding areas. By way of example, there is likely to be an increased number of drunk drivers navigating the community streets and neighborhoods. The escalated risk of crime together with the decreased ability of emergency responders could have devastating results.

As is acknowledged in the Draft Environmental Impact Report, Community Plan Alternative 1 is an environmentally superior alternative to the Project, because only a slight increase in traffic during daytime practices is anticipated. Without lights for evening events, there will be no increase in vehicular or pedestrian traffic during peak event hours, thereby also reducing the parking effects that will inevitably impact the surrounding areas.

BB3-8

Based on the reasons set forth herein, Mr. Kelly respectfully protests the Project, particularly as it is presented in Section 1.4 Project Summary of the Draft Environmental Impact Report. Mr. Kelly supports Community Plan Alternative 1, including the two fields with reduced capacity and no lights, provided that the existing track and field is not moved to the west, and the second field is moved as far as possible to the south toward the middle of the school. Mr. Kelly opposes the installation of lights on either field. Should the Project proceed in any manner outside the scope of Mr. Kelly's foregoing agreement, he reserves his right to take further legal action including, but not limited to, seeking a writ of administrative mandamus or asserting a claim for inverse condemnation.

BB3-9

Should you want to further discuss the matters presented herein, please do not hesitate to contact the undersigned.

Very truly yours,

BREMER WHYTE BROWN & O'MEARA LLP



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JSJ:tlb



March 22, 2017

VIA HAND DELIVERED

Ms. Ara Zareczny, Facilities Analyst, LEED/AP
 Newport-Mesa Unified School District
 Education Center
 2985 Bear Street, Building A
 Costa Mesa, California 92626

Re: Eastbluff Homeowners Community Association's Public Comment on the Draft Environmental Impact Report for the Proposed Corona del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit the public comments of the Eastbluff Homeowners Community Association ("Eastbluff Association") regarding the Draft Environmental Impact Report ("Draft EIR") prepared for the Newport-Mesa Unified School District ("NMUSD" or "District") concerning its proposed sports field project ("Proposed Project") on the Corona del Mar Middle and High School campus ("CdM campus").

The Eastbluff Association contains and represents 460 single-family homes located in close proximity to the CdM campus. The information we are providing in this public comment letter represents the overwhelming opinion of our members and is documented by numerous community meetings, discussions by the Eastbluff Association's Board of Directors ("Board") concerning the Proposed Project, research and outreach by that Board's appointed subcommittee concerning the Proposed Project, a homeowner survey concerning the Proposed Project, and the Eastbluff Association's comments on the Recirculated Initial Study (included as Attachment A). The Board was assisted in drafting this public comment letter by its retained land use and environmental attorney and several retained environmental consultants, including a California Environmental Quality Act ("CEQA") consultant.

The Eastbluff Association wishes to make it clear from the outset that we are not opposed to the Track and Field Replacement at the CdM campus to improve student-athletic safety. Rather, our homeowners are mobilized and active in expressing their deep concerns over, in primary part, the lighting and public address system for the Proposed Project. Therefore, the Eastbluff Association strenuously opposes the field lighting and public address system components of the Proposed Project as they will each cause significant negative environmental impacts on our community. The Draft EIR properly acknowledges such with respect to noise and should do the same with respect to lighting in the Final EIR.

It is without question that our community will be severely and negatively impacted by the construction of one or more lighted athletic fields at the CdM campus. Our community is built on a hill. A significant portion of that hill overlooks the CdM campus and, therefore, the location of the Proposed Project. The homes in our community nearest to the high school are less than 150 feet from the Proposed Project. Starting

BB4-1



there, our community rises up on our hill all the way to Jamboree Road. The top of our community is approximately 100 feet higher in elevation than the Proposed Project's site.

Should the Proposed Project be built, all of the nearby residential communities will suffer significant environmental impacts. However, the unique position of our community relative to the Proposed Project site and our community's unique topographic characteristics will cause us to suffer multiple, diverse, and extensively significant negative environmental impacts which will be of types, magnitude, and intensity greater than any of the other nearby residential and commercial developments.

Our community was designed to take full advantage of views from our homes. Many of those views are directly across the Proposed Project site. These views include the City of Newport Beach, Newport Harbor, Back Bay, the horizon towards the Pacific Ocean, Catalina Island, the Costa Mesa/Huntington Beach vista, Palos Verdes, and mountains to the north and west.

In addition to views, the configuration of the hill upon which our homes are built, combined with the differences in elevation from the lower homes to the higher homes, creates a bowl. This bowl surrounds the CdM campus, which encompasses the Proposed Project site. Noise from the CdM campus currently radiates up our residential streets nearest the school to homes at the top of the hill. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community. The District and the City of Newport Beach recognized the existence of this effect when they constructed the existing sound wall for the joint-use Marion Bergeson swimming pool. The proposed lighted stadium and the alternatively proposed lighted athletic field(s) uses will result in significantly more noise than the current field and track use, will introduce permanent and regular night use to the track and field and/or similar athletic fields for the first time in the school's 50-year history, and will negatively impact the existing environment of our community.

Since the construction of the CdM campus and the surrounding homes in the 1960s, the residential areas nearby have remained essentially the same. What has changed drastically is the CdM campus. Residential growth elsewhere in the City of Newport Beach, the District's decision to open a middle school on the CdM campus, the small campus, and a single street providing the only direct access to the school have inexorably led to the following:

- Overcrowding of the school;
- Too many cars trying to access the school;
- Not enough on-site school parking;
- Students parking off-site;
- Students running across streets to and from school in heavy traffic;
- Traffic jams on the surrounding streets which were designed for much smaller traffic loads; and
- Excessive daytime and nighttime noise.

Our Eastbluff community has a very diverse population. Our homeowners range from families with young children who are new to the Eastbluff Association to long-term residents who have lived in their homes for more than 40 years. Many homes are occupied by second generation family members. We love our neighborhood and its peace and quiet, especially in the evening. The installation of one or more sports fields with lights and a public address system on the CdM campus threatens us with the disruption of our existing

living environment and will significantly impact the quality of life our community has experienced for the past 50 years.

For the Eastbluff Association, the lighting and public address components of the new sports field are patently incompatible with the immediate residential surroundings. This letter outlines why that is the case, enumerates myriad deficiencies in the Draft EIR contrary to CEQA's mandatory requirements, and supports an alternative to the Proposed Project which would minimize the significant negative environmental impacts on our community while satisfactorily fulfilling the District's desire to upgrade the CdM Campus' athletic fields. Following in this letter are general comments and comments on the Draft EIR.

GENERAL COMMENTS

GOOD NEIGHBOR APPROACH

The Eastbluff Association commends the District on their 2016 revision to BP 1330(a)/Use of School Facilities Under the Civic Center Act, which provides much greater certainty to the District, the City of Newport Beach, and the community about who, what, and when various sports fields or facilities will be used.

We would urge the District to further revise BP 1330(a)/Use of School Facilities Under the Civic Center Act to include Good Neighbor Policies with respect to the Proposed Project or any approved alternative to the Proposed Project. Suggested introductory wording and a new policy are provided below:

Introductory Wording

"Good Neighbor" Policy

The Newport Mesa Unified School District Board of Education recognizes the need for our schools to establish a "Good Neighbor" policy consistent with the specific neighborhoods in which the schools are located. The Superintendent or designee shall review the "Good Neighbor" policy for consistency, practicality, and applicability to each school site. The school sites are to be inclusive (students, parents, site council members, youth and community organization users, and neighborhood representatives) in the development of their "Good Neighbor" policy. Recommendations to consider for guidelines are:

- 1: The number of night-time activities beyond 6:00 PM.
- 2: The beginning and ending times for all weekend activities.
- 3: The number of weekend activities.
- 4: The use of public address and lighting systems for outdoor facilities.
- 5: The number of supervisory staff in relation to the number of participants.
- 6: The inclusion of an annual review, discussion, and possible modification of the individual schools' "Good Neighbor" policy.

New Policy

BB4-2

To comply with the California Environmental Quality Act Final Environmental Impact Reports for Corona Del Mar Middle and High School, Costa Mesa High School, Estancia High School, and Newport Harbor High School, there are certain limitation on the use of field lights and public address system. The District will continue to follow the limitations set forth in the Final Environmental Impact Report and/or practices per BP 1330(a)/Use of School Facilities Under the Civic Center Act for these school sites, applying the more stringent standard.

COMMENTS ON DRAFT EIR

REVISE DRAFT EIR TO REFLECT CURRENT BOARD DIRECTION OR POLICY

BB4-3

During preparation of the Draft EIR or following release of the Draft EIR, the Board of Education has:

1. Adopted Resolution No. 28-02-17, Corona Del Mar Middle and High School Sports Field Project, on February 27, 2017. The Board of Education supports the preference of the school and the community to limit the seating capacity of the bleachers for the replacement and reconfiguration of the existing sports track and field to no more than the current seating capacity of 664 seats.

Due to this reduction of seats from 1,000 to 664 seats, the Proposed Project has been modified to reflect the elimination of visitor seating and greenscreen on the south side of the field adjacent to Vista del Oro, and the elimination of the ticket booths, concession stand, restrooms, and press box, on the east side of the field.

The Eastbluff Association supports the elimination of the aforementioned project components, as they result in less activity and noise to the surrounding residences, and requests assurances that these project components will not be built in the future without notification to the Eastbluff Association and proper CEQA review.

2. Adopted revisions to the Facilities Use Policy BP1330(a), Use of School Facilities, and revised Rule and Regulation for Use of School Facilities Under the Civic Center Act, on August 23, 2016. The revisions primarily pertained to the Use of Outdoor Facilities and identified use and time parameters for Artificial Turf Fields, Natural Fields, Pools, and Tennis Courts; refer to tables on the following pages.

BB4-4

At Board of Education and/or community meetings, District staff has confirmed:

1. The proposed Sports Field Project does not support Varsity Football games, but does support Varsity Football practice. Varsity Football would continue to play home games at Newport Harbor High School's Davidson Field, Estancia High School's Jim Scott Stadium, and Orange Coast College's LeBard Stadium.

BB4-5

The Draft EIR Project Description and all applicable environmental analysis and EIR sections require revisions to reflect the above-referenced Board direction or policy and field use confirmation.

USE OF ARTIFICIAL TURF FIELDS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
School in Session: 7 am - 8 pm (Practice)	School in Session: 7 am - 8 pm (Practice) 7 am - 10 pm (Games)	9 am - 8 pm (Practice) 9 am - 10 pm (Games)	10 am - Dusk
School not in Session: 8 am - 8 pm (Practice)	School not in Session: 8 am - 8 pm (Practice) 8 am - 10 pm (Games)		
*Use of Lights: Practice - until 8 pm	Use of Lights: Practice - until 8 pm Games - until 10 pm	Use of Lights: Practice - until 8 pm Games - until 10 pm	NO USE OF LIGHTS

PLEASE NOTE:

No private outside use—only public agencies are allowed to use artificial turf fields within the approved times if they are available. After practice the lights would be on at approximately 40% of full level for fifteen minutes for cleanup. After games the lights would be at approximately 40% of full level for one hour for clean-up, except for clean-up for Homecoming, Battle of the Bell, and Battle of the Bay.

Public Address systems are only to be used for games and special events, such as opening day for sports teams, track meets, or graduations. Public Address systems will be turned off after the final announcement asking everyone to leave the facility.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

USE OF NATURAL TURF FIELDS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
NOT LIGHTED School in Session: 7 am - Dusk or 8 pm (Whichever is earliest)	NOT LIGHTED School in Session: 7 am - Dusk or 8 pm (Whichever is earliest)	NOT LIGHTED 9 am - Dusk or 8 pm (Whichever is earliest)	NOT LIGHTED 10 am - Dusk
School not in Session: 8 am - Dusk or 8 pm (Whichever is earliest)	School not in Session: 8 am - Dusk or 8 pm (Whichever is earliest)		
WITH LIGHTS School in Session: 7 am - 8 pm	WITH LIGHTS School in Session: 7 am - 8 pm	WITH LIGHTS 9 am - 8:00 pm	NO USE OF LIGHTS
School not in Session: 8 am - 8 pm	School not in Session: 8 am - 8 pm		

PLEASE NOTE:

Public Address systems may only be used for special events such as opening day for sports teams or graduation and Flag Deck on school days.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

USE OF TENNIS COURTS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
8 am - 8 pm	8 am - 8 pm	8 am - 8 pm	10 am to Dusk (No Use of Lights on Sundays)

PLEASE NOTE:

Lights may be used as necessary to light courts during approved use.

USE OF POOLS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
5:30 am - 9 pm	5:30 am - 9 pm	5:30 am - 9 pm	10:00 am - 8 pm**

PLEASE NOTE:

Lights may be used as necessary during the year to accommodate the use from 5:30am-9:00pm. Lights will be dimmed to approximately 40% of full level for fifteen minutes at the end of use, for cleanup.

No use of whistles at pools before 7:00 am.

Public address systems may only be used for games and meets.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

**Existing Users can use pools on Sundays until 9 pm through October 23, 2016.

The notes from the previous tables are summarized below. Highlighting is shown for emphasis.

Artificial Turf Fields	Natural Turf Fields	Pools	Tennis Courts
<p>No private outside use--only public agencies are allowed to use artificial turf fields within the approved times if they are available. After practice the lights would be on at approximately 40% of full level for fifteen minutes for cleanup. After games the lights would be at approximately 40% of full level for one hour for clean-up, except for clean-up for Homecoming, Battle of the Bell, and Battle of the Bay.</p> <p>Public Address systems are only to be used for games and special events, such as opening day for sports teams, track meets, or graduations. Public Address systems will be turned off after the final announcement asking everyone to leave the facility.</p> <p>The Superintendent may allow occasional use outside these hours. Requests must be made at least 60 days in advance.</p>	<p>Public Address systems may only be used for special events such as opening day for sports teams or graduation and Flag Deck on school days.</p> <p>The Superintendent may allow occasional use outside these hours. Requests must be made at least 60 days in advance.</p>	<p>Lights may be used as necessary during the year to accommodate the use from 5:30 am-9:00 pm. Lights will be dimmed to approximately 40% of full level for fifteen minutes at the end of use, for cleanup.</p> <p>No use of whistles at pools before 7:00 am.</p> <p>Public address systems may only be used for games and meets.</p>	<p>Lights may be used as necessary to light courts during approved use.</p>

SUPPORT FOR COMMUNITY PLAN ALTERNATIVE 1 IN DRAFT EIR

The Eastbluff Association supports Draft EIR Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights. Under this Alternative, there would be a bleacher seat capacity of 664 seats and all seating would be provided on the south side of the main field. In addition, a partially localized public address system would be installed; however, there would be no lighting installed and no noise wall on the north side would be provided. Also, no nighttime practices or games would occur. We do not support any portable or permanent lighting on the two fields. Under Community Plan Alternative 1, impacts relative to field lighting and noise are significantly reduced to the Eastbluff Association.

Our support of Community Plan Alternative 1 in Draft EIR is conditioned upon the following:

1. **Location of New Track and Field.** The new track and field will be constructed in the same location as the existing track and field (as shown in Figure 3-3 and not moved to the west as shown in Figure 7-2); and
2. **Location of New Second Field.** The new second field will be constructed as far away from Vista Del Oro as possible and as far to the east as possible. The preferred southerly location of the second field is shown in Figure 7-1.

Please note that constructing the new track and field in the location of the existing track and field will allow the second field to be constructed further to the east, thereby preserving more practice area for the students. The location of the second field as shown in Figure 7-2 is not acceptable to the Eastbluff Association.

OPPOSED TO PROPOSED PROJECT AND OTHER ALTERNATIVES IN DRAFT EIR

The Eastbluff Association does not support the Proposed Project, the Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights, or the Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights. The Proposed Project and Community Plan Alternative 2 and Alternative 3 create significant negative field lighting and noise environmental impacts on the Eastbluff Association community.

SECTION 3 - PROJECT DESCRIPTION/SECTION 4 - ENVIRONMENTAL SETTING

The need for athletics fields is intrinsically tied to the student population on the CdM campus, as well as the District's Pre-K - 12 Priorities 2016-2017 of Academics, Behavior, and Creativity & Innovation and the high school athletics mission stated below.

"The mission of the Newport-Mesa Unified School District athletics is to enrich the mental, physical, emotional, spiritual, and social well-being of all student athletes by providing cooperative and competitive opportunities which foster the development of lifelong values of sportsmanship, commitment, integrity, teamwork, individual effort, and good citizenship."

The proposed area for the sports field is not a stand-alone site, but six acres within the existing 37-acre CdM Middle and High School campus. It is important to provide a meaningful and easily understandable description of the existing CdM campus first and the proposed sports field site second within one EIR section.

BB4-6

BB4-7

BB4-8

To do this, we recommend a new subsection be added to Section 3, Section 3.2 Existing CdM Campus, and that the following text paragraphs be removed from Section 4.3.2 and added to Section 3.2:

“The 37-acre CdM campus is currently developed with high school classroom buildings, middle school enclave, administration, a gymnasium, a 350-seat performing arts center, three parking lots totaling 592 stalls, a high school student loading zone, a middle school student loading zone, a varsity baseball field, multipurpose athletic fields, eight tennis courts, hardcourts, swimming pool, outdoor lunch quad, pedestrian walkways, and landscaped planters (see Figure 3-3, Aerial Photograph). The existing sports field contains a score board, discus area, and long-jump area. A small storage hut and a storage box are at the northwest corner of the sports field. Thirty mature trees are planted along and near Vista Del Oro and Eastbluff Drive. There are no permanent bleachers on the sports field but 664-seat portable bleachers are available.

The total 2015–16 school year enrollment at CdM campus was 2,557 students—828 in the 7th and 8th grade middle school, and 1,729 in the 9th through 12th grade high school. Many of the 111 certified staff (i.e., teachers, administrators, and pupil services) were part-time employees, so the full-time-equivalent staff was 50 staff (CDE 2016). Additionally, there were approximately 20 volunteers.

Parking and Access

Main vehicular access to the high school student loading zone, sports field, tennis courts, aquatic center, and sports parking lot is provided from Eastbluff Drive. Access to the faculty/visitor parking lot, middle school loading zone, and high school senior parking lot is provided via Mar Vista Drive. The CdM campus provides three parking lots totaling 592 spaces (573 regular spaces and 19 ADA spaces), as listed below:

- **Lot 1 (232 spaces).** A student/staff parking lot adjacent to Eastbluff Drive, accessed via two driveways on Eastbluff Drive.
- **Lot 2 (140 spaces).** A faculty/visitor parking lot at the northwest corner of Eastbluff Drive and Mar Vista Drive, accessed from Mar Vista Drive near Domingo Drive.
- **Lot 3 (220 spaces).** The west lot behind the middle school enclave, accessed from two driveways on Mar Vista Drive.

Existing Use and Schedule

Competitive sporting events (e.g., football, soccer, lacrosse, and track and field) for CdM HS are played at Davidson Field at Newport Harbor High School in Newport Beach, Jim Scott Stadium at Estancia High School in Costa Mesa, and LeBard Stadium at Orange Coast College in Costa Mesa. Students currently travel to Estancia High School for football practices, boys' lacrosse practices, and girls' soccer practices and to Eastbluff Elementary School for girls' lacrosse practices. Only boys' soccer practices are being held at CdM campus.

On-Campus Uses

The sports field is at the northeast corner of the CdM campus and is bordered by student parking, tennis courts, and a weight room building to the south and a turf multipurpose athletic field to the west.

Various authorized outside group use CdM campus facilities on weekdays and weekends throughout the year. Regularly occurring activities include: CalCoast Track Club uses the track and field, generally between 4 and 7 PM (average of 50 attendees); Volleyball Enterprises uses the gymnasiums, generally between 6:30 and 9:00 PM (50 to 250 attendees); and various groups use the swimming pool until 8 PM (average of 50 attendees). The baseball fields are also used for Little League on weekends and fall baseball academy from 3:30 to 5:30 PM. The existing turf field and synthetic track is also open to community uses, where residents are allowed outside of normal school hours for walking, running, and various recreational purposes without prior authorization from the District.”

BB4-8

In addition, the following must be added to the existing campus description:

- Complete description of existing Middle and High School buildings and uses
- School hours/schedule for the Middle and High Schools (early bell, late bell, etc.)
- Note that typical school activities are occurring between 6:30 AM and 3:30 PM
- Description and current schedule of Middle School and High School sports practices and meets/games (similar to Table 3-2, CdM MS/HS Sports Field Preliminary Event Schedule), including on-campus and off-campus locations
- Description of multiple/overlapping events on campus (i.e., schools, performing arts center, sports)
- Add a table that shows the hours for natural turf field, pools, and tennis courts (similar to Table 3-1, Use of Artificial Turf Fields)
- Describe if existing parking spaces provide sufficient parking for the campus faculty, students, and visitors
- Details on how existing parking lots are utilized
- Current campus parking operations, rules, restrictions, permits, and fees
- How parking is managed during events
- On-and off-site restrictions
 - Reserved/VIP Parking
 - Faculty and student parking/permits/assigned spaces
 - Residential permit parking on Aralia Street
 - Other CdM campus or City restrictions

BB4-9

The above-requested information will more accurately describe the daily schedule on the CdM campus, including an understanding that the school day for both the Middle and High Schools starts as early at 6:50 AM (early bell). The Draft EIR incompletely describes the CdM campus, which inhibits the reader from understanding the interconnectedness and intrinsic relationship between CdM campus and the smaller portion thereof on which the Proposed Project is proposed to be located.

Good Neighbor Policies

Separately, a new section should be added to discuss the good neighbor policies the District intends to adopt and implement for the CdM campus. Such a section is necessary in order to properly analyze the proposed mitigation measures to decrease the Proposed Project's significant negative environmental impacts on the community, including the Eastbluff Association community.

BB4-9

SECTION 3 – PROJECT DESCRIPTION

Additional clarification and assurances relative to the lighting system are needed. The first sentence on Draft EIR page 3-11 under the subheading Lighting System must be revised as follows to be consistent with other portions of the Draft EIR (e.g., "Glare" discussion on Page 5.1-39):

BB4-10

Nighttime lighting would be provided by four **fully shielded and full cutoff** 80-foot light poles, two on the back side of the home side bleachers and two on the back side of the visitor side bleachers.

SECTIONS 5.1 THROUGH 5.10 - CUMULATIVE IMPACT ANALYSIS

CEQA Guidelines Section 15130(b) describes the parameters for conducting cumulative analysis.

BB4-11

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. The following elements are necessary to an adequate discussion of significant cumulative impacts:

(1) Either:

(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or

(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The Draft EIR used Method A, as stated on page 4-18, and provided a list of present or probable future projects. However, the cumulative projects list is silent about past projects in the immediate vicinity that are critical to the cumulative analysis, including Our Lady Queen of Angels Church and K-8 School and the remainder of the Corona Del Mar Middle and High School campus.

Contrary to CEQA's requirements, the Draft EIR fundamentally fails to analyze the cumulative impacts of the Proposed Project in conjunction with all the CdM campus' uses and the expanded list of cumulative projects with the Our Lady Queen of Angels Church and K-8 School and the remainder of the CdM campus. Thus, the cumulative analysis throughout Sections 5.1 through 5.10 must be revised. This additional analysis, absent which the Draft EIR fails to comply with CEQA, would constitute new information which requires recirculation of the Draft EIR per CEQA Guidelines 15088.5.

SECTION 5.1 - AESTHETICS

General Comment

Daytime and Nighttime Visual Simulations

The Draft EIR needs to be revised to provide more detailed text descriptions of both the existing and proposed foreground and background views. The current descriptions are too brief and do not provide adequate textual context to potentially support the analysis.

BB4-12

Change in Visual Character

A project is considered to have a significant aesthetic impact if the project substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings. The installation of permanent lighting IS A SIGNIFICANT CHANGE over the existing conditions, by creating additional light pollution on and emanating from the CdM campus. The permanent lighting for the Proposed Project or alternatively proposed lit athletic fields 1) does change the character of the project site and 2) does make the Proposed Project and alternatively proposed lit athletic fields visually incompatible with respect to light and glare. These impacts are significant, especially when viewed in the context of the existing surrounding residential and institutional neighborhood, as required by CEQA. The proposed impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the Draft EIR.

BB4-13

In addition, there is no analysis regarding the loss of mature trees on Vista Del Oro or Eastbluff Drive. The loss of these trees does substantially degrade the existing visual character of the site. The Draft EIR needs to be revised to address the removal of the trees and indicate if the trees would be replaced on-site. Mitigation should be developed to replace trees at a minimum 1:1 ratio. Identification of a new impact and/or new mitigation requires recirculation of the Draft EIR.

Proposed Sports Field Lighting

The Eastbluff Association stated their concerns about the proposed lighting of the Proposed Project in its public comment letter on the Revised Initial Study, dated May 23, 2016. The concerns from pages A-5 and A-6 of this letter were:

BB4-14

The Recirculated Initial Study indicates that measurements of "existing nighttime light levels" will occur at certain locations prior to the preparation of the Draft Environmental Impact Report. Only one location within the Eastbluff Association is proposed to be measured on Figure 13—this is referenced as "View 4." Additional locations with the Eastbluff Association must be measured. As

more specifically described in our cover letter and Exhibit "B" thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project's anticipated light and glare.

Views 1, 2, and 3 on Figure 13 are all at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable light and glare impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).

The impact on the Eastbluff Association's residents cannot be sufficiently understood or analyzed using only one baseline nighttime light level reading location. As a result, the cumulative effect of light and glare if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed level reading locations identified on Figure 13.

The Eastbluff Association requests that five additional nighttime light level reading locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.

Absent the inclusion and consideration of additional nighttime light level locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.

The Proposed Project includes the addition of permanent lighting to the new artificial turf sports field, which would be permitted Monday through Saturday up to 8:00 PM for practices and up to 10:00 PM for games. These lighting time limits are consistent with the District's Rule and Regulation, Use of School Facilities Under the Civic Center Act, revised February 2017.

Presently, the CdM campus provides nighttime sports lighting for the swimming pool and tennis courts, and for the parking lots. Nighttime lighting for pools is permitted up to 9:00 PM Monday through Saturday, and 8:00 PM on Sunday. Nighttime lighting for the tennis courts is permitted up to 8:00 PM, Monday through Saturday only. These lighting time limits are consistent with the District's Rule and Regulation, Use of School Facilities Under the Civic Center Act.

The Proposed Project is located immediately north of the lighted tennis courts, which are immediately north of the lighted swimming pool. Thus, the Proposed Project increases and concentrates the combined amount of nighttime sports lighting allowed in the central and northeastern portions of the CdM campus. However, the cumulative effect of all the CdM campus nighttime sports lighting has not been modeled or sufficient cumulative light and glare impact analysis provided. Such modeling and analysis is mandated by CEQA. The proposed impact conclusion of less than significant is thus incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the Draft EIR.

Visual Simulations and Associated Aesthetics and Light/Glare Analysis

General Comments

Draft EIR Figure 5.1-3 - Daytime Visual Simulation Location Map incorporates Recirculated Initial Study (RIS) Figure 13, which identified four View Simulation (Day and Night) Locations, including two locations within the Eastbluff Association – Location 3 from Aralia Street and Location 4 from what is not specifically specified in the Draft EIR but appears to be Alta Vista Street. The Draft EIR includes generic text on page 5.1-21, second paragraph, regarding Locations 3 and 4. The Draft EIR needs to identify the locations with the street name and any additional pertinent information about Locations 3 and 4.

BB4-15

The Community View legend on Draft EIR Figure 5.1-3 indicates View Simulation (Day and Night) Locations (4). This legend is inconsistent with Draft EIR Figure 5.1-16 - Nighttime Visual Simulation Location Map, which shows three locations which are not numbered, but called out as West View, North View, and Northeast View. This is problematic for several reasons: (1) There are not comparable nighttime views for any of the Community View Daytime Locations; and (2) The four daytime locations are equally important to represent nighttime impacts to residences located, west, north, and east of the sports field site.

Daytime Visual Simulations

Figure 5.1-9, Visual Simulation from Residential Neighborhoods (View 3), and Figure 5.1-10, Visual Simulation from Residential Neighborhoods (View 4), show views from the second story of a residence located east of Eastbluff Drive. The Draft EIR needs to identify the street locations for Daytime View 3 and View 4 and add text to both the Figure and report text detailing the location.

BB4-16

Nighttime Visual Simulations

With respect to the Nighttime Visual Simulations – all three were conducted from adjacent streets at eye level of a person standing on the sidewalk. While these simulations give a sense of what pedestrians or automobile drivers would see on the streets immediately adjacent to the sports field, they are not representative of what the Eastbluff residences would view, or what residences to the west or north would view.

BB4-17

We want to remind the District that as part of our comments on the RIS, we requested five additional nighttime light level reading locations be added to those shown in RIS Figure 13 for the Draft EIR analysis. We requested locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.

The requested locations were not included in the Draft EIR analysis. Thus, the Draft EIR has failed to analyze the nighttime lighting impacts to the Eastbluff homeowners or to show nighttime visual simulations from the five requested streets within our neighborhood, which reflect an increase in elevation from the sports field location. These locations are good representations of households that will look up, straight, or down at the sports field lights, and the significant lighting and glare impacts they will experience. Since nighttime lighting and glare impacts were identified as Areas of Controversy in the Draft EIR, the importance of these simulations were well known.

It is not possible to conclude that nighttime lighting and glare impacts would be less than significant to the surrounding community given the lack of representative locations that are reflective of the various residential neighborhoods and topography that surround the CdM campus. The Draft EIR needs to be revised to include daytime and nighttime visual simulations from the same locations, as well as to include daytime and nighttime visual simulations from locations on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place, as the Eastbluff Association requested in May 2016.

The Proposed Project does not protect the current night sky views, but significantly degrades the views from adjacent residential areas. The introduction of permanent lighting for the Proposed Project or alternative lit athletic fields does create a new source of substantial light and glare that affects nighttime views for the surrounding residences. The permanent lighting for the Proposed Project or alternative lit athletic fields needs to be appropriately analyzed and addressed, particularly with respect to the impact on the Eastbluff community, as this neighborhood will adversely impacted by the Proposed Project's lighting or lighting of alternative athletic fields due to the proximity to the sports field and the topography of the Eastbluff homes being elevated above the sports field. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR.

Threshold and Analysis

Table 5.1-2, Average Maintained Illumination at Pavement by Pedestrian Area Classification, uses 0.8 foot-candle (fc) as the most conservative light levels for Local/Local streets. However, the levels cited in this table are intended for light levels at intersections and are incorrect for the analysis. Instead, the analysis should use the Illuminance Values for Walkways in Low Pedestrian Conflict Areas in a Medium Density Residential setting for Local/Local street, which is 0.4 fc.¹ This value is the minimum level to illuminate sidewalks, and is the factor also used for local streets midblock with low pedestrian conflict areas.

The analysis in the last full paragraph on Draft EIR page 5-31, which precedes Table 5.1-2, must be revised to reflect that 0.4 fc, not 0.8 fc, is the most conservative light level for local streets.

Cumulative Lighting and Glare Impacts

Cumulative lighting/glare modeling and analysis of the CdM campus with the Proposed Project and alternative lit athletic fields were not included in the Draft EIR. Additional modeling and analysis must be added to the EIR to reflect conditions showing nighttime lighting for street lighting (on Eastbluff Drive, Vista Del Oro, and Mar Vista Drive), parking, campus buildings, swimming pool, tennis courts, and the Proposed Project/alternative lit athletic fields, as the Use of School Facilities Under the Civic Center Act shows that artificial turf fields, swimming pools, and tennis courts could all be lighted at the same time. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines 15088.5.

¹ Source: ANSI/IES RP-8-14, Table 6: Recommended Values for Low Pedestrian Conflict Areas – Maintained Illuminance Values for Walkways.

BB4-18

BB4-19

SECTION 5.6 - NOISE

Noise from Sports Field

The Eastbluff Association stated their concerns about the proposed noise associated with the sports field in their comment letter on the Revised Initial Study, dated May 23, 2016. The concerns from pages A-12 and A-13 of this letter were:

The Recirculated Initial Study indicates that noise monitoring at certain locations will occur prior to the preparation of the Draft Environmental Impact Report. Only two locations within the Eastbluff Association are proposed to be monitored on Figure 14 and Table 3—those are referenced as “N-4” and “N-8”. Additional locations with the Eastbluff Association must be monitored. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site.

Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated noise generation.

All other proposed monitoring locations are either at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable noise impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).

The impact on the Eastbluff Association’s residence cannot be sufficiently understood or analyzed using only two baseline noise monitoring locations. As a result, the cumulative effect of noise if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed monitoring locations identified on Figure 14 and Table 3.

The Eastbluff Association requests that six additional noise level monitoring locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.

Absent the inclusion and consideration of additional noise monitoring locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.

In the Draft EIR, three noise measurement locations are within Eastbluff. Noise measurement location N-4 is located in a greenspace area within Eastbluff, is 2,000 feet northeast of the project site, and is in close proximity to Jamboree Road. Noise measurement location N-8 is on Alder Street within Eastbluff, is 1,400 feet east of the project site, and is in close proximity to Jamboree Road. Both of these locations are a significant distance from the Proposed Project site, while homes within Eastbluff are located immediately east of Eastbluff Drive, yet only noise measurement location (N-7) reflects these homes which likely be the most adversely affected by the Proposed Project’s noise generation.

Given Eastbluff’s close proximity to the CdM campus and the need for representative locations within Eastbluff for noise measurements, we requested six additional noise measurement locations be added to

BB4-20

those shown in RIS Figure 14 for the Draft EIR analysis. This request was included in our comments on the Recirculated Initial Study, and specifically requested locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.

The locations were not included in the Draft EIR analysis. Thus, the Draft EIR has failed to adequately analyze the noise impacts to the Eastbluff homeowners as the six requested streets within our neighborhood were not included and are important due to the increase in elevation from the sports field location. Also, noise impacts from the sports field were identified were identified as Areas of Controversy in the Draft EIR and thus the importance of additional noise measurement locations were well known.

While the Draft EIR concludes significant and unavoidable sports field noise at nearby homes and exceedances of the City's exterior and interior noise limits, the noise analysis does not fully identify impacts on the surrounding community, and specifically to the Eastbluff Association. This is due to the lack of representative locations within Eastbluff that are in close proximity to the CdM campus and reflective of the topography. The Draft EIR needs to be revised to include additional short-term and long-term noise measurements and analysis for locations on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street, as the Eastbluff Association requested in May 2016.

Noise from Private Users of Proposed Project

In its comment letter on the Recirculated Initial Study, the Eastbluff Association expressed concerns about noise from private users of the Proposed Project. The notes included in the revisions to the Use of School Facilities Under the Civic Center Act adopted by the Board of Education in August 2016 (notes from the revisions included below) have provided the Eastbluff Association with the necessary assurances regarding no private use of the artificial turf field area and thus no additional noise beyond that public agency use schedule and time limits shown earlier in this letter.

BB4-21

Performance Standards for Mitigation Measures

The Eastbluff Association is concerned about conformance with Draft EIR mitigation measures (listed below) and the application of noise controls in compliance with District's Rule and Regulation, Use of School Facilities Under the Civic Center Act. Noise generated from the Proposed Project would result in substantial noise increases at nearby homes and there would be exceedances of the City's exterior and interior noise limits.

BB4-22

Noise Mitigation Measures

- "N-1 Prior to holding the first spectator event, the Newport-Mesa Unified School District (N-MUSD) shall develop and enforce a good-neighbor policy for sports field events. Signs shall be erected at entry points that state prohibited activities during an event (e.g., use of air horns, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots upon exiting the field) and monitored by the N-MUSD staff.
- N-2 During subsequent design phases of the bleachers and PA system, the Newport-Mesa Unified School District's sound system contractor shall create a Stadium Sound System Design Plan. The project's sound system design goal should be to optimize conveying information to the event

attendees while minimizing off-site spill-over effects. The design shall aim at incorporating as many low-power speakers as practical that are located as close to the event attendees as practical. The design should include specifications that optimize the sound system for speaker placement, speaker dispersion pattern, and speaker acoustic output. The design goal should be a Speech Transmission Index (STI) of 0.65 or greater (or, equivalently, a Common Intelligibility Scale (CIS) of 0.83 or greater). Prior to the first sports field event, the public address system contractor should perform a system check-out to verify appropriate sound levels in the seating areas, as well as minimized spill-over sound levels into the adjacent community areas.

- N-3 Prior to holding the first spectator event, the Newport-Mesa Unified School District shall construct a barrier wall system along the rear of the visitor side bleachers. Based on the analysis in this report, the barrier should extend 5.5 feet above the back end of the visitor side bleachers, and extend approximately 11 feet to the east and west of the ends of the bleachers. Given the complex geometry, the wall shall be optimized through detailed acoustical investigations considering the cost-benefit ratio for the sound barrier wall in terms of benefits at the most-affected sensitive receptors.”

The Eastbluff Association believes there is need for performance standards and monitoring to ensure noise levels remain at or below those quantified in the Draft EIR. Thus, the Eastbluff Association recommends the following performance standards or monitoring measures:

1. The Newport-Mesa Unified School District (District) shall hire the public address system contractor or other qualified public address system consultant to conduct an annual system check-out to verify appropriate sound levels in the seating areas, as well as minimized spill-over sound levels into the adjacent community areas. The results of the system-check shall be provided in written form to the District, and the District shall have the contractor make any necessary adjustments or repairs to the system to comply with the Final Environmental Impact Report noise conclusions. The annual update information shall be made publicly available on the District's website.
2. Annually, the Newport-Mesa Unified School District (District) shall hire a qualified acoustical consultant to take noise measurements during an event on the sports field with the public address system at the same locations previously measured in the Final Environmental Impact Report, inclusive of the six additional locations identified by the Eastbluff Association. The results shall be summarized in a written report to the District and note consistencies or inconsistencies with the Final Environmental Impact Report noise conclusions. The report should identify how to correct any inconsistencies and the time frame to make the correction. The annual noise measurement information shall be made publicly available on the District's website.

Cumulative Noise Impacts

Cumulative noise modeling and analysis of the CdM campus with the Proposed Project was not provided in the Draft EIR. Additional modeling and analysis must be added to the EIR to reflect conditions showing a scenario with multiple/overlapping events on the CdM campus with the Proposed Project, in addition to

BB4-23

concurrent events at Our Queen Lady of Angels Church. This additional analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines 15088.5.

EIR SECTION 5.9 AND APPENDIX G - TRAFFIC MANAGEMENT PLAN

The Traffic Management Plan (TMP) states on Appendix G page G2-1 that “The large events anticipated to occur at the sports field site include graduations and athletic events that would typically outside of the normal school hours.” Based upon this, it appears that the TMP addresses only a single event and not multiple/overlapping events occurring on the CdM campus.

The TMP and analysis in Section 5.9 does not fully address the traffic and parking impacts to the surrounding community. The TMP must be revised to incorporate the following:

1. Add discussion that on-street parking on Vista Del Oro and Mar Vista Drive is prohibited during an event.
2. Acknowledge existing residential permit program on the Eastbluff homes A-Streets that prohibits student and school parking.
3. Describe how large events would be coordinated with other peak hour traffic conditions (weekday or weekend) in Eastbluff and the City of Newport, and any additional measures that would be needed.
4. Describe how the TMP creates the ensures the least amount of traffic impacts and no parking impacts to surrounding residences and the OLQA church.
 - a. Develop measures and timing regarding pre-event notification to surrounding community (residents, homeowner associations, and churches). Consider use of the CdM Middle and High School website to create a Community Event Notification section, as well as mailings to residents, churches, and homeowner associations.
 - b. Develop suggested directions for the surrounding community members to utilize prior to and during events to best assist with going to and from their home or church.
5. Describe and add measures to ensure pedestrian safety is provided for those attending an event and the surrounding community.
6. Describe the traffic and parking program if multiple/overlapping events occur at the same time.

Given the deficiencies in the TMP, it is not possible to conclude that Proposed Project would result in less than significant traffic access and parking impacts to the surrounding community. The impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR.

SECTION 5.9 - PARKING

Page 5.9-1 states that “Typical school activities occur between 8:00 AM to 3:00 PM and the proposed project would allow activities to occur outside of this time period.” This is not correct. Based on the CdM 2016-2017 Bell Schedule, school activities start prior to the 6:50 AM early bell. Where referenced in the Draft EIR, the text must be revised to reflect the early bell schedule and allow for faculty and staff to arrive and leave the campus. Thus, the typical school activities are occurring between 6:30 AM and 3:30 PM.

BB4-24

BB4-25

The Draft EIR does not state what events or activities were occurring on the CdM campus or if the pool or tennis courts were open when the parking counts were collected on Friday March 4, 2016 at 6:00, 7:00, and 8:00 PM. Without a clarification to on-campus activities at the time of the counts, this information should be referenced that it is for informational purposes only. The quantification of the 246 on-street parking spaces on Vista Del Oro and Mar Vista Drive provides background information. However, Table 5.9-16 references the 246 spaces, but does not indicate if the on-street spaces were or were not occupied by persons using on-campus facilities or sports fields at that time. This information should be referenced that it is for informational purposes only. Also, we have previously commented that the TMP needs to include the restriction that on-street parking on Vista Del Oro and Mar Vista Drive be prohibited during an event.

To gain a better understanding of sports event parking on the CdM campus, parking counts should have been collected for a game/match in the evening hour. In addition, parking counts at other District high school facilities for an evening game/match could have been collected to provide a comparable baseline for the environmental analysis. The parking counts collected in March 2016 do not provide an appropriate baseline for the Draft EIR analysis. The parking counts must be recounted during an evening game/match and the environmental analysis revised. This revised analysis would constitute new information and requires recirculation of the EIR per CEQA Guidelines 15088.5.

The following conclusion is stated on Page 5.9-56, "The CdM campus has adequate parking capacity for full-capacity events, and parking impacts would be less than significant." As discussed above, the impact conclusion of less than significant is incorrect, incomplete, unsupported, and needs to be revised. This conclusion revision requires recirculation of the EIR.

Cumulative Parking Impacts

Cumulative parking analysis of the CdM campus with the Proposed Project was not included in the Draft EIR. Additional analysis must be added to the EIR to reflect conditions showing a scenario with multiple/overlapping events on the CdM campus with the Proposed Project and events at Our Lady Queen of Angels Church. This additional analysis would constitute new information and requires recirculation of the Draft EIR per CEQA Guidelines 15088.5.

BB4-26

SECTION 7 – ALTERNATIVES

The Draft EIR provides a brief discussion on page 7-31 of how only Community Plan Alternative 1 meets the project objectives. The Draft EIR must include a discussion for each alternative of how it meets the project objectives. This discussion should state which objectives can be met, which ones can be partially met and why, and which objectives cannot be met and why.

BB4-27

This discussion is critical to enable the decision-maker to reasonably consider the alternatives and make an informed decision understanding the anticipated environmental impacts of the proposed project and its alternatives as required by CEQA.

This discussion can be included with the conclusion for each alternative. It is recommended that Draft EIR subsections 7.5.11, 7.6.11, 7.7.11, and 7.8.11 be renamed to Conclusion and Ability to Meet Project Objectives.

BOARD OF EDUCATION SELECTION OF PROJECT ALTERNATIVE

Based upon a review of the March 7, 2017 Board of Education Study Session, the Board discussed with District staff the possibility of selecting an alternative to the Proposed Project and what implications that would have related to CEQA.

CEQA Guidelines Section 15126.6(d) specifies the level of analysis need for alternatives to the proposed project.

(d) Evaluation of alternatives. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.

Since the Draft EIR did not include an alternatives summary table, we have provided one on the following pages that provides an impact comparison of the Proposed Project with the four alternatives reviewed in the Draft EIR. The table notes if impacts were equal to, less than, or greater than the Proposed Project. The table also notes if a significant and unavoidable impact is eliminated or reduced for each alternative. And lastly, the table indicates if an alternative meets the project objectives.

As shown on the summary table, a number of topical areas have been identified as resulting in greater impacts than the Proposed Project. In general, the impact discussion for each of the four alternatives in the Draft EIR provides a broad-level review and conclusion.

The summary table shows that Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights would achieve most of the project objectives and reduce significant field lighting and noise impacts. In actuality, Community Plan Alternative 1 eliminates all field lighting impacts as no lights would be installed. Under Community Plan Alternative 1, impacts relative to field lighting and noise are significantly reduced to the Eastbluff Association. It is for these reasons that the Eastbluff Association supports Community Plan Alternative 1.

Community Plan Alternative 3 includes permanent lighting with four metal halide light poles provided for nighttime events and practices on the main sports field and on the second field. All eight permanent light poles would be 80-foot high each supporting 14 luminaires per pole. Light and glare modeling and analysis has not been prepared for this Alternative. If the Board is going to consider approval of Community Plan Alternative 3, additional analysis would be needed at a minimum for light and glare, noise, traffic, and parking to fully detail whether the Alternative would or would not cause new potentially significant impacts or new significant and unavoidable impacts, or if new mitigation is needed for those impacts. This additional analysis, which could identify new impacts or mitigation measures, would constitute new information and requires recirculation of the Draft EIR per CEQA Guidelines 15088.5.

BB4-28

**Comparison of Proposed Project and Alternatives
Summarized from Draft EIR**

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Aesthetics					
Scenic Vista	Less Than Significant	Less	Less	Less	Less
Visual Character	Less Than Significant	Less	Less	Greater	Greater
Light & Glare	Less Than Significant After Mitigation	Less	Less	Greater	Greater
Air Quality					
Consistency with Regional Plans	Less Than Significant	Less	Equal	Equal	Equal
Exceed SCAQMD Thresholds - Construction	Less Than Significant	Less	Equal	Equal	Equal
Exceed SCAQMD Thresholds – Long-Term	Less Than Significant	Greater	Greater	Greater	Greater
Sensitive Receptors - Construction	Less Than Significant	Less	Equal	Equal	Equal
Sensitive Receptors - Operations	Less Than Significant	Equal	Equal	Equal	Equal
Cultural Resources					

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Archaeological Resources	Less Than Significant After Mitigation	Less	Equal	Equal	Greater
Paleontological Resources	Less Than Significant After Mitigation	Less	Equal	Equal	Greater
Greenhouse Gas Emissions	Less Than Significant	Greater	Greater	Greater	Greater
Hydrology, Drainage, and Water Quality					
Exceed Capacity of Stormwater Drainage System	Less Than Significant After Mitigation	Less	Greater	Greater	Greater
Compliance with General Construction Permit	Less Than Significant After Mitigation	Less	Greater	Greater	Greater
Noise					
Long-Term Operations - Exceedance of Local Standards	Less Than Significant	Less	Less	Less	Less
Sports Field – Temporary Noise Exceedance of City Noise Limits	Significant and Unavoidable	Less	Less	Less	Less

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Reduce or Eliminate Significant and Unavoidable Impact?		Eliminate	Reduce	Reduce	Reduce
Groundborne Vibration or Noise	Less Than Significant	Less	Less	Less	Less
Temporary Noise Increases - Construction	Less Than Significant	Less	Less	Less	Less
Public Services					
Fire Protection and Emergency Services	Less Than Significant	Less	Less	Less	Less
Police Protection	Less Than Significant	Less	Less	Less	Less
Recreation	Less Than Significant	Less	Equal	Equal	Greater
Transportation and Traffic					
Project-Trip Generation – Conflict with Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness or Performance	Less Than Significant After Mitigation	Less	Less	Less	Less
Conflict with County Congestion Management Program	Less Than Significant	Less	Less	Less	Less
Hazards Due to Design Feature or Inadequate Access	Less Than Significant	Less	Less	Less	Less
Inadequate Parking Capacity	Less Than Significant	Less	Less	Less	Less

Impact Area	Proposed Project	No Project Alternative	Community Plan Alternative 1: Two Fields with Reduced Capacity and No Lights	Community Plan Alternative 2: Two Fields with Reduced Capacity and Portable Lights	Community Plan Alternative 3: Two Fields with Reduced Capacity and Permanent Lights
	<i>Impact Conclusion</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>	<i>Impact Comparison to Proposed Project</i>
Energy	Less Than Significant	Equal	Equal	Equal	Greater
Meets Project Objectives	Yes	No	Yes	Yes	Yes
			Would not achieve some of the project objectives and would not meet the project objectives to the degree achieved by the proposed project.	No discussion in Draft EIR	No discussion in Draft EIR
<p>Equal Indicates an impact that is equal to the proposed project</p> <p>Greater Indicates an impact that is greater than the proposed project</p> <p>Less Indicates an impact that is less than the proposed project</p>					

CONCLUSION

We look forward to continued constructive discussions with the District so that any change in the Proposed Project will: 1) be refined so that it benefits both the students attending CdM campus and not significantly impact the environment surrounding the CdM campus, and 2) will be compatible with our goal of maintaining our existing environment and quality of life. This goal is consistent with statements made by the Board of Education instructing District staff that the improvements must be based on a "good neighbor" approach and acceptance by the neighbors.

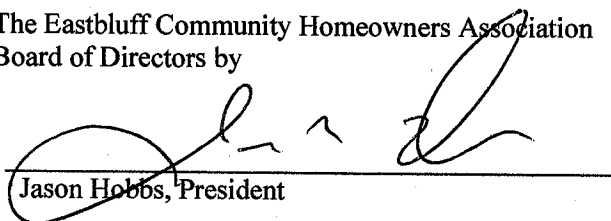
BB4-29

BB4-30

Thank you for the opportunity to comment on the Draft EIR. Eastbluff Association trusts that the Board of Education and District staff will work to resolve the serious concerns addressed above with the Draft EIR and make the changes necessary to protect the health, safety, and well-being of Eastbluff Association's members, residents, and guests.

Respectfully submitted,

The Eastbluff Community Homeowners Association
Board of Directors by



Jason Hobbs, President

ATTACHMENT A

**Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial
Study for the Proposed Corona del Mar High School Sports Field Project (May 23, 2016)**

BB4-31



VIA HAND DELIVERY AND EMAIL (feedback@nmusd.us)

May 23, 2016

Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626
Attention: Ara Zareczny, Facilities Analyst, LEED/AP

Re: Eastbluff Homeowners Community Association's Public Comment on the Recirculated Initial Study for the Proposed Corona del Mar High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit the public comments of the Eastbluff Homeowners Community Association ("Eastbluff Association") regarding the Recirculated Initial Study ("Recirculated Initial Study") prepared for the Newport-Mesa Unified School District ("NMUSD") concerning its proposed project ("Proposed Project") at Corona del Mar High School ("CdMHS").

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The project originally consisted of the replacement of the existing track and field at CdMHS, and the addition of limited new seating, at an estimated cost of \$7.4 million dollars to the District (the "Track and Field Replacement"). The Eastbluff Association has not, and does not, object to the Track and Field Replacement.

Thereafter, the CDM Foundation ("Foundation"), a private organization, proposed to fund the construction of a lighted football stadium at CdMHS ("Stadium") instead of the originally proposed project. This addition to the project was proposed to include a reconfigured track and field for dual football and track and field purposes, a press box, home and visitor stands, a public address system, six 80 foot high light poles, new fencing, a 3,000 square foot building (housing home and visitor ticket booths, a concession stand, storage, and bathrooms), destruction of existing landscaping, and the loss of existing practice field area (collectively the "Proposed Project"). These additions to the original project will cost an estimated additional \$4 million dollars.

The Foundation was ultimately unable to raise the extra funding for the Stadium. NMUSD is now proposing to construct the Stadium.

The Eastbluff Association contains and represents 460 single family homes located in close proximity to CdMHS. The information we are providing in this public comment letter represents the overwhelming opinion of our members and is documented by numerous community meetings, discussions by the Homeowners Association Board of Directors, research and outreach by the Board-appointed member committee, and the recently completed homeowner survey evaluating the Recirculated Initial Study.

As noted above, we wish to make it clear from the outset that we are not opposed to the Track and Field Replacement at CdMHS. However, we strenuously oppose the addition of the lighted stadium to the project for the reasons set forth in this letter.

It is without question that our community will be severely and negatively impacted by the construction of a lighted stadium at CdMHS. Our community is built on a hill. A significant portion of that hill overlooks CdMHS and,



therefore, the location of the Proposed Project. The homes in our community nearest to the high school are less than 150 feet from the Proposed Project. Starting there, our community rises up on our hill all the way to Jamboree Road. The top of our community is approximately 100 feet higher in elevation than the Proposed Project's site.

Should the Proposed Project be built, all of the nearby residential communities will suffer significant environmental impacts. However, the unique position of our community relative to the Proposed Project site and our community's unique topographic characteristics will cause us to suffer multiple, diverse, and extensively significant environmental impacts which will be of types, magnitude, and intensity greater than any of the other nearby residential and commercial developments.

Our community was designed to take full advantage of views from our homes. Many of those views are directly across the Proposed Project site. These views include the City of Newport Beach, Newport Harbor, Back Bay, the horizon towards the Pacific Ocean, Catalina Island, the Costa Mesa/Huntington Beach vista, Palos Verdes, and mountains to the north and west.

In addition to views, the configuration of the hill upon which our homes are built, combined with the differences in elevation from the lower homes to the higher homes, creates a bowl. This bowl surrounds CdMHS and the Proposed Project site. Noise from CdMHS radiates up our residential streets nearest the school to homes at the top of the hill. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community. The NMUSD and the City of Newport Beach recognized the existence of this effect when they constructed the existing sound wall for the joint-use Marion Bergeson swimming pool. The proposed lighted stadium uses will result in significantly more noise than the current field and track use, will introduce permanent and regular night use to the track and field for the first time in the school's 50-year history, and will negatively impact the existing environment of our community.

Since the construction of CdMHS and the surrounding homes in the 1960's, the residential areas have remained essentially the same. What has changed drastically is CdMHS. Residential growth elsewhere in the City of Newport Beach, the District's decision to open a middle school at CdMHS, the small campus, and a single street providing the only direct access to the school have inexorably led to the following:

- Overcrowding of the school;
- Too many cars trying to access the school;
- Not enough on-site school parking;
- Students parking off-site;
- Students running across streets to and from school in heavy traffic; and
- Traffic jams on the surrounding streets which were designed for much smaller traffic loads.

In addition, multiple nearby residential projects presently under construction and in planning will exacerbate all of these problems.

Our Eastbluff community has a very diverse population. Our homeowners range from families with young children who are new to the Eastbluff Association to long term residents who have lived in their homes for more than 40 years. Many homes are occupied by second generation family members. We love our neighborhood and its peace and quiet, especially in the evening. The installation of a lighted stadium at CdMHS threatens us with the disruption of our existing living environment and will significantly impact the quality of life our community has experienced for the past 50 years.

Our homeowners are mobilized and very active in expressing their deep concerns over the lighted stadium. We are



acutely aware that our homes are vulnerable to the impacts which will result from the lighted stadium such as increased noise, glare from lights, impairment of daytime and nighttime views, increased traffic impacting our ability to enter and leave our community, and significantly increased parking on our residential streets.

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The addition to the project of a lighted stadium is incompatible with the immediate residential surroundings. The inevitable significant environmental impacts of the Proposed Project on our community have compelled the Eastbluff Association to engage a team of professionals to assist with this process, including legal counsel, Land Use EIR consultants, and others.

We request you recognize our strong concerns about the lighted stadium elements of the Proposed Project which will cause diverse significant environmental impacts that must be further studied. Those studies need to provide data and analysis as to how those significant environmental impacts will affect our community so that you can change the Proposed Project design and operational uses to avoid such negative impacts.

We hope to work with NMUSD in a constructive manner so that any change in the existing track and field use will be compatible with our goal of maintaining our environment and our quality of life. This goal is consistent with statements made by the NMUSD Board of Trustees instructing Board staff that the improvements must be based on a “good neighbor” approach and acceptance by the neighbors.

The Recirculated Initial Study provides a preliminary evaluation of the potential environmental consequences associated with the construction and use of the Proposed Project. We concur with the finding on page 37 that the “proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required.” Additionally, we believe the changes described in *Section 1.3 – Project Description* which starts on page 9 and continues to page 31, and the proposed use and schedule as reported on page 29, have significant environmental impacts on the Eastbluff Association’s residents which must be addressed in the Draft Environmental Impact Report and resolved before School Board approval.

As the largest single family homeowners association near the Proposed Project, we urge the School District to work with us in reviewing the stadium elements of the Proposed Project and the proposed operational uses in order to define a project that both benefits the students attending CdMHS and does not significantly impact the environment surrounding the school property.

Exhibit “A” to this letter provides specific comments on the Recirculated Initial Study’s contents as related to the Proposed Project’s significant environmental impacts. Exhibit “B” to this letter discretely addresses and identifies how our community will suffer from significant environmental impacts due to the Proposed Project.

In conclusion, we strongly urge the School District to establish a process to meet with the Board of Directors of the Eastbluff Association to discuss proposed changes to the sports field complex project design and the associated use and schedule details in order to identify changes to the plan which will eliminate and or mitigate these vast significant environmental impacts.

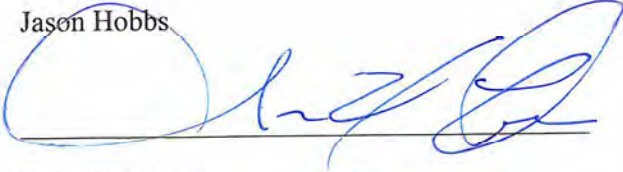
Respectfully submitted,

(signature page follows)



The Eastbluff Community Homeowners Association
Board of Directors

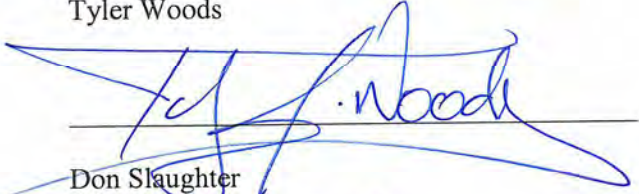
Jason Hobbs



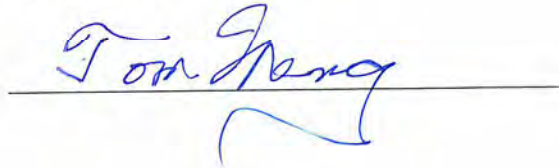
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Tyler Woods



Tom Meng



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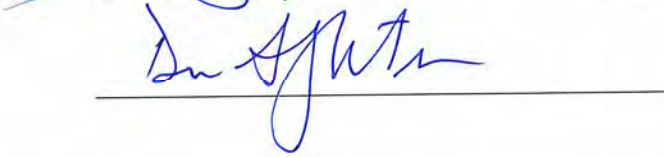




EXHIBIT “A”

Eastbluff Homeowners Community Association’s Public Comment on the Recirculated Initial Study Concerning Corona del Mar High School Sports Field Project

Page	Section	Comment on the initial Study
1	1.2.1 Existing Land Use – Gymnasium	<p>The Recirculated Initial Study fails to specify the seating capacity of the identified gymnasium, the types of uses therein, and the anticipated frequency of its use which will overlap with any anticipated time the Proposed Project will be used.</p> <p>Various impacts of the Proposed Project, including, in part, the impact on traffic around CdMHS, parking at CdMHS, and spill-over parking onto the public streets, including within the Eastbluff Association, cannot be assessed without establishing and including such information.</p> <p>Further research and consultation with CdMHS’ administration should occur prior to the preparation of the Draft Environmental Impact Report to identify other common on-campus gathering and event facilities that have been omitted or identified with incomplete information so that all such facilities are properly and fully considered in analyzing the Proposed Project’s environmental impacts.</p> <p>All of the above information should be included and considered in the Draft Environmental Impact Report; otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Sports Field and Bleachers	<p>The Recirculated Initial Study does not identify the proposed bleachers with sufficient detail to analyze the environmental impacts of their anticipated use. For example, the Recirculated Initial Study does not state the proposed materials from which the proposed bleachers will be constructed. The type of materials will influence the amount of noise generation from the anticipated use of the proposed bleachers.</p> <p>Such information should be included in the Draft Environmental Impact Report; otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Lighting System	<p>The Recirculated Initial Study does not identify the proposed lighting system with sufficient detail to analyze the environmental impacts of that system’s anticipated use. For example, the Recirculated Initial Study does not state the number of lights anticipated on each of the eight 80’ poles proposed to be installed, the type of lights anticipated</p>

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		<p>to be installed, the wattage of each of those lights, the lighting system’s total wattage, and the designed precautions to avoid glare into adjacent properties.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
10	1.3.1 Proposed Land Use – Public Address System	<p>The Recirculated Initial Study does not identify the proposed public address system with sufficient detail to analyze the environmental impacts of that system’s anticipated use. For example, the Recirculated Initial Study does not state the number of speakers anticipated to be installed, the size of those speakers, the individual decibel capacity of each type of speaker, the aggregative total decibel capacity of all speakers, the anticipated individual decibel level to be used for different purposes, the anticipated aggregative decibel level to be used for different purposes, the anticipated frequency of use, and the anticipated hours of use.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
30	1 Introduction – Community Use	<p>The Recirculated Initial Study does not include sufficient detail concerning the anticipated community use of the Proposed Project to analyze the environmental impacts of the Proposed Project’s anticipated use. The Recirculated Initial Study acknowledges that “community use” of the Proposed Project would occur, as purportedly required by the Civil Center Act, though that anticipated use is neither quantified nor qualified.</p> <p>For example, the Recirculated Initial Study does not state the anticipated frequency of use for community events, the anticipated hours of use for community events, the anticipated types of community events that would occur, and the anticipated number of persons and associated vehicles attending anticipated community events. Numerous anticipated significant environment impacts, including, in part, noise, light, traffic, parking, emergency services, and pollution cannot be analyzed without accounting for this information since the anticipated intensity of use of the Proposed Project will be unknown.</p> <p>Such information should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>

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30	1 Introduction – Concurrent Use of School Facilities	<p>The Recirculated Initial Study does not include sufficient detail concerning the anticipated concurrent use of the Proposed Project with other on-campus school or community functions and gatherings. The Recirculated Initial Study vaguely states that it “anticipates that swimming events and other major school events would not be scheduled at the same time as major, at-capacity events at the football / track-and-field facility”, but fails to explain the meaning and significance of that statement. Why is this anticipated? Has CdMHS agreed to such? What does “major, at-capacity events” mean? How does CdMHS know in advance which scheduled football games will be “major, at-capacity events?” What does “other major school events” mean? Does “at the same time” include any buffer of time between the anticipated ending time of one event before the start of another? The myriad ambiguities inherent in this statement render it virtually meaningless. Moreover, this vague speculation, which is not justified and necessary, vitiates any ability to understand and analyze anticipated cumulative environmental impacts of the Proposed Project.</p> <p>Such details should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
31	1 Introduction – Highest Spectator Events, Worst Case	<p>The Recirculated Initial Study erroneously identifies 1,000 end users at 10 p.m. as the worst case scenario of operating the Proposed Project in the evening for a Friday night football event. In reality, it is foreseeable that such a full-capacity event would include, at minimum, 1,500 plus persons as that figure excludes, in part, the participants in those events, coaches, cheer and pep squads, marching bands, press members, medical staff, security staff, janitorial staff, operators of the ticket booth, operators of the concession stands, operators of the press box, and operators of the scoreboard, electronics, lighting, and public address system etc.</p> <p>The Recirculated Initial Study appears to erroneously assume that the environmental impacts of the Proposed Project’s use will end at 10 p.m. because the football game will end at that time. The Recirculated Initial Study does not indicate that the Proposed Project’s lights will be turned off by 10 p.m., that the use of the Proposed Project’s public address system will cease by 10 p.m., that all of the anticipated spectators, participants, school staff, vendors, workers, and others present at the event will have left the Proposed Project by 10 p.m., that all of the same people who parked in CdMHS’ parking lots will have driven away by 10 p.m., that all of the same people who parking on public streets near CdMHS, including with the Eastbluff Association, will have driven away by 10 p.m., that</p>

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		<p>all of the same people who traveled to the event via public transportation will have boarded departing public transportation by 10 p.m. etc.</p> <p>The Recirculated Initial Study also appears to assume that no other school or public events will be simultaneously occurring at CdMHS, which may be an erroneous assumption. Moreover, the Recirculated Initial Study fails to account for foreseeable concurrent worship-related, school-related, and public-related events at Our Lady Queen of Angels Catholic Church, which is located across the street from the CdMHS, and which contains a kindergarten through eighth grade school with hundreds of students. The Eastbluff Association understands that Our Lady Queen of Angeles Catholic Church has proposed the construction of a new, large gymnasium on its property must also be accounted for in analyzing the Proposed Project's cumulative significant environmental impacts.</p> <p>Simply put, the worst case scenario is in fact dramatically worse than that contemplated in the Recirculated Initial Study, which will cause significantly greater environmental impacts in scope, magnitude, and duration than suggested in the Recirculated Initial Study.</p> <p>The Eastbluff Association agrees that the worst case scenario must be accounted for and analyzed in the Draft Environmental Impact Report, just as foreseeable concurrent on-campus and nearby events must be accounted for and analyzed.</p> <p>Absent the inclusion and consideration of the true foreseeable worst case scenario in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
32	1.3.3 Alternatives	<p>Beyond the enumerated alternatives to be considered specified in the Recirculated Initial Study, consideration of remote parking for students attending the game and working the facility should be considered. Also parking lot expansion at the school or a parking structure in the rear area of the property should be included as a primary prerequisite improvement. Addressing the current lack of school facilities parking is required to fully analyze the Proposed Project's environmental impacts on traffic congestion, parking availability, and public safety access to the fields and surrounding homes.</p> <p>This should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>

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		<p>Additionally, the Draft Environmental Impact Report should address the alternative of continuing the use of other lighted fields in the immediate area when a lighted field is needed by CdMHS, which has been the practice followed by NMUSD and CdMHS for the last 50 years. The need to change that practice must be detailed and supported with facts. This analysis will be especially timely given that two new lighted District fields have been added in the past few years.</p> <p>This should be included in the Draft Environmental Impact Report otherwise any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
47	3.1 Aesthetics – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the material adverse effect the Proposed Project will have on numerous scenic vistas, including those within the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
47-48	3.1 Aesthetics – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the material adverse effect the Proposed Project will have on numerous scenic resources, including those within the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
48	3.1 Aesthetics – Question “c”	The Eastbluff Association agrees with the “potential significant impact” finding due to the substantial degradation the Proposed Project will have on existing visual character and quality of the site and surroundings, including that of the Eastbluff Association and those affecting the Eastbluff Association’s membership. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
51	3.1 Aesthetics – Question “d”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the new sources of substantial light or glare, due to the Proposed Project, which would adversely affect day or nighttime views in the area, including that within the Eastbluff Association. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Recirculated Initial Study indicates that measurements of</p>

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		<p>“existing nighttime light levels” will occur at certain locations prior to the preparation of the Draft Environmental Impact Report. Only one location within the Eastbluff Association is proposed to be measured on Figure 13—this is referenced as “View 4.” Additional locations with the Eastbluff Association must be measured. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated light and glare.</p> <p>Views 1, 2, and 3 on Figure 13 are all at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable light and glare impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).</p> <p>The impact on the Eastbluff Association’s residents cannot be sufficiently understood or analyzed using only one baseline nighttime light level reading location. As a result, the cumulative effect of light and glare if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed level reading locations identified on Figure 13.</p> <p>The Eastbluff Association requests that five additional nighttime light level reading locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Alta Vista Drive, Alder Place, and Almond Place.</p> <p>Absent the inclusion and consideration of additional nighttime light level locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p> <p>The Eastbluff Association also notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that the nighttime level readings will occur on a weeknight before then as the existing nighttime level readings will not be representative and the cumulative light and glare impact of the Proposed Project cannot be understood and analyzed if such readings are obtained during the weekend when the use of CdMHS’ facilities is known to be the lowest level and/or during the summer recess when again the use of CdMHS’ facilities is known to be the lowest level.</p>	
53	3.3 Air Quality – Question “a”	<p>The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental</p>	

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		impact.
53	3.3 Air Quality – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “c”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
54	3.3 Air Quality – Question “e”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable generation of objectionable odors that will affect a substantial number of people during the extensive demolition and construction of the Proposed Project.
55	3.4 Biological Resources – Question “a”	The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on species identified as a candidate, sensitive, or special species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The Proposed Project site is closely located to several locally, state, and federally-protected environmental areas. For example, CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which is also part of the Upper Newport Bay (known as the Back Bay). Both protected areas provide critical habitat for around 200 sensitive or endangered species, including, in part, the salt marsh bird’s beak, the brown pelican, the light-footed clapper rail, Ridgeway’s rail, California black rail, California least tern, Lease Bell’s vireo, peregrine falcon, coastal California gnatcatcher, and Belding’s savannah sparrow. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantially negatively affect the protected species in these habitats contrary to the Recirculated Initial Study’s bald assertion otherwise. Moreover, the physical characteristics of the Proposed Project will also substantially negatively affect the protected species as the light poles, among other

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		<p>improvements, will substantially disrupt these species’ habitat and migratory patterns.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these species in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>	BB4-32
55	3.4 Biological Resources – Question “b”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on riparian habitat and/or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The Proposed Project site is closely located to several locally, state, and federally-identified riparian habitats and sensitive natural communities. For example, CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area, which contains riparian habitats and sensitive natural communities. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which also contains riparian habitats and sensitive natural communities. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantively negatively affect these riparian habitats and sensitive natural communities contrary to the Recirculated Initial Study’s bald assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these habitats and communities in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>	
55	3.4 Biological Resources – Question “c”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The Proposed Project site is closely located to one or more Section 404-classified protected wetlands and “other waters”. For example, CdMHS is located about 1,200 feet from Big Canyon Creek Watershed which contains about 14 acres of wetlands and 6 acres of “other waters” classified under and protected by Section 404 of the Clean Water Act. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantively negatively affect these protected wetlands contrary to the Recirculated Initial Study’s bald assertion otherwise.</p>	



		Absent the inclusion and consideration of the Proposed Project's effect on these wetlands in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.
55-56	3.4 Biological Resources – Question “d”	<p>The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will substantially interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. CdMHS is located about 1,200 feet from the Upper Newport Bay State Marine Conservation Area. CdMHS is also in close proximity of the Upper Newport Bay Nature Preserve and Ecological Reserve, which is also part of the Upper Newport Bay (known as the Back Bay). These areas provide habitat for 35,000 migratory birds, around 200 of which are sensitive or endangered species in addition to countless native or migratory fish or other wildlife. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on and substantially negatively affect these fish and wildlife contrary to the Recirculated Initial Study's assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project's effect on these fish and wildlife in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
56	3.4 Biological Resources – Question “e”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will conflict with local policies or ordinances protecting biological resources. The City of Newport Beach's Municipal Code contains various Chapters protecting biological resources, including, in part and for example, Chapter 7.26 (Protection of Natural Habitat for Migratory and other Waterfowl) and Chapter 7.30 (Wildlife Protection). The City of Newport Beach's General Plan contains various elements and policies protecting biological resources, including and for example, the entirety of Chapter 10 (Natural Resources Element). The Proposed Project will conflict with these policies and ordinances due to the Proposed Project's creation of significant light, glare, noise, and pollution.</p> <p>Absent the inclusion and consideration of the Proposed Project's conflict with these policies and ordinances in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the</p>

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		requirements of the California Environmental Quality Act and its Guidelines.
57	3.4 Biological Resources – Question “f”	<p>The Eastbluff Association disagrees with the “no impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact as the Proposed Project will conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conversation Plan, or other approved local, regional, or state habitat conservation plan. CdMHS is located about 1,200 feet from the Upper Newport Bay, portions of which are subject to a State of California habitat conservation plan, Orange County habitat conservation plan, and City of Newport Beach habitat conservation plan. The Proposed Project will foreseeably cause significant light, glare, noise, and pollution to intrude on these protected areas and conflict with the respective habitat conservation plans contrary to the Recirculated Initial Study’s bald assertion otherwise.</p> <p>Absent the inclusion and consideration of the Proposed Project’s effect on these habitat conservation plans in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its Guidelines.</p>
62	3.7 Greenhouse Gas Emissions – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
62	3.7 Greenhouse Gas Emissions – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
63	3.8 Hazards and Hazardous Materials – Question “a”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable use of hazardous materials during the extensive demolition and construction of the Proposed Project.
63	3.8 Hazards and Hazardous Materials – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
63	3.8 Hazards and Hazardous Materials –	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental

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	Question “c”	impact due to the foreseeable outgassing and emission of the hazardous materials anticipated to be used during the extensive demolition and construction of the Proposed Project.
65	3.8 Hazards and Hazardous Materials – Question “g”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to the foreseeable significant increase in traffic, congestion, and parking on public streets which is anticipated to materially interfere with and impede emergency ingress and egress to and from the Eastbluff Association through the extremely limited streets providing access to our community. The only means of ingress and egress to and from the Eastbluff Association are Cacao Street off of Eastbluff Drive, Bixia Street off of Eastbluff Drive, Alba Street off of Eastbluff Drive, and Bison Avenue off of Jamboree Road. Accordingly, there are over 100 residences for each of the four means of ingress and egress. The Proposed Project’s location is immediately adjacent to Alba Street, and very close to Bixia Street. Given the inadequate amount of parking on the CdMHS campus, the fact that Alba Street is closer to the Proposed Project’s location than two of the three parking lots on the CdMHS campus, and the fact that there is extremely limited parking on Eastbluff Drive and Visa Del Oro (the two public streets adjacent to the Proposed Project’s location outside of the Eastbluff Association) the Eastbluff Association anticipates that an abundance of attendees of events at the Proposed Project will park on the public streets within the Eastbluff Association, thereby significantly increasing traffic and congestion within our community. This is also anticipated to impair and impede emergency access to our community.
69	3.10 Land Use and Planning – Question “b”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to vast conflicts between the Proposed Project’s use and physical characteristics and applicable local, county, and state planning and zoning requirements concerning the same, including, in part, that of the City of Newport Beach’s General Plan, Zoning Ordinance, and Municipal Code.
71	3.12 Noise – Question “a”	The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated exposure of our community, and other members of the public, to noise levels in excess of that permitted by the City of Newport Beach as a result of the Proposed Project and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
71	3.12 Noise – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated exposure of our community,

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		and other members of the public, to excessive groundborne vibration and noise levels as a result of the Proposed Project and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
71-73	3.12 Noise – Question “c”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the anticipated substantial permanent increase in ambient noise levels in the Proposed Project’s vicinity, including that with our community, above existing levels. Accordingly, the Eastbluff Association requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Recirculated Initial Study indicates that noise monitoring at certain locations will occur prior to the preparation of the Draft Environmental Impact Report. Only two locations within the Eastbluff Association are proposed to be monitored on Figure 14 and Table 3—those are referenced as “N-4” and “N-8”. Additional locations with the Eastbluff Association must be monitored. As more specifically described in our cover letter and Exhibit “B” thereto, the Eastbluff Association uniquely overlooks the Proposed Project site. Given the change of elevation, topography, and orientation, the residences in the Eastbluff Association will be most affected by the Proposed Project’s anticipated noise generation.</p> <p>All other proposed monitoring locations are either at the same or a lower elevation compared to the Proposed Project and thus are meaningless to understand the foreseeable noise impact the Proposed Project will have on those who will be most affected (that being the Eastbluff Association).</p> <p>The impact on the Eastbluff Association’s residence cannot be sufficiently understood or analyzed using only two baseline noise monitoring locations. As a result, the cumulative effect of noise if the Proposed Project were to be constructed and used cannot be adequately understood and analyzed based on the proposed monitoring locations identified on Figure 14 and Table 3.</p> <p>The Eastbluff Association requests that six additional noise level monitoring locations be added within our community—specifically, we request that locations be added on Aralia Street, Aleppo Street, Arbutus Street, Alta Vista Drive, Bamboo Street, and Blackthorn Street.</p> <p>Absent the inclusion and consideration of additional noise monitoring locations within the Eastbluff Association in the Draft Environmental Impact Report, any analysis will be incomplete and contrary to the requirements of the California Environmental Quality Act and its</p>

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		<p>Guidelines.</p> <p>The Eastbluff Association also notes that CdMHS' last day of school instruction will be June 23, 2016. Accordingly, we trust that the noise monitoring will occur on a weekday during normal school hours before then as the noise monitoring will not be representative and the cumulative noise impact of the Proposed Project cannot be understood and analyzed if such readings are obtained during the weekend when the use of CdMHS' facilities is known to be the lowest level and/or during the summer recess when again the use of CdMHS' facilities is known to be the lowest level.</p> <p>The Eastbluff Association further notes that the Recirculated Initial Study is mistaken and misguided in suggesting that the Draft Environmental Report's consideration of a "good neighbor policy" (particularly a policy so incomplete and minute in scope) as mitigation would satisfy the requirements of the California Environmental Quality Act and its Guidelines. There is no reasonable basis from the Recirculated Initial Study to conclude that a "good neighbor policy" has been defined in detail to substantially reduce the significant environmental impacts of the Proposed Project in terms of noise generation.</p>
72	3.12 Noise – Question "d"	The Eastbluff Association agrees with the "potential significant impact" finding due to a substantial temporary or periodic increase in ambient noise levels in the project vicinity, including our community, above levels existing without the project for the reasons set forth in our comment to 3.12 Noise – Question "c" above and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
76	3.14 Public Services – Question "a"	The Eastbluff Association agrees with the "potential significant impact" finding due to the Proposed Project's anticipated impact on fire protection services and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede with emergency access to and from our community as set forth in our comment to 3.8 Hazards and Hazardous Materials – Question "g" above.
76	3.14 Public Services – Question "b"	The Eastbluff Association agrees with the "potential significant impact" finding due to the Proposed Project's anticipated impact on police protection services and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede emergency access to and from our community as set forth in

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		our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
76	3.14 Public Services – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project’s anticipated impact on parks and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. Many of the Eastbluff Association’s members currently use CdMHS’ existing track and field facility and are disappointed that the Proposed Project will not be accessible to members of the public for similar use. This is simply inconsistent with the use of public funds and the Proposed Project being a public facility. It is also violative of any semblance of a “good neighbor policy” given the very significant level of public use of the Proposed Project site by the nearby residents for more than 50 years.
77-78	3.16 Transportation – Question “a”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to conflicts between the Proposed Project and applicable local, county, and state plans, ordinances, and policies concerning an effective transportation circulation system and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Eastbluff Association notes that Eastbluff Drive, which fronts the Proposed Project site, is the primary public transportation route for our community’s residents and visitors. The impact of increased traffic and on-street parking resulting from the Proposed Project must be adequately analyzed and addressed. We anticipate that the Proposed Project will result in a significant slow-down on Eastbluff Drive and other nearby public streets, due to the increased use and increased number of spectators, participants, workers, and school staff at the Proposed Project during events. The impact of the increased use of the sports field with potential simultaneous use of the swim stadium, gym, theater, and other facilities at CdMHS need to be analyzed and addressed.</p> <p>The Eastbluff Association notes that the worst case scenario as discussed in our comment to 1 Introduction – Highest Spectator Events, Worst Case above must be considered and utilized in performing the traffic studies discussed in the Recirculated Initial Study to occur prior to the preparation of the Draft Environmental Impact Report otherwise the cumulative traffic impact of the Proposed Project cannot be adequately understood and analyzed which is necessary to comply with the California Environmental Quality Act’s and its Guidelines’ requirements.</p> <p>The Eastbluff Association further notes that CdMHS’ last day of school instruction will be June 23, 2016. Accordingly, we trust that</p>

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		to the extent the School District performs any traffic counts for the traffic analysis stated in the Recirculated Initial Study that those counts will be completed on weekdays of school instruction before June 23, 2016.
78	3.16 Transportation – Question “b”	The Eastbluff Association agrees with the “potential significant impact” finding due to conflicts between the Proposed Project and applicable local, county, and state congestion management programs and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
78-79	3.16 Transportation – Question “d”	The Eastbluff Association agrees with the “potential significant impact” finding due to the foreseeable substantial increase of hazards due to the Proposed Project’s design features and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.
79	3.16 Transportation – Question “e”	The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project foreseeably resulting in inadequate emergency access, including to that of our community, and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact. The Eastbluff Association is particularly concerned that the Proposed Project will interfere and impede emergency access to and from our community as set forth in our comment to 3.8 Hazards and Hazardous Materials – Question “g” above.
79	3.16 Transportation – Question “f”	The Eastbluff Association disagrees with the “less than significant impact” finding and requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact due to conflict between the Proposed Project and local, county, and state adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities, and the Proposed Project will foreseeably decrease the performance or safety of those facilities.
79	3.16 Transportation – Question “g”	<p>The Eastbluff Association agrees with the “potential significant impact” finding due to the Proposed Project foreseeably resulting in inadequate parking capacity and thus requests that the Draft Environmental Impact Report conclude that this constitutes a significant environmental impact.</p> <p>The Eastbluff Association notes that the Recirculated Initial Study’s reliance upon the off-street parking standard for assembly purposes contained in the City of Newport Beach’s Municipal Code is inapt and misplaced. That standard was not intended to apply to high school events. It is foreseeable that at least two thirds of the attendees of the Proposed Project’s events will be high school students. Many</p>

BB4-32



		<p>of those students will drive to and from such events. Virtually all of those students will have a California Driving Permit as opposed to a California Driver's License. Holders of California Driving Permits are subject to certain restrictions and requirements, including that they may not drive friends and fellow students unless they are family members. The off-street parking standards for assembly purposes in the City of Newport Beach's Municipal Code do not contemplate that the end users utilizing the off-street parking spaces will be subject to such restrictions and requirements. Accordingly, a significant number of attendees of events at the Proposed Project will have to lawfully drive separately and cannot lawfully drive other attendees. This significantly increases the foreseeable number of vehicles requiring a parking space versus a three seat to one parking space requirement.</p> <p>The Eastbluff Association further notes that the specious nature of the Recirculated Initial Study's consideration of required parking spaces is demonstrated by the conclusion that "[t]he maximum 1,000-seat bleacher capacity would require 334 spaces." This conclusion spuriously assumes that only 1,000 people would require parking spaces for full-capacity events at the Proposed Project and of course relies on an inapplicable three seat to one parking space ratio. As noted in our comment to 1 Introduction – Highest Spectator Events, Worst Case above, at least 1,500 plus people would require parking spaces and as noted in the preceding paragraph, a three-to-one ratio is inapt.</p> <p>More accurate numbers and ratios must be considered and utilized in analyzing the adequacy of parking capacity in preparing the Draft Environmental Impact Report otherwise this issue will not be adequately understood and analyzed which is necessary to comply with the California Environmental Quality Act's and its Guidelines' requirements.</p> <p>The Eastbluff Association additionally notes that CdMHS already has inadequate parking for students, staff, and visitors. The availability of parking spaces on both CdMHS and adjacent public streets needs to be studied during the school year and anticipate multiple uses of school facilities at the same time to judge the anticipated impact. Similarly, congestion due to incoming and outgoing traffic for events must be analyzed and addressed as it creates a safety hazard for our community.</p> <p>The Eastbluff Association additionally notes that myriad cars are parked on the public residential streets within our community during school hours causing traffic, noise, and lack of parking for residents and their visitors. Permit parking on our community's lower streets adjacent to the schools has been implemented but the volume is so large the cars continue to park on upper streets not under the permit</p>
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BB4-32



		<p>regulations. The failure of the School District to provide adequate parking for the Proposed Project may require the Eastbluff Association to examine gating our community to avoid the foreseeable deleterious impact on our members—note that all of the other homeowner associations nearby the Proposed Project site have private roads and thus can block access to their roads via a security guard, gate or other physical barrier to avoid unpermitted student parking. The impact of increased traffic and increased parking on our community’s public residential streets needs to be adequately analyzed and addressed in the Draft Environmental Impact Report. The foreseeable impacts of the increased parking requirements due to the Proposed Project with simultaneous use of the swim stadium, gym, theater, and other facilities at CdMHS need to be analyzed and addressed in the Draft Environmental Impact Report.</p> <p>The Eastbluff Association additionally notes that the Recirculated Initial Study speciously assumes that attendees of events at the Proposed Project will use CdMHS’ three parking lots as the primary parking locations. This belies experience and logic as attendees will park in the closest available location to the site. Numerous public residential streets in our community are located closer to the Proposed Project site than two of CdMHS’ parking lots. Also, the Recirculated Initial Study erroneously references “Aralia” as a “private street”, whereas it is a public residential street within our community. The Draft Environmental Impact Report should analyze and address the foreseeable impact of attendees of events at the Proposed Project parking on our community’s public residential streets.</p> <p>The Eastbluff Association additionally notes that the Recirculated Initial Study does not acknowledge or contemplate that public parking, and even temporary stopping, on Eastbluff Drive is not allowed across from the Proposed Project site since is a primary route for public transportation, residential and commercial traffic, and public safety vehicles. The Draft Environmental Impact Report should not assume that any attendees of events at the Proposed Project will be able to park and/or be dropped off and picked up on Eastbluff Drive. Given the foreseeable shortage of parking spaces, it is anticipated that these vital traffic limitations will be frequently violated and create public health and safety problems.</p>
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BB4-32





EXHIBIT "B"

Eastbluff Homeowners Community Association Corona del Mar High School Sports Field Project Significantly Impacted Homes

Introduction

The Recirculated Initial Study has been reviewed by the Eastbluff Association's Board of Directors and by our residents. The information provided in this Exhibit "B" to our public comment letter is based on feedback from our residents at numerous association meetings and workshops, as well as discussions with school officials and NMUSD Trustees.

BB4-33

In particular, the Eastbluff Association recently conducted a written survey of residents to ascertain the level of homeowners' support of and opposition to the Proposed Project. The results of the survey and analysis of our community are presented in this Exhibit to assist the NMUSD staff and consultants in (1) carrying out their statutory duty to mitigate significant environmental impacts on the Eastbluff Association homes and (2) responding to the overwhelming opposition of our residents to the construction of a lighted stadium in the face of the commitment of the School Board to be a "Good Neighbor" in the review of this project.

Overview of Significantly Impacted Homes in the Eastbluff Association

- Our community contains 460 single family homes.
- Approximately 1,300 people live in our community.
- Our community is the largest and only single family tract in the immediate proximity of the Proposed Project.
- A large number of members of our community have children attending CdMHS.
- Many of our residents are graduates of CdMHS.
- Our community has a long history of support for CdMHS.
- Many of our residents use the CdMHS facilities on a regular basis, including the gym, swim stadium, track, sports fields, and theatre.
- Eastbluff Drive is the primary access to our community. Eastbluff Drive is also the street providing vehicular access to CdMHS.
- There are three entrances to our community from Eastbluff Drive.
- Our community also has a limited entrance from Jamboree Road via Bison Ave.
- Due to (1) the dramatic growth of CdMHS, (2) the fact that the school can be accessed by vehicle only by Eastbluff Drive, (3) the fact that Eastbluff Drive was not designed for the growth which has occurred at the school, (4) the small size of the campus, (5) the lack of a parking structure on campus, and (6) the limited parking available on the campus for the ever increasing school population, the adverse impacts of CdMHS-generated traffic and parking have been visited upon our community as well as other nearby homeowner associations.
- The traffic and parking situation has become so burdensome to our community that the City of Newport Beach has had to repeatedly take action to address those impacts. Those actions are discussed below.

BB4-34



Impact Analysis

Eastbluff Association's homes are directly across Eastbluff Drive from the existing CdMHS track and field. One of the four entrances to our tract is at Alba Street which is directly opposite the entrance to the CdMHS primary student parking lot. That lot is also the main parking lot for the existing track and field, the tennis courts, the gymnasium, and the joint use Marion Bergeson pool.

BB4-35

The intersection of Alba Street and Eastbluff Drive is heavily impacted by school traffic. Past problems with traffic congestion and students parking in front of our homes has led to a series of actions by the City of Newport Beach to reduce the negative impacts on or residents. Those steps were, in part, as follows:

1. At the urging of the Eastbluff Association, the City of Newport Beach installed a right turn only lane from the south end of Eastbluff Drive onto Jamboree Road.
2. The City then reconfigured the Jamboree entrance to our community in order to prevent school traffic from using Bison Avenue to avoid the traffic congestion on Eastbluff Drive.
3. The City then prohibited right turns from Eastbluff Drive onto Alba Street and into our community at certain times on school days.
4. The City then relocated the Eastbluff Drive crosswalk at Alba Street further north on Eastbluff Drive and installed drop-off zones.
5. Most recently, the homes on Aralia Street from 2100 to 2344 (51 homes) have been designated as Parking Permit District 3. School parking is prohibited for more than one hour on school days. Residents are required to have parking permits to park more than one hour. This limitation was designed to stop student parking all day on these residential streets due to lack of parking at the school.

BB4-36

All of these steps were necessary to begin alleviating the problems caused by the extraordinary, unplanned growth of CdMHS and the failure of the NMUSD to adequately address the problems this growth has visited upon the surrounding neighborhood. Please also note that the solutions available to the City of Newport Beach to address the CdMHS traffic and parking problems are not imposed upon CdMHS, which is the source of these problems, but are, instead, imposed upon the neighbors who have had absolutely no role in creating the existing school traffic and parking problems.

As to the recently imposed Aralia Street parking restrictions, they do not apply after 4:00 pm on school days and only apply to Aralia Street. This has resulted in serious parking problems when school events take place after 4:00 pm and on non-school days. Event participants monopolize the residents' parking on Aralia Street. In addition, students who are not permitted to park in the school lots at CdMHS now are willing to drive further up into the streets in our association in order to find parking. Students are now parking on Aleppo Street, Alta Vista Drive, and Arbutus Street.

BB4-37

In light of the fact that NMUSD has offered us no solution to our existing parking issues, our residents have recently asked the Eastbluff Association to take action with the City to expand the no parking without a permit zone to all streets in the high impact area described later in this report. They have also asked to extend the no parking days and hours to seven days a week from 7:00 am to 10:00 pm.

BB4-38



Due entirely to CdMHS-generated traffic and parking problems, some of our homeowners are now promoting the strategy to privatize the streets in our association. Privatizing would, of course, be a significant capital and ongoing expense for the residents, all of which would be endured only to avoid the burdens unfairly placed on our homeowners by NMUSD.

The following chart presents the streets faced with the most serious anticipated environmental impacts due to the proposed project:

Street	Addresses	No. Homes	Environmental Impact Categories					Notes
			Traffic	Parking	Noise	80' Lights	View (poles)	
Aralia St	2100 - 2344	51	S	S	S	S	S	1
Arbutus St	2100 - 2344	33	S	M	S	S	S	2
Alta Vista Dr	2208 - 2401	20	S	S	S	S	S	2
Aleppo St	736 - 927	20	S	S	S	M	M	3
Almond St	901 - 916	5	S	N/A	S	N/A	N/A	4
Alder St	901-920	9	S	N/A	S	N/A	N/A	4
Bellis St	701-938	22	S	M	S	M	M	5
TOTAL HOMES		160						

Legend - S = Significant Negative Impact; M = Moderate Negative impact; ; N/A = Not Applicable

Notes:

1. Aralia Street homes are significantly impacted due to existing school parking. Additional environmental impacts will occur due to significantly increased traffic, noise, lights, and lack of parking from the proposed stadium and allowing expanded use. The existing no parking on this street is likely to be expanded to 7 days a week and 7:00 am to 10:00 pm if the proposed event schedule and size of the events is not modified. These homeowners' entrance/exit is from Alba Street and they have a significant inconvenience when school day and evening events take place.

2. Event participant and attendee parking, noise from large events, and impairment of views are the primary environmental impacts on homes on Arbutus Street and Alta Vista Drive. The parking restrictions in place on Aralia Street are likely to be expanded to Arbutus Street, Aleppo Street, and Alta Vista Drive homes. All residents will be significantly negatively impacted by increased traffic and congestion.



3. The significant environmental impacts on Aleppo Street will be due to event parking and noise. This is also a street currently used for access to the school from the Bison and Jamboree entrance. The increased through traffic is a safety hazard for child and our walkers and joggers. Some of these homes will also be impacted by view impairment from 80 foot light poles and lights for evening practices/training and events. All residents will be significantly negatively impacted by increased traffic and congestion.

BB4-40

4. The significant environmental impact on Alder Street and Almond Street (14 homes) is largely due to noise that carries up the terraced tract from the schools to their location in cul-de-sacs. The noise intensifies and seems to create a tunnel effect against the homes and sound wall on Jamboree. All residents will be significantly negatively impacted by increased traffic and congestion.

BB4-41

5. The significant environmental impacts on Bellis Street will be primarily due to noise and view impairment. This is also a street used for access to the school from the Bison and Jamboree entrance. The increased thru traffic is a safety hazard for children and our walkers and joggers. All residents will be significantly negatively impacted by increased traffic and congestion.

BB4-42

The map included in this report was obtained from Google Maps. The link is:
<https://www.google.com/maps/@33.6335938,-117.8740085,17z>

Homeowners' Survey Results

The survey of our homeowners was taken when the Recirculated Initial Study was released and public comments requested. The link to the Recirculated Initial Study was provided and relevant excerpts from such were provided, summarizing the proposed expanded use of the facilities in terms of number of sports, day and hours of use and planned events. A presentation has been made at our monthly association meeting and followup took place through web site posting, email, and direct mail.

BB4-43

The survey results confirm the homeowners' willingness to support the Track and Field Replacement to provide a cost-effective environment to maintain safer field conditions. We also support the all-weather capability these changes will provide.

Significant concern is evidenced by 70% of respondents expressing "Extreme" concerns about scope of the proposed project. Our members noted their concern about negative impacts that will result due to event noise, lights, lack of parking, increased traffic congestion and number of events, day/time of the field use, and the potential to rent the faculty for outside use.

Many members noted existing problems from CdMHS parking lot lights in the main parking lot on Eastbluff Drive and the noise from the swim stadium. A number of responses also noted the current student parking problem on community's "A" streets across from the school's main parking lot. More events and large attendance would make this problem even worse.

BB4-44

Concern was also expressed that other HOA's in Eastbluff could prohibit on-street parking on their private streets and that would push attendees to stadium events to park on Eastbluff Community's public residential streets. Parking is not permitted on Eastbluff Drive due to main access in and out of community and its use by public transportation and bikers.

BB4-45



Survey responses were 70% to 75% expressing “Rating Category 5 – “extremely concerned about a Potentially Significant Impact.” Additionally 10% to 15% of members expressed “Category 4 - Moderately concerned about a Potentially Significant impact.” This level of concern needs to be addressed in the EIR and final design plans.

The survey questions and responses are included in this report. The following summary points out where support and where strong opposition exist.

Question	Significant/Moderate Negative Impact %	Somewhat/Slight/Not Concerned %
Q1: Aesthetics, views, landscaping, visual appeal	84.2	15.8
Q2: Lights, glare	84.2	15.8
Q3: Noise impact from events	83.6	16.4
Q4: Ambient noise, permanent increased use	82.0	18.0
Q5: Negative impact on HOA property from use, trash, maintenance, upkeep	56.8	43.2
Q6: Transportation Issues – congestion, busier intersection, curbside parking	88.3	11.7
Q7: Hazardous interchange, entrance U-turns, pedestrian safety	88.0	14.0
Q8: Transportation – emergency vehicle access	68.2	32.8
Q9: Parking capacity inadequacy at HS during games and events	80.6	19.4

BB4-46

Comments received indicated homeowners were in support of the field improvements to replace natural grass and existing track materials with all weather artificial turf and track compound. The level of support for other key elements of the project was in the low range of 7% to 21% as shown below.

Sports Field Element	Members	%
Field and Track Surface Replacement	108	63.2
Concession / ticket booth, restrooms	36	21.1
Bleachers 1,000 seats	35	20.5



Press box	22	12.9
Lighting	15	8.8
Public Address	16	9.4
Increase use outside events	12	7.0

BB4-46

Recommendation

NMUSD officials should consider our feedback and realize that the community around the school will suffer significant negative environmental impacts if the stadium is approved, constructed, and used. Meetings should be scheduled with our representatives to discuss alternatives to the Proposed Plan. This is consistent with pledges we have received from School Board Trustees. Not engaging in such talks will delay the Track and Field Reconstruction and cost our association and the School District unnecessary consultant and legal expenses.

Conclusion

The Eastbluff Association has been active for two years in discussing this project with NMUSD and has consistently objected to the construction of a lighted stadium at CdMHS. The proposed plan and the operation use and schedule will have a significant negative impact on our homes. We are mobilized and knowledgeable about the proposed improvements. Our homes need to be a key location in measuring the impact and negotiating changes in the plans and mitigation measures. We are adamant that the proposed stadium will further unfairly burden our residents with traffic congestion, lack of parking, event noise, and view impairment from light poles and lights.

Our Eastbluff Homeowners Community Association has designated two Board Directors and our Land Use/Litigation attorney as the points of contact for questions on our comment letter and future discussions. We encourage NMUSD and CdMHS officials to meet with our representatives to discuss strategies to resolve the significant negative environmental impacts the Stadium will cause as proposed in the Recirculated Study.

Our contacts are as follows;

- Don Slaughter – Don@eastbluff.net – (949) 644-1455
- Ron Rubino – Ron@eastbluff.net – (949) 683-6130
- Aaron Ehrlich – AEhrlich@berding-weil.com – (714) 429-0600



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March 22, 2017

Newport Mesa Unified School District
Attn: Ara Zareczny, LEED/AP
2985 Bear Street, Building E
Costa Mesa, CA 92626
feedback@nmusd.us

Re: Comments on the Draft EIR for Corona del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny,

This office has been engaged by Newport Citizens for Responsible Growth (“NCRG”) to respond to the Draft Environmental Impact Report (“DEIR”) prepared by Newport Mesa Unified School District (“NMUSD”) for the Corona del Mar Middle and High School Sports Field Project (“Proposed Project”). We submit the following comments regarding the DEIR.

Project Description.

“An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193. CEQA requires an accurate project description to ensure that the public and interested parties and public agencies balance the proposed project's benefits against its environmental cost, consider appropriate mitigation measures, assess the advantages of terminating the proposal and properly weigh other alternatives. It is imperative that the Project Description accurately describe the Proposed Project in order to ensure that project impacts are not underestimated.

Here, the Project Description fails to comport with the requirements of CEQA. According to the Project Description “the 300-seat visitor bleachers would be on the north side of the field and provide two rows of seats (approximately 3 feet tall and 225 feet wide). The bleachers would include noise-reduction features such as vertical paneling to enclose the foot wells.” (p. 3-11). It is our understanding that NMUSD no longer intends to build the visitor bleachers. The Proposed Project has changed and must be analyzed in its revised state. In

BB5-1

addition, as will be discussed more fully below, the DEIR relies on the bleachers as a noise-reduction mitigation measure in its analysis. This analysis is no longer valid if the visitor bleachers are not built.

BB5-1

The description of the Use and Scheduling of the Project is vague, incomplete, and sometimes contradictory. Table 3-2 “CdM MS/HS Sports Field Preliminary Event Schedule” summarizes the anticipated use of the Proposed Project by various sports teams throughout the school year. With respect to boys and girls lacrosse and soccer, no schedules have been provided. The table states that outdoor lighting will be required “rarely” for these events. However, footnote 2 states “times of soccer and lacrosse contests have not been determined but the generally start between 3 PM and 5 PM, when outdoor lighting is not required. However, in rare occasions a contest could occur past 6 PM at which time the outdoor lighting will be used.”

According to the DEIR, boys and girls soccer is a winter activity, running from November 1 – March 1. This is directly in line with the end of daylight savings time and the beginning of standard time. For example, daylight standard time begins on November 5, 2017 and ends on March 11, 2018. During these months, the sun will set between approximately 4:45 p.m. and 5:45 p.m. If contests generally *start* between 3 PM and 5 PM, the lights will need to be used for at least some portion, if not for the entirety, of these games.

The body of the DEIR states “no specific schedules for soccer and lacrosse events have been provided, but typical events would end by 9 PM during the winter and springs seasons.” (p. 3-14). Clearly, lights will be needed for contests ending at 9 PM. The project description then continues by stating “only football games would continue past 8 PM,” despite the fact that the previous sentence stated that soccer and lacrosse events would end by 9 PM. These contradictory statements illustrate the attempts made in the DEIR to wordsmith away project impacts by underestimating the actual use that will occur, in direct contradiction to CEQA.

In addition, the DEIR contains other vague statements that could exponentially increase the use of the Proposed Project. For example, Table 3-1 illustrates the use of artificial turf fields and light use on said fields. Generally, light use will be allowed until 8 PM Monday-Thursday and 10 PM Friday and Saturday. But, the DEIR contains an exception: “in the event that requests are made at least 60 days in advance, the superintendent may allow occasional use outside the hours specified in Table 3-1.” (p. 3-12). “Occasional use” is not defined, nor are the requirements by which the superintendent may grant this use. NMUSD must provide guidelines and the guidelines must be analyzed with respect to potential Proposed Project impacts.

Finally, the Project Description concludes by stating that “a Friday night football game is considered the ‘maximum event’ anticipated because it has the greatest potential to reach 1,000 spectators, and it would include band and cheerleader performances, use the PA system, and end by 10 PM. Smaller events would have lesser impacts, so varsity football games are considered the ‘worst case’ condition for environmental impacts and will be the focus of environmental review.” (p. 3-15). This is not the “worst case” condition, as there is no limitation to other events that may occur at the same time as a Friday night football game. The DEIR states “it is

anticipated that swimming events and other major school events would not be scheduled at the same time as major, at-capacity events at the proposed sports field...District must approve a permit for any major events at the swimming pool; therefore it **could** coordinate with the city to avoid concurrent large events at the CdM campus.” (p. 3-14) (emphasis added). Nothing is preventing a pool event and a major school event from occurring at the same time as a Friday night football game and it is feasible this could occur. This is in fact a “worst case” condition and should have been used for the analysis of environmental impacts.

BB5-1

The Proposed Project’s Project Description, “the *sine qua non* of an informative and legally sufficient EIR,” is inaccurate, contradictory, and underestimates the environmental impacts of the Proposed Project. NMUSD must revise the deficiencies in the DEIR and recirculate the DEIR for public comment with the revisions.

Aesthetics.

The central purpose of CEQA is to ensure that the public and decision-makers are informed of the potential environmental impacts of a proposed project before it is approved. *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449-450. These environmental impacts, in turn, can only be measured against “the environment’s condition absent the project, a measure sometimes referred to as the ‘baseline’ for environmental analysis.” *Citizens for Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 315. Accordingly, an accurate baseline is critical to achieving CEQA’s fundamental goals. *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 89 (“Establishing a baseline at the beginning of the CEQA process is a fundamental requirement so that changes brought about by a project can be seen in context and significant effects can be accurately identified.”). Agencies must use a baseline that provides “the most accurate picture practically possible of the project’s likely impacts.” *Neighbors for Smart Rail v. Expo Line* (2013) 57 Cal.4th 439, 449. Without an accurate characterization of the baseline, “analysis of impacts, mitigation measures, and project alternatives becomes impossible.” *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 953. An inaccurate, misleading, or manipulated baseline can thus obscure the significance of impacts, foreclose informed decision-making, and defeat CEQA’s requirement that significant impacts be avoided or mitigated where feasible. *Id.* at 953-54; *see also Save Our Peninsula Committee v. Board of Supervisors* (2001) 87 Cal.App.4th 99, 119-21, 124-26.

BB5-2

As Figures 5.1-11, 5.1-12, 5.1-13, 5.1-14, and 5.1-15 (the “Lighting Figures”) notate, “the second field was inadvertently left out during modeling process and is not part of the Proposed Project.” We are informed and believe that the second field is indeed part of the Proposed Project and will be constructed or at least is sufficiently contemplated. In fact, we are informed and believe that the NMUSD School Board has adopted a policy to limit the seating capacity of the Proposed Project to the current 645 seats. The DEIR is inconsistent with public positions articulated by NMUSD. The second field must be analyzed, regardless of a third

BB5-3

party's "inadvertence." The Proposed Project's analysis is inaccurate until it is revised to include the second field.

The light and glare data and analysis in the DEIR uses an inappropriate baseline and is deficient because it does not include the existing lighting conditions. The DEIR states that nighttime illumination and glare analysis address the effects of a project's nighttime lighting upon adjoining uses and areas. Light and glare impacts are determined through ***a comparison of the existing light sources with the proposed lighting plan or policies***. (p. 5.1-21). However, the Lighting Figures do not compare existing light sources with the proposed lighting plan. Instead, the Lighting Figures only provide data with respect to the proposed lighting plan – the installation of four (4) eighty foot light posts (designated as F1-F4 in the Lighting Figures), resulting in a baseline assumption of "no lights" or zero. This grossly underestimates the environmental impacts of the proposed additional lighting.

BB5-4

The DEIR acknowledges the existence of the baseline light sources, but nowhere in the DEIR is there any ***comparison*** or ***analysis*** with respect to the existing light sources other than sweeping generalizations. "The CdM campus provides nighttime sports lighting for the swimming pool, tennis courts, and the parking lots...In addition to sports lighting, the campus provides security lighting at the parking lots and walkways." (p. 5.1-3). In addition, the CdM campus provides nighttime lighting for the sand volleyball court. The DEIR states that "compared to the existing swimming pool lights...the sports field lighting would be less intrusive source of light or glare impacts," but provides no information or data with respect to how this "less intrusive" determination was made. (p. 5.1-55)

The DEIR continues: "While the lighting at the CdM swimming pool is an existing condition, the glare from these lights was not identified as a concern of community members." (p. 5.1-57). First, identification of concerns by community members is not the standard by which environmental impacts are analyzed under CEQA. Second, this statement is patently false and shows the myopic view NMUSD is taking with respect to these environmental impacts. Light and glare issues have been the major concern raised by the public with respect to this Proposed Project. The cumulative impacts of the existing conditions (CEQA baseline) plus the Proposed Project (four 80 foot light poles) is extremely concerning to the community members, and for good reason. The proposed lighting increases potential light and glare by orders of magnitude when considered in addition to an accurate baseline. It must be properly analyzed by NMUSD.

BB5-5

According to the DEIR, "light trespass impacts could be considered significant if the vertical illuminance exceeds 0.8 fc." (p. 5.1-32). The DEIR claims that "at 150 feet from the edge of the football field, the minimum level would be 0.1 fc, and the maximum would be 0.4 fc north of Vista Del Oro, as shown in Figure 5.1-12...a maximum of 0.4 fc near the residential property boundary, which is far below the 0.8 fc figure, further demonstrates that the project would not result in a substantial light trespass impact." (p. 5.1-31). The DEIR's conclusion of no significant impact above the 0.8 fc threshold is obtained by distorting the baseline and only

BB5-6

measuring the additional light that will result from the project. The Lighting Figures do not take into account the **combined** effect of the lighting sources. The proper baseline is the currently existing conditions – the existing lighting from the school, parking lot, pool, tennis courts, and surrounding street lighting. The baseline conditions must be compared to the **additional** lighting that will result from the proposed project.

Noise.

CEQA establishes a state policy to “[t]ake all action necessary to provide the people...with...freedom from excessive noise. *Pub. Resources Code* § 21001(b). “[T]hrough CEQA, the public has a statutorily protected interest in quieter noise environments.” *Berkeley Keep Jets Over the Bay Committee v. Bd. Of Port Comrs.* (2001) 9 Cal.App.4th 1344, 1380.

BB5-7

“Sound modeling accounted for planned noise-reduction features built into the bleacher structures, such as vertical paneling to enclose the foot wells. This feature would provide notable sound barrier shielding effects.” (p. 5.6-28). It is our understanding that the bleachers will not be constructed. Assuming this is accurate, NMUSD must re-model the potential noise impacts without accounting for this sound wall. Until this is done, the noise modelling analysis provided in the DEIR is inaccurate and unreliable.

The event-noise analysis assumed the full capacity of the sports field, which is a worst-case scenario and would occur relatively rarely. (p. 5.6-28). As discussed, *supra*, this is not true. The worst-case scenario is a swimming event and a major school event from occurring at the same time as a Friday night football game. Noise analysis should have been conducted under this scenario.

BB5-8

NCRG has hired a noise consultant to review the DEIR. The conclusions of senior noise consultant Aaron Betit are attached hereto as Exhibit “A.” NCRG incorporates by reference Mr. Betit’s opinions and conclusions into this comment letter. A summary of Mr. Betit’s analysis and conclusions is below.

BB5-9

Mr. Betit concludes, and we agree, that the Draft EIR noise evaluation is misleading, incomplete, and when interpreted correctly clearly shows Significant Impacts to a large number of Noise Sensitive Receptors surrounding the proposed project site. Additionally, with the number of anticipated Significant Impacts, significantly more stringent and clear mitigation measures must be proposed to protect the community from Significant Impacts.

To properly identify the anticipated Significant Impacts to the Noise Sensitive Receptors, more clear representation of the impacted properties must be provided. This includes an appropriate ratio of Noise Sensitive Receptors adjacent to the site, compared to properties further from the proposed project site that are less likely to be impacted. Accurate representation of the ambient noise levels, when the events are anticipated rather than during the noisiest hours of the day must also be provided to clearly evaluate the impacts. Finally, an accurate interpretation of

the Noise Ordinance is imperative. While the City of Newport Beach is exempt from compliance with their Noise Ordinance, this exception should not eliminate the use of the Noise Ordinance as a threshold for Significant Impacts. Under the Noise Ordinance, any increase in the Noise Standard (daytime level of 55 dB, or the measured ambient noise level) is a violation. Thus, any increase in the measured ambient noise level must be used to indicate a Significant Impact.

Mitigation.

The primary goal of an EIR is to identify a project's significant environmental impacts and find ways to avoid or minimize them through the adoption of mitigation measures or project alternatives. *Pub. Resources Code* §§ 21002.1(a), 21061. The lead agency must adopt all feasible mitigation measures that can substantially lessen the project's significant impacts, and it must ensure that these measures are enforceable. *Pub. Resources Code* § 21002; CEQA Guidelines § 15002(a)(3), 15126.4(a)(2); *City of Marina v. Bd. of Trustees of the California State University* (2006) 39 Cal.4th 341, 359, 368-69. The requirement for enforceability ensures "that feasible mitigation measures will actually be implemented as a condition of development, and not merely adopted and then neglected or disregarded." *Federation of Hillside and Canyon Assns. v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1261 (italics omitted); CEQA Guidelines § 15126.4(a)(2).

BB5-10

Here, the DEIR states that "the Mitigation Monitoring Program for the CdM MS/HS Sports Filed Project will be completed as part of the Final EIR, prior to consideration of the project by the N-MUSD Board of Education." (p. 2-4). This is unacceptable. The public must be involved in the implementation of mitigation measures, and be given adequate time to comment on any proposed methods of implementing mitigation measures. NMUSD must devise a feasible, well-articulated Mitigation Monitoring Program and recirculate the DEIR with proposed implementation methods for this monitoring program.

BB5-11

In addition, specific mitigation measures require further analysis, further articulation of specific methods of implementation, and further mitigation.

BB5-12

AE-1 NMUSD shall perform field light measurements after the lighting pole installation to demonstrate that actual spill light levels near the adjacent residential units to the north are a close match to the levels indicated in the light level plan shown in Figure 5.1-11 and Figure 5.1-13. The vertical light levels at the vertical surface of any residential unit shall not exceed 0.8 foot-candle, and each luminaire affixed on the pole shall be fully shielded and adjusted so that no direct upward beam permitted. (p. 5.1-58).

This is not a feasible mitigation measure as written. The mitigation measure must go further by requiring that the field light measurements be performed at night while the baseline lighting conditions are present, i.e. the existing lighting from the school, parking lot, pool, tennis

courts, and surrounding street lighting are all operational at the time of measurement. Further, a mitigation measure for any and all instances in which the vertical light levels at the vertical surface of any residential unit exceeds 0.8 fc is required.

N-1 Prior to holding the first spectator event, the Newport-Mesa Unified School District (N-MUSD) shall develop and enforce a good-neighbor policy for sports field events. Signs shall be erected at entry points that state prohibited activities during an event (e.g., use of air horns, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots upon exiting the field) and monitored by the N-MUSD staff.

BB5-13

This is not a feasible mitigation measure as written. The mitigation measure must go further by outlining a good-neighbor policy and allowing the public to comment on its contents and implementation. See also mitigation analysis in Exhibit A.

N-2 During subsequent design phases of the bleachers and PA system, the Newport-Mesa Unified School District's sound system contractor shall create a Stadium Sound System Design Plan. The project's sound system design goal should be to optimize conveying information to the event attendees while minimizing off-site spill-over effects. The design shall aim at incorporating as many low-power speakers as practical that are located as close to the event attendees as practical. The design should include specifications that optimize the sound system for speaker placement, speaker dispersion pattern, and speaker acoustic output. The design goal should be a Speech Transmission Index (STI) of 0.65 or greater (or, equivalently, a Common Intelligibility Scale (CIS) of 0.83 or greater). Prior to the first sports field event, the public address system contractor should perform a system check-out to verify appropriate sound levels in the seating areas, as well as minimized spill-over sound levels into the adjacent community areas.

BB5-14

This is not a feasible mitigation measure as written. The mitigation measure must go further by defining "appropriate sound levels in the seating areas." Further, a mitigation measure for any and all instances in which "inappropriate" sound levels are reached must be implemented. It is imperative the community, especially the nearby residents, participate in this process. See also mitigation analysis in Exhibit A.

N-3 Prior to holding the first spectator event, the Newport-Mesa Unified School District shall construct a barrier wall system along the rear of the visitor side bleachers. Based on the analysis in this report, the barrier should extend 5.5 feet above the back end of the visitor side bleachers, and extend approximately 11 feet to the east and west of the ends of the bleachers. Given the complex geometry, the wall shall be optimized through detailed acoustical investigations considering the cost-benefit ratio for the sound barrier wall in terms of benefits at the most-affected sensitive receptors.

BB5-15

This is not a feasible mitigation measure as written. It is our understanding that the visitor side bleachers will not be constructed. NMUSD must provide an alternative mitigation measure that will supplement the loss of this sound wall, especially considering NMUSD's noise modeling assumed the existence of this sound barrier in its analysis. See also mitigation analysis in Exhibit A.

Traffic.

The DEIR describes five (5) points of site access to the Proposed Project from Eastbluff Drive and Mar Vista Drive. No site access will be provided from Vista Del Oro, as the City of Newport Beach stated it would not allow such access in its comment letter to the Initial Study. As a result, a bottleneck effect will be created on Mar Vista Drive and Eastbluff Drive.

BB5-16

In addition, the City of Newport Beach stated in its comment letter to the Initial Study that it would not allow pick-up and drop-off sites on Eastbluff Drive. Yet, Figure 5.9-8 provides for a shuttle drop-off site on Eastbluff Drive. This is not feasible, as the City of Newport Beach has already stated it will not allow this use.

The traffic impacts must be rewritten and analyzed in light of known and assumed City limitations so that the traffic impacts, including anticipated bottlenecks, are properly mitigated.

Two Fields Alternatives.

Figure 7-1 shows the proposed second artificial turf field further inset from Vista Del Oro than the proposed second artificial turf field in Figure 7-2 and 7-3. NCRG prefers the location of the second artificial turf field in Figure 7-1, as it is further set back from Vista Del Oro and its residences. However, NCRG was informed by staff that the second artificial turf field cannot be located further back from Vista Del Oro because under Title IX, the space must be preserved for a girls JV softball diamond.

BB5-17

CEQA analysis is forbidden to be done in a piecemeal fashion (see *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal. App. 4th 70, 98). It appears, based on comments from staff, that the JV softball diamond is a known condition to be solved for in the future. Clearly, it is a condition that is being taken into consideration by NMUSD as part of the Proposed Project and Project Alternatives. As such, the future JV softball diamond must be included in the DEIR and the DEIR must analyze its potential environmental impacts and its impacts on the Proposed Project. In addition, since NMUSD is considering this potential JV softball diamond as part of its analysis of the Proposed Project and Project Alternatives, Figures 7-2 and 7-3 must illustrate the potential location of the JV softball diamond. Furthermore, if space must be preserved for a JV softball diamond, the proposed parking garage alternative is not feasible. This was not discussed in the DEIR. It should be made clear in a recirculated DEIR.

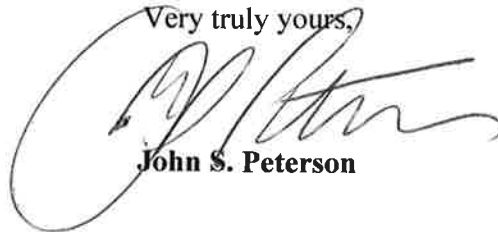
NCRG believes an alternative should be circulated where the track and field remain in its current location. This would allow more room for the second field to be further inset from Vista Del Oro. It would also require less construction and reconfiguration, thereby reducing the environmental impacts of the Proposed Project.

Conclusion.

We urge you to consider building the Two Fields Alternative Plan with No Lights. This would solve all issues with respect to aesthetics. If it were determined later that lights were necessary, a study could be done at that time to determine their feasibility. In addition, we urge you to consider keeping the track and field in its current location. Regardless, you must consider the ramifications of the Proposed Project and the deficiencies in the DEIR. Many issues need to be re-evaluated before a final EIR can be issued. Most importantly, the Proposed Project's Project Description must be accurate and reflect the current status and design of the Proposed Project. As previously stated, the DEIR is inconsistent with public positions articulated by the NMUSD School board. Based on the foregoing, a revised DEIR must be drafted and recirculated for public comment prior to the issuance of the final EIR.

BB5-18

Very truly yours,

A handwritten signature in black ink, appearing to read 'John S. Peterson', is written over the typed name.

John S. Peterson

JSP:swt

EXHIBIT A



March 22, 2017
Stacy W. Thomsen
Peterson Law Group PC
19800 MacArthur Boulevard, Suite 290
Irvine, California 92612

Subject: **Corona del Mar Middle and High School Sports Field Project**
Review of Noise Section of Draft Environmental Impact Report
Acentech Project No. 628644

Stacy:

Acentech offers this letter as a review of the Noise Section of the Draft Environmental Impact Report

EXECUTIVE SUMMARY

The noise evaluation of the Draft EIR for the Corona del Mar Middle and High School Sports Field project has a number of incorrect assumptions and interpretations. The report is misleading in accurately describing the ambient environment during anticipated events, and the number of Noise Sensitive Receptors that will be impacted.

By evaluating a large number of properties that are further from the proposed project, the importance of the numerous homes sharing a property line becomes less obvious. Any immediate residential adjacencies to the proposed project would clearly indicate this is an inappropriate location for a working High School Football field, with PA system. The report in a roundabout way documents there are more than 20 adjacent residential properties that will clearly have a Significant Impact.

The incorrect use of daytime ambient noise levels, rather than evening Leq noise levels, when the events are anticipated, reduces the number of Significant Impacts to the residential communities surrounding the property. The evaluation shows the project is not anticipated to operate under the noise limits documented in the Noise Ordinance. The incorrect interpretation of the Noise Ordinance, allowing for an increase in the Noise Standard without triggering a Significant Impact, again understates the Impact this project will have on the community.

ACOUSTICAL CREDENTIALS

Placeworks is not a member of the National Council of Acoustical Consultants. Although Placeworks lists their areas of expertise to include "Noise & Vibration", they do not appear to be a member of a nationally recognized professional association related to Noise & Vibration.

CHARACTERISTICS OF SOUND

The report is correct that frequency-dependent rating scale has been devised to relate noise to human sensitivity. However, the human ear's sensitivity to sound at different frequencies changes with amplitude. Thus there are other weightings including C weighting that is used depending on the level of noise measured. While it is typical to use an A weighted decibel scale in evaluating community noise, the A-weighting is not "corresponding to the way the human ear perceives sound" for all amplitudes.

BB5-19

BB5-20

BB5-21

REGULATORY FRAMEWORK

Page 5.6-11 refers to a “normally unacceptable noise level shown in Table 5.6-8”. However, Table 5.6-8 is the “City of Newport Beach Exterior Noise Standards”. There is no normally unacceptable noise level referenced in this table. The City of Newport Beach’s Noise Element does not reference a normally unacceptable category either. Table N2 the “Land Use Noise Compatibility Matrix” uses “Clearly Compatible”, “Normally Compatible”, “Normally Incompatible”, and “Clearly Incompatible” categories.

BB5-22

Policy N1.1 of the Newport Beach requires “all proposed projects are compatible with the noise environment through the use of Table N2 and enforce the interior and exterior noise standards shown in Table N3.” The report is correct the upper limit for residential “Normally Compatible” is CNEL 65. Between the hours of 10PM and 7AM there is an interior noise limit of 40 dBA in Table N3 of the Noise Element, 5 dBA less than indicated in the regulatory framework section.

BB5-23

Page 5.6-12, Policy N 1.1 indicates Table N2 from the Noise Element is Table 5.6-8. This is incorrect, Table 5.6-8 uses Leq and Lmax metrics. Table N2 from the Noise Element uses CNEL as a noise metric. This same section indicates Table 5.6-9 is Table N3 of the Noise Element. This is incorrect. Table N3 in the Noise Element provides noise standards for interior and exterior properties based on land use. The Table 5.6-9 is taken from Policy N 1.8 of the general plan, indicating when an increase in noise should be considered significant.

BB5-24

Page 5.6-13 incorrectly states the Noise Ordinance standards are summarized in Table 5.6-9. As indicated above, Table 5.6-9 is a table indicating what increase in CNEL level for ambient noise should be considered an impact.

BB5-25

There is an important difference between the City Noise Element and the City Noise Ordinance. The Noise Element is generally used to evaluate impact to adjacent properties. For most projects, compliance with the City Noise Ordinance is required. This evaluation clearly indicates the project cannot operate in compliance with the Noise Ordinance, impacting a large number of noise sensitive receptors. Although this evaluation is for a City run facility, and consequently it is not necessary to comply with the Municipal Code, for most other projects, if the Noise Ordinance limits are triggered, the project would not be operating under the laws of the City. Considering this, any evaluation that indicates the project will not be in compliance with the noise limits of the City Noise Ordinance should be considered a Significant Impact.

BB5-26

The Draft EIR leaves out section 10.32.060 “Regulations for Use” of sound amplification systems. This section indicates sound amplifying equipment cannot be used between the hours of 8PM and 8AM. It also indicates that “the volume of sound shall be controlled so that it will not be audible for a distance in excess of 100 feet from the sound amplifying equipment...” The proposed project as described in the Draft EIR violates both of these requirements, triggering a Significant Impact to Noise Sensitive Receptors that is not documented in this Draft EIR.

BB5-27

AMBIENT MEASUREMENTS

The report indicates season games start between 3PM and 7PM, implying the field could be in use in the evening hours. However, short term ambient measurements for a number of sensitive receptor locations were conducted during rush hours, and are likely artificially high. N-1 was measured at 4:41PM, N-2 was conducted at 4:08PM, N-4 was conducted at 5:13PM, and N-10 was conducted at 3:47PM. To properly evaluate impact, evening noise measurements should be used to compare to the anticipated noise levels of an event. Without evening noise measurements the City Noise Standard for daytime noise levels, Leq 55 dBA, should be used to evaluate impact, not the artificially high measured ambient noise levels.

BB5-28

Appendix F is referenced as the location for detailed information regarding long term noise measurements. The appendix references the long term noise monitoring in terms of “LT-#”. These appear to correlate to the “N-#” format used in the Draft EIR, but it is unclear if this is the case. For the purposes of Acentech’s evaluation we assumed the LT and N were interchangeable and instead used the numbers, for example, LT-7 is considered N-7.

BB5-29

A written description of the N-3 measurements appears to be missing from the report.

BB5-30

The information in Table 5.6-11 does not appear to be properly identified. Location N-6 reports a CNEL of 57, while appendix F indicates a 24 hour Leq of 57 and a CNEL of 58.

BB5-31

Measurement location “LT-6”, which Acentech assumes is location N-6, has a drastic reduction in ambient noise reported between the 9PM hour and the 10PM hour. It is unlikely the traffic patterns would change significantly enough that the ambient noise level would change by 7 dB. The description of the ambient environment indicates “the noise environment was characterized primarily by operations at the school...by operations in the residential community, by vehicle noise along Vista Del Oro, and by aircraft.” Acentech anticipates the reduction of 7 dB between the 9PM and 10PM hour was because the school operations had stopped. Since the school is already drastically controlling the ambient environment at this location, the 46 dBA hourly Leq should be used for Modeling Receiver Locations A, N, and S, not the 57.1 dBA level used in Table 5.6-13. It is not appropriate to use the benefit of an increase in ambient noise due to operations the property already imposes on the community to help reduce the impact of additional noise a project will be introducing to the adjacent properties.

BB5-32

PROJECT SPORTS FIELD NOISE ANALYSIS

The low quote number of Impacted Noise Sensitive Receptors (three) is also misleading. The report artificially skews the perception of impacted noise sensitive receptors by identifying a number of receptors that are located further from the proposed project location. Figure 5.6-2 “Noise Modeling Locations” clearly shows approximately 12 residences that are directly adjacent to the proposed field location, more than 20 residences appear to be within 350 feet of the visitor’s bleacher.

BB5-33

It is unclear where the reported measured ambient noise level reported in Table 5.6-13 values are taken from. The report does not clearly correlate between the Modeling Receiver Location and the measured ambient noise levels. For Modeling Receiver Locations, A, N, and S, it appears the CNEL value reported in Table 5.6-11 of 57 was used as the ambient noise level. For locations C, E, and F, it appears the loudest Leq measured, 65 dBA from Table 5.6-11 was used. In both cases, neither value is the appropriate value to evaluate compliance with the City Noise Ordinance. To evaluate compliance with the City Noise Ordinance, the quietest measured Leq during anticipated operational hours (between the hours of 3PM and 10PM) must be used.

BB5-34

For modeling locations C, E, and F Acentech assumes ambient noise measurement N-7 was used. The quietest Leq measured during anticipated hours of operation measured was Leq 60 dB (9PM on 09/15/2016). This is the appropriate ambient noise level to use to evaluate compliance with the Noise Ordinance, not the 65.1 Leq value used in Table 5.6-13. Table 1 below presents the average ambient noise level that is appropriate to be used to help evaluate impact to the immediately adjacent community and compares it with the calculated average noise levels anticipated during an event.

Table 1 – Corrected Full-Capacity Event Predicted Community Noise Level

Modeling Receiver Location	Predicted Sound Level Contribution, (taken from Table 5.6-13)	Measured Ambient Sound Levels (taken from Appendix F)	Future Ambient + CdM Sports Field Event, dBA	Change due to Project
A	71 dBA	46 dBA (LT-6; 10PM on 9/15/2016)	71 dBA	+25 dBA
B	54 dBA	53 dBA (LT-3 9PM on 9/15/2016)	57 dBA	+3 dBA
C	60 dBA	60 dBA (LT-7; 9PM on 9/15/2016)	63 dBA	+3 dBA
S	61 dBA	46 dBA (N-6; 10PM on 9/15/2016)	61 dBA	+15 dBA
T	51 dBA	53 dBA (LT-3 9PM on 9/15/2016)	55 dBA	+2 dBA

The last paragraph on page 5.6-31 is purposely misleading. They indicate it “is important to consider the context of the community noise environment in the vicinity of the project site.” However, the evaluation never documents 15-minute ambient noise levels measured during anticipated event hours. Rather the report uses daytime Leq noise levels to make the impacts seem less significant. Additionally, this paragraph and other sections use the large number of measurement locations that are clearly not anticipated to be impacted to imply there are a limited number of noise sensitive receptors that would be impacted. When evaluated properly, the noise measurements do not show the existing ambient noise levels exceed the City’s daytime noise thresholds for the periods the project is anticipated to operate in nine out of ten measurement locations.

BB5-35

The first paragraph of page 5.6-32 has a misleading statement “...only three modeling locations would experience an audible noise increase of 3 dB or more in the pertinent Leq noise metric.” Since the noise source being evaluated is a PA system, which will be mostly speech content, it would not take 3 dB increase to document audibility of the proposed system. In fact, the system is likely to be audible, even if it’s noise contribution is more than 10 dB below the measured ambient. With tonal and impulsive noises the evaluation of 3 dB increase is not appropriate. Humans will be able to hear a clear change in the ambient environment if an PA system operates below the ambient noise level. It is common to provide a tonal penalty to tonal or impulsive noise sources rather than use the 3 dB increase of just noticeable, which is more appropriate when comparing like noise sources.

BB5-36

The second paragraph of page 5.6-13 indicates an average noise level of 72 dBA is anticipated for residential buildings within approximately 350 feet of the visitor bleachers. This paragraph also misleadingly uses the Leq values that are not during the anticipated event times. As discussed above, a level of 46 dBA is more appropriate to use to evaluate impact during evening events. This would result in a +25 dBA increase during the events to the homes within 350 feet of the visiting bleachers. A review of Google Maps shows there are more than 20 residential properties that fall within 350 feet of the visiting bleachers.

BB5-37

The Summary for the Leq Metric on page 5.6-35 indicates an evaluated event will exceed the Municipal Code limit for 19 evaluated locations. In reality, as documented above, there are a significantly higher number of properties that will be Significantly Impacted compared to what is referenced in the Draft EIR. This summary also incorrectly states the ambient noise level at 18 of these locations exceed the “exterior limit”, meaning Noise Standard of the Municipal Code. As discussed above, this is an incorrect statement, because the ambient noise reported in the Draft EIR is not a 15-minute measurement of the time when the event is anticipated to operate, rather it is Leq averages over longer than 15 minute intervals during daytime hours, when there is a significantly higher amount of outdoor activity, and consequently higher ambient noise levels.

BB5-38

The Municipal Code clearly states that an increase in the established Noise Standard is a violation of the Noise Ordinance. However, the “Summary for the Leq Metric” contradicts this statement, and states an increase in average ambient noise level of less than 3 dB is evaluated as not significant. Since it is a violation of the Noise Ordinance, any increase above the Noise Standard should be evaluated as a Significant Impact under the regulatory framework of the City of Newport Beach.

BB5-39

The “Summary for the Leq Metric” indicates location A, which triggered a Significant Impact relates to “several residential units”. However, in the detailed discussion, the Draft EIR admits this impact is anticipated for properties that are within 350 feet of the visitor’s bleachers. A rough look at the area map indicates more than 20 residential properties would be impacted to this extent. 20 residential properties is significantly more than “several”.

BB5-40

DISCUSSION AND SUMMARY

The Draft EIR noise evaluation is misleading, incomplete, and when interpreted correctly clearly shows Significant Impacts to a large number of Noise Sensitive Receptors surrounding the proposed project site. Additionally, with the number of anticipated Significant Impacts, significantly more stringent and clear mitigation measures must be proposed to protect the community from Significant Impacts.

BB5-41

To properly identify the anticipated Significant Impacts to the Noise Sensitive Receptors, more clear representation of the impacted properties must be provided. This includes an appropriate ratio of Noise Sensitive Receptors adjacent to the site, compared to properties further from the proposed project site that are less likely to be impacted. Accurate representation of the ambient noise levels, when the events are anticipated rather than during the noisiest hours of the day must also be provided to clearly evaluate the impacts. Finally, an accurate interpretation of the Noise Ordinance is imperative. While the City of Newport Beach is exempt from compliance with their Noise Ordinance, this exception should not eliminate the use of the Noise Ordinance as a threshold for Significant Impacts. Under the Noise Ordinance, any increase in the Noise Standard (daytime level of 55 dB, or the measured ambient noise level) is a violation. Thus, any increase in the measured ambient noise level must be used to indicate a Significant Impact.

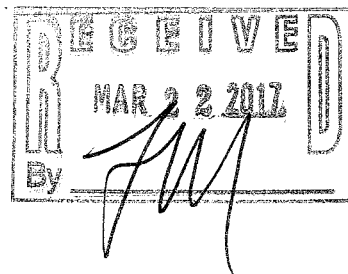
This summarizes Acentech's comments regarding the noise report for the Tommie Hotel project.

Sincerely,

ACENTECH INCORPORATED



Aaron Bétit
Senior Associate



March 22, 2017

Newport Mesa Unified School District
 Attn: Ara Zareczny,
 LEED/AP, Director, Facilities Development, Planning and Design
 2985 Bear Street, Bldg "A",
 Costa Mesa, CA 92626
feedback@nmusd.us
 (714) 424.7522

RE: Public comment on draft EIR for CDM High School sports field proposal

Dear members of the Board of Education:

We write on behalf of our Association (the Bluffs), which is home to 647 Newport Beach families, to provide public comments in response to the draft Environmental Impact Report (EIR) distributed in February 2017 regarding the Corona Del Mar High School sports field proposal. This draft report gives the School Board several different choices and options on how to proceed with field improvements.

BB6-1

The proposed sports field project directly impacts our families, given that some of our residents reside directly across the street and/or within 300+ feet of the proposed sports field project.

We thank you for the opportunity to share some of our questions and concerns so that we may work together to minimize the negative impacts which the project constitutes, given our proximity to the unavoidable light, noise and traffic which will be generated into the environment.

The Bluffs **supports and recommends** that the Board make the following choices which are superior to any of the other choices:

1. The **2 Field Alternative Plan** with **NO lights** and **NO PA system**, which was determined to be **environmentally superior** to ALL of the other proposed plans, and which meets the needs of athletes to practice safely and be home by dark.

BB6-2

When funding was identified for improvements to the CDM campus (circa 2012), such funding also included Costa Mesa High School. State funding was allocated to the NMUSD after re-allocation of re-development funds by Governor Brown. Subsequently, Costa Mesa High School received a new track and field and other related improvements. Initially, CDM High School, as the proposed project is described in the draft EIR, was

supposed to have similar improvements. What is distinct here are the **2-fields** which allows CDM to be the only high school in the district with a new track, updated facilities and 2 artificial turf fields. Under this alternative, New Field #1 will be built in the same location as the existing track and field, and New Field #2 will be located closer to the school and away from Vista del Oro and the “L” street residences across the street. All of the other existing Alternatives place Field #2 too close to Vista del Oro street and therefore too close to Bluffs residences.

Therefore, the Bluffs supports Field #2 being located further away from Vista del Oro to a more “interior” location on the High School campus.

Noise. Newport City Community noise standards establish a 50 dB **maximum** sound level around the outside exterior of residences, and Figure 5.6-3 (noise impact contours) of the draft EIR clearly show that some of the “L” street homes are within a 70 dB sound and noise impact area.

Lights. No lights on either sports field should be considered, given that most of the technical lighting data (foot candle measurements suggesting no significant adverse impact) comes from contractor Musco who will be bidding to get lighting work, which is a conflict of interest.

Also, Page 5.1-56 of the draft EIR refers to “Reducing light levels ...” the third paragraph references that the “District’s artificial light use policy will be followed,” which is meaningless, given the number of times that the CDM high school pool lights have been left on all night. And, as noted in the D-EIR, the pool lights are very bright and can be seen from a long distance. The D-EIR also neglected to fully study LED lights as a viable alternative to “halide” lights (Page 5.1-39).

Finally, why was there no study of the option of lighting only Field #2? The D-EIR admits multiple times that the second field was “inadvertently left out” when modeling lights on both fields, and that Field #2 was never separately considered. Therefore, the light study in the D-EIR is fatally flawed and cannot be relied upon.

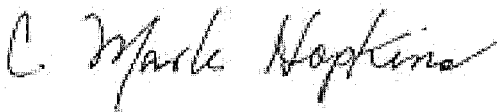
2. We support the NUMUSD Board’s 2/28/17 approval to limit the CDM High School bleacher seating to the existing **664 seats**.
3. Replacement of the mature pepper trees along Vista del Oro with new appropriate trees.
4. A new security fence or wall around all fields, including design features and materials to achieve reasonable noise and sound attenuation, given that the draft EIR confirmed that Noise is going to have a “**significant unavoidable adverse negative impact**” on the environment. The fencing which is currently being proposed (likely some type of chain link) for the improved track, as well as Fields #1 and #2, is not sufficient for sound attenuation purposes, given that it is designed only to protect the new artificial turf fields from damage, and to control access.

The Bluffs does **NOT** support or recommend any of the following choices:

- 1 Four 80' tall light poles with banks of halide or LED lights on the front track and Field #1
- 2 Four 80' tall light poles with banks of halide or LED lights on Field #2
- 3 The use of halide lights (like the Aquatic Center), but 3 times taller
- 4 The location of Field #2 close to Vista del Oro and those residences 70+' away
- 5 Any choices (such as fences) without noise mitigation, given that the draft EIR confirmed that Noise is going to have a "**significant unavoidable adverse negative impact**" on the environment.

BB6-11

Thank you for your consideration.



Mark Hopkins, Legal Liaison and Director

CC: Grant Van Cleve, President
Rick Strack, Vice-President,
Stephanie Pedersen, Secretary
Mark Hopkins, Treasurer
Diana Blaisure

VIA EMAIL AND USPS

March 16, 2017

Ara Zareczny
Facilities Analyst
LEED/AP
Newport Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

SUBJECT: Comments on Draft EIR for Corona Del Mar Middle and High School Sports Field Project

Thank you for the opportunity to comment on the Draft Environmental Impact Report for the proposed Sports Field project at Corona Del Mar Middle and High School.

We own and manage 40 apartment units in the neighborhood of Corona Del Mar (CDM) High School, which is located in the residential area identified on Figure 4-5, Photo E. Residential areas are sensitive areas and tend to be directly impacted by such changes as those proposed in this EIR. The current uses at the school already impact the surrounding community by creating significant traffic delays and increased competition for street parking with residents. We believe that any project that intensifies uses at the school should not be permitted if it has a significant adverse impact on our residents, unless those impacts are fully mitigated.

BB7-1

Given current traffic, noise, parking and trash affecting the residential areas surrounding the school, we want the following significant impacts addressed in the Mitigation Measures:

- Traffic Study -. For the proposed project, the effect on traffic in the local surrounding streets for those seeking parking due to various *overlapping* events (i.e. sporting events during school hours; events occurring at OLQA church and/or school) must be considered. According to the traffic study identified in the EIR, such overlapping conditions were not considered.
- Traffic Study - The traffic study did not take into account that there are two school institutions operating adjacent to each other, and did not evaluate the effect on traffic flow in the surrounding neighborhood when both institutions have events on the same days and times. The traffic study did not consider mitigation measures that would stagger starting hours at the institutions to separate traffic flows; and require better coordination between the two

BB7-2

BB7-3

Trident Management LLC

461 S. Glassell St.

Orange, CA 92866

TEL: 714-532-5939

Email: tridentpm@att.net

institutions. Mitigation measures must identify physical improvements to promote optimum traffic flows.

- Traffic study: The traffic did not analyze the effect of school/project traffic on emergency response vehicle (including police, fire and ambulance) access to surrounding residential streets during peak traffic periods. BB7-4
- Traffic study: The Traffic study is based on the assumption that sporting events will only take place on the weekend as if this means our residents alter their traffic behaviors on Saturdays and Sundays. This assumption is not correct. Friday constitutes a weekday for most residents in the area and Friday evening commutes are typical weekday events. (Section 5: Environmental Analysis, page 5.9-26) BB7-5

“The proposed Sports Field trips would not be generated on typical weekdays throughout the year. Total driveway trips of 650 are only expected on days when a varsity football game, graduation ceremony, or other special event fills the proposed Sports Field. Varsity football games are scheduled for Friday evenings between late August and early December, and graduation ceremonies occur in the month of June. These special events would not contribute to the typical daily traffic volumes year round.”

If the traffic study was based on the above quote, it was flawed given that events are not limited to weekend days.

- Events can occur during the week identified in Tables 3-2 and 3-3 in which activities will be scheduled Monday through Saturday from 2- 8 PM negatively affect traffic and noise levels. This negatively affects our resident’s quiet enjoyment of the property and neighborhood. BB7-6
- Traffic Study – The basis for analysis does not acknowledge the high volume of traffic already occurring during peak travel times. By the studies own count, there are up to 400 trips per day. Residents already complain that they can not access their homes during specific times of the day, and the added seating will compound this problem. Mitigation measures to address the existing condition adopted as part of the OLQA project (see OLQA EIR) have not resolved it. BB7-7
- Parking Study – The parking study did not address the current lack of adequate parking for existing use. Current usage is inadequate leading to overflow onto street parking. Adding additional activities due under this proposed project will have a compounding negative impact on neighborhood residents at all hours of the day, seven days a week who must compete for street parking during events. BB7-8
- Parking Study – Given that there is currently significant spillover of campus parking onto surrounding streets, parking spaces on the CDM campus lots cannot be double-counted, and any study must consider that student/campus non-sporting events may be concurrently held with sporting BB7-9

Trident Management LLC

461 S. Glassell St.

Orange, CA 92866

TEL: 714-532-5939

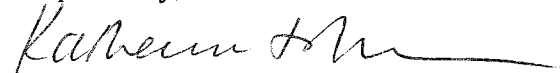
Email: tridentpm@att.net

events, causing additional parking spill over onto the public streets. Mitigation measures must be proposed that provide adequate *on-site* parking for all school related uses. A parking structure would appear to be a feasible mitigation measure for parking issues already existing and exacerbated by the proposed project. Given the school's projected growth, this mitigation measure warrants further evaluation.

- Parking Study - The parking study failed to analyze the effect on parking when there are events at both school institutions simultaneously. In addition OLQA Church has events and activities that utilize street parking, an effect which has not been considered in this study. BB7-10
- Parking Study - The parking study did not examine the impact of parking overflow displacing local residents from parking near their homes. Mitigation measures such as instituting permit parking on surrounding streets should be evaluated. The Parking Management Plan adopted in the OLQA EIR has not resolved the issue. BB7-11
- Traffic Management Plan (Proposed) should be annually evaluated to include public comment. BB7-12
- Noise Study - The noise study did not examine the effect of the proposed increase in noise to neighboring residents due to the increase in proposed number of people to attend events and due to the use of amplified equipment. BB7-13
- The EIR did not examine the effect of additional trash disposed on public streets from increased intensity of use caused by the proposed project and any potential impacts on storm water runoff. BB7-14

Thank you again for the opportunity to comment on the Environmental Impact Report for the proposed stadium project at Corona Del Mar High School.

Respectfully,



Katherine Johansen

Trident Management, LLC

Appendix

Appendix B3 DEIR Comments – Residents in Opposition (CC)

Appendix

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From: Ted Winston [mailto:tlwinston@icloud.com]
Sent: Wednesday, February 08, 2017 12:54 PM
To: Newport- Mesa USD
Subject: CDM Sports Field Project

ATTN: Ara Zareczny

We are opposed to the CDM High School Field Project!
Since the Middle School has been built the noise and traffic in our area is out of control. Several times of the day we cannot leave the area and it is easily a half hour just to get to Eastbluff Drive from our Barranca home. Currently we are faced with the noise of the baseball field and band music in the morning as well as non residents double parking, using our guest parking and blocking our drive ways. This small community was not designed for a sports facility that would bring an additional 1,000 people to the area. There is no parking, there is no way to manage the traffic and the lights will be an eye sore.

CC1-1

We have lived in the Bluffs since 1984 and are tired of our area being exploited by special interest groups associated with Newport Mesa School District.

Take this project somewhere else.

Thank you

Linda & Ted Winston

2000 Barranca Street

Newport Beach CA 92660

Sent from iCloud

-----Original Message-----

From: Brenda Peterson [<mailto:bkaypeterson@gmail.com>]

Sent: Saturday, February 18, 2017 2:48 PM

To: Newport- Mesa USD

Subject: CDM sport center

Dear Sir,

We are 100% against this new aport center. We live in the Bluffs and the traffic is horrible now,and this would only bring more ,, ,, ,, ,, ,, !! plus noise.NO NO NO NO!!!!

Brenda and John Peterson

CC2-1

From: Craig Brown [mailto:craigmontana88@gmail.com]
Sent: Wednesday, February 22, 2017 2:16 PM
To: Newport- Mesa USD
Subject: CDM Sports field

Newport Mesa Unified School District

I own a condo at 2019 Avenida Chico in The Bluffs. Please note that I am opposed to approving a Sports Field at CDM High School due to the impact it would impose on the neighborhood

Sincerely,

Craig Brown

On Feb 27, 2017, at 2:42 PM, PAM BUNKER <bunkerpam@gmail.com> wrote:

I am a 33 year resident of the Bluffs community. My son attended CDM and we respect the school and teachers. But I am writing to beg you to please remove the 80' high lights as set out in the plan. These lights will be a very negative impact on the Bluffs neighborhood, reducing property values.

I fully support the new turf fields to make the field safe for the students. But I strongly oppose the lights and believe there needs to be consideration to mitigation of the noise that will be present during game times.

Thank you for your consideration.

Pam Bunker
bunkerpam@gmail.com
949.510.6721

From: Bob Montgomery III <kimmontgo1954@earthlink.net<mailto:kimmontgo1954@earthlink.net>>
 Date: February 28, 2017 at 11:08:37 AM PST
 To: <azareczny@nmusd.us<mailto:azareczny@nmusd.us>>,
 <superintendent@nmusd.us<mailto:superintendent@nmusd.us>>,
 <jfranco@nmusd.us<mailto:jfranco@nmusd.us>>, <mfluor@nmusd.us<mailto:mfluor@nmusd.us>>,
 <wdavenport@nmusd.us<mailto:wdavenport@nmusd.us>>, <cmetoyer@nmusd.us<mailto:cmetoyer@nmusd.us>>,
 <vsnell@nmusd.us<mailto:vsnell@nmusd.us>>, <kyelsey@nmusd.us<mailto:kyelsey@nmusd.us>>
 Cc: Peggy Montgomery <pmontgo900@earthlink.net<mailto:pmontgo900@earthlink.net>>
 Subject: CDM High School Sports Facilities Upgrades

All, I have lived across Vista Del Oro from CDM High School since 1995, and first came to Newport Beach in 1967. Over the years the city and the school have grown considerably, and beneficially for its citizens, for the most part. I am very much in favor of all the enhancements to the sports infrastructure, except for the lights. There is no need for night games at CDM – those games can already be hosted elsewhere with no added expenditure and with much less impact on us, the school's neighbors. We already bear the price of traffic and noise (the drum crew is practicing with great volleys of sound as I write this note) that the current situation entails – adding more of both traffic and din and adding the floodlights from 80 foot tall light standards is a very poor return for our long-time patience and flexibility. Please reconsider your support for the night time activity – it would be a very neighborly thing to do.

Sincerely,

Bob Montgomery

2221 Vista Huerta

Newport Beach, CA 92660

Sent from my iPhone

Begin forwarded message:

From: "Jim Petrilli" <jameslpet@gmail.com>
To: "Dana E Black" <dblack@nmusd.us>, "Karen Yelsey" <kyelsey@nmusd.us>, "Charlene Metoyer" <cmetoyer@nmusd.us>, "Vicki Snell" <vsnell@nmusd.us>, "Walt Davenport" <wdavenport@nmusd.us>, "Martha Fluor" <mfluor@nmusd.us>, "Judith A Franco" <jfranco@nmusd.us>
Subject: Fwd: Proposed Corona del Mar High School Sports Field Project

See below email I previously sent to the school board.

What I support is the **two field alternative plan attached to this email**. This would involve two new artificial turf fields one to be built in the same location of the existing track and field and one located away from Vista Del Oro and closer to the school. Also I would support new bleachers replacing the existing ones and access to the sports fields from the rear parking lot. Also I support replacement of the mature pepper trees along Vista del Oro with new trees and a new security fence/wall around the fields.

I do not support four 80' light poles with banks of halide lights on the front track and field and four 80' light poles with banks of halide lights on the second field.

Thank you for your consideration.

James Petrilli

2501 Bamboo Street

Newport Beach, CA 92660

----- Forwarded message -----

From: **Jim Petrilli** <jameslpet@gmail.com>

Date: Wed, May 18, 2016 at 6:14 PM

Subject: Public Comment on the Recirculated Initial Study for the Proposed Corona del Mar High School Sports Field Project

To: feedback@nmusd.us

Dear Ms. Zareczny:

The purpose of this letter is to submit comments regarding the Recirculated Initial Study prepared for the Newport-Mesa Unified School District concerning its proposed Sports Field enhancement project at Corona del Mar High School.

I live in Eastbluff and my primary issue is that from all the meetings I have attended, the main point has been is that CDM high school does not have enough facilities to provide for all the sports and that some of these sports have to go offsite for practice time. If this is truly the case, then I would be in favor of putting in smaller lower lights (similar to what they have at the CDM swim stadium) on the fields by the baseball diamonds. This should provide them all that they need for all the sports other than playing varsity football games at

CC6-1

night (which is really the only sport that draws large crowds).

Other points I want to make:

I live approximately 1 block away from the football field and high school. When events are held at the swim stadium, I can hear the PA system. I am OK with this because as far as I can tell, the events are typically held during the day. By having varsity football games at night (and other night events that this stadium will attract) we are now going to be able hear the PA system and crowd noise at night (and probably much louder because of the large crowds that attend football games at night). This is going to be a big detriment to the quality of life that I now have as at night Eastbluff becomes a very peaceful place.

Also, currently when events are held at the Newport Beach Tennis Club, I get overflow parking in front of my house. These events are typically held during the day on the weekends. By night time the cars are gone. Now I am going to have cars parked on my street at night when varsity football games (or other large events) are going on as the school I don't believe has adequate parking for varsity football games. Again this is going to happen at night.

The street that goes behind my house is Eastbluff drive. During school days (especially early morning during the week and when school gets out) this street becomes very busy and noisy. Again in the evening this street is very quiet. On nights that they have varsity football games (or other large night time events) this street is going to become very busy and cause noise at my home.

Finally, right now at night it is very dark near my home, quiet, and it is very pleasant if I want to go in my back yard and use my pool or firepit. With these lights being very tall I believe I will now be seeing these lights and will have glare. Lower lights like they have at the swim stadium or if they are a little taller I won't be able to see. Also as I mention above, I will now have a lot of noise at night.

Please recognize my concerns in the Environmental Impact Study and eliminate the lighted stadium.

Respectfully submitted,

James Petrilli

CC6-2

2501 Bamboo Street

Newport Beach, CA 92660

Corona Del Mar High School Sports Field Project: 2 Field Alternative Plan

B3-12

#safeFieldsreasonablehours

NEWPORT CITIZENS

for responsible growth

Why Propose an Alternative Plan?

The Newport-Mesa Unified School District has planned an expansive \$11,000,000 sports facility for Corona del Mar High School. The proposed facility includes a 1,000 seat venue with one updated track and one updated synthetic turf field. This facility does not take into consideration the needs of all student athletes, male and female, to practice on safe fields.

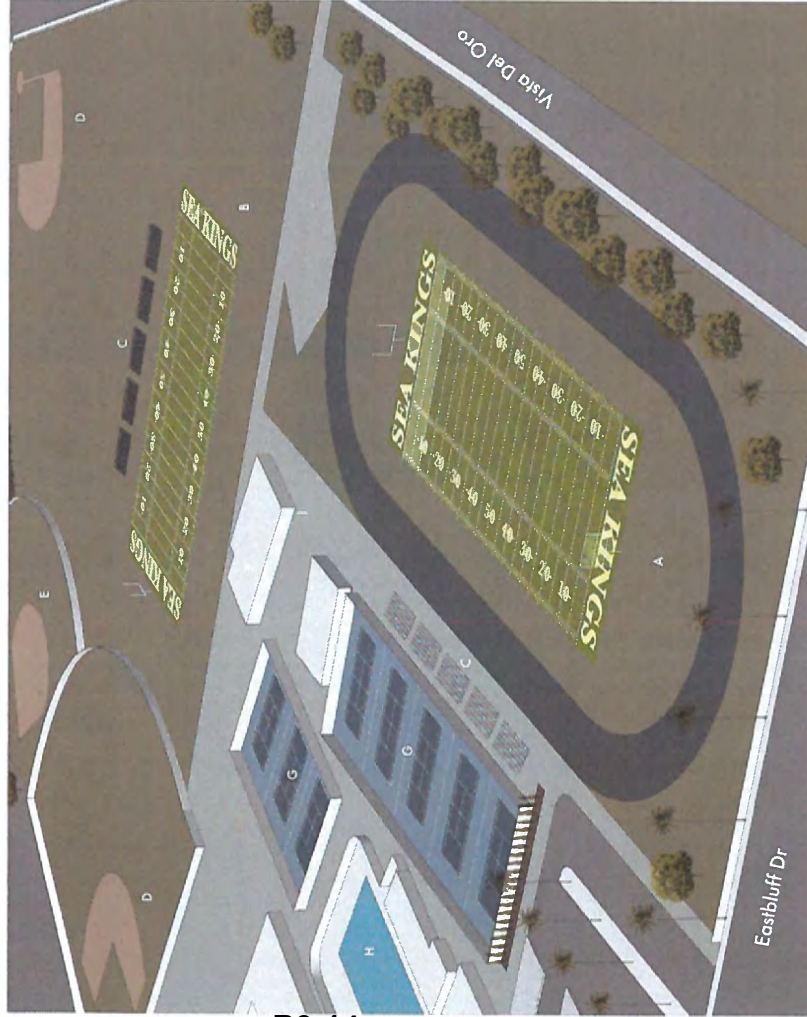
B3-13

Newport Citizens for Responsible Growth believes our Alternative Plan will meet the needs of more student athletes. The School Board has funded an in-depth study of our 2 Field Alternative Plan. It will be included as a viable alternative in the Environmental Impact Report (EIR).

NEWPORT CITIZENS

for responsible growth

2 Field Alternative Plan Rendering



A. New Track & New Synthetic Turf Field

B. New Interior Synthetic Turf Field

C. New Portable Bleachers

D. Baseball Fields

E. Softball Field

F. Football Training Facility

G. Tennis Courts

H. Pool

I. Restrooms

NEWPORT CITIZENS

for responsible growth

2 Field Alternative Plan Elements

- Replace 1 track with 1 updated track
- Replace 2 natural fields with 2 synthetic turf fields
 - Front field (120 yds X 60 yds) upgraded to serve track & field, football and lacrosse
 - Interior field (120 yds X 75 yds) upgraded to serve soccer, lacrosse and football
- Add portable bleachers for interior field
- Maintain 28 mature screening trees and buffer zone
- Maintain chain-link fence

B3-15

2 Field Alternative Plan Benefits

- Provides **safe** and **consistent** surface for practice and play
- Ensures **adequate access** for **boys and girls teams** including lacrosse, soccer, track & field and football
- Facilitates earlier practice times for all student athletes to be **home for dinner**
 - Recent studies link regular family meals with the kinds of behaviors that parents want for their children: higher grade-point averages, resilience, and self-esteem. Additionally, family meals are linked to lower rates of substance abuse, teen pregnancy, eating disorders, and depression.^{[1][2][3][4]}
- **Reduces water needs** and eliminates “rest time” required for natural turf fields

[1] <http://www.pz.harvard.edu/projects/the-family-dinner-project>

[2] <https://www.human.cornell.edu/pam/outreach/upload/Family-Mealtimes-2.pdf>

[3] [http://www.jahonline.org/article/S1054-139X\(05\)00577-X/abstract](http://www.jahonline.org/article/S1054-139X(05)00577-X/abstract)

[4] <http://casafamilyday.org/familyday/files/themes/familyday/pdf/Family-Dinners-II.pdf>

2015-16 CIF Participation Census

	Corona del Mar HS.			Costa Mesa HS.		
	Boys	Girls	Total	Boys	Girls	Total
Total Student Enrollment (9-12)	927	805	1,732	630	535	1,165
Football	114	-	114	60	-	60
Lacrosse	51	57	108	-	-	-
Soccer	73	61	134	26	25	51
Track & Field	59	45	104	35	27	62
Total Field Athletes (9-12)	297	163	460	121	52	173
Field Sports % Enrollment	32.0%	20.2%	26.6%	19.2%	9.7%	14.8%

CdMHS vs. CMHS Field Sports

- CdM has more than double the number of student athletes who need safe practice fields (+287)
- The 2 Field Alternative Plan meets the needs of athletes with 2X the synthetic turf for safe practice and play

NEWPORT CITIZENS

for responsible growth

Practice Schedules: Fall & Spring (Sample)

FALL Practice Schedule				
	2-4pm	4-6pm	6-8pm	8-10pm
1 Field	Football	Football	HS B/G Soccer	
	2-4pm	4-6pm	6-8pm	8-10pm
	Football	Football		
2 Field	HS B/G Soccer			

SPRING Practice Schedule				
	2-4pm	4-6pm	6-8pm	8-10pm
1 Field	HS B/G Track	B/G Lacrosse	MS B/G Soccer	HS B/G Soccer
	2-4pm	4-6pm	6-8pm	8-10pm
	HS B/G Track	B/G Lacrosse		
2 Field	HS B/G Soccer	MS B/G Soccer		

TOP: Newport Mesa Unified School District's sample schedule for proposed 1 Field Plan

BOTTOM: Newport Citizens' sample schedule for the 2 Field Alternative Plan

NEWPORT CITIZENS

for responsible growth

Home Games Schedule Preempts Practice

Number of Home Games 2015 - 16	
Boys' JV Football	18
Boys' Lacrosse	21
Girls' Lacrosse	18
HS Boys' Soccer	25
HS Girls' Soccer	26
MS Boys' Soccer	3
MS Girls' Soccer	2
Coed Track & Field	3+
Number of Home Games (2015-16 season)	113+

B3-19

- Home games and track meets disrupt practice schedules
- Sporting events receive priority use of synthetic turf field
- Several hundred spectators cause slow ingress and egress

The 2 Field Alternative Plan provides a safe, on-campus practice field during home games.

Comparison of Proposed Facilities Use

Use of Facilities	2 Field	1 Field
Safe, consistent surface for athletes to practice and compete on campus	✓	
Adequate on-campus space for <u>all</u> girls and boys lacrosse, soccer, track & field and football	✓	
More athletes get home in time for family dinners	✓	
Year-round use of interior field since no “rest time” needed	✓	
2 games can be played on turf, simultaneously	✓	
Sufficient seating for varsity soccer, lacrosse, track & field and JV football games	✓	✓
Sufficient seating for varsity football games	No	No

Comparison of Proposed Facilities Features

Features of Facilities	2 Field	1 Field
Six 80-100 foot light poles visible from Dover Shores, PCH and the Back Bay		✓
Preserves 28 mature screening trees along Vista del Oro	✓	
10-20 foot sound wall adjacent to Vista del Oro sidewalk (1 foot setback)		✓
Press box, concession stand and ticket booth		✓
Adds 400 permanent bleacher seats for 1 field only (400 + 600 existing = 1,000 seats)		✓
Adds 2 new bathrooms (to 2 recently renovated bathrooms)		✓
Eliminates 4 parking spaces on campus		✓

How can you support NCRG?

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newportcitizens@gmail.com



newportcitizens.com



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NEWPORT CITIZENS

for responsible growth

March 1, 2017

Ara Zareczny, LEED/AP, Director
 Facilities Development, Planning and Design
 NMUSD
 2985 Bear Street, Building A
 Costa Mesa, CA 92626

Subject: Comments Regarding the EIR Draft for the Sports Field at CdM High School

Dear Board and Committee,

I strongly recommend that the Board of Education either scrap this project, and/or redo the Environmental Impact Report before any decision, or that it seriously consider “alternatives” that have been presented by the community. [Items in bold or italics are for emphasis.]

CC7-1

I spent more than five hours reviewing the 2400-page draft EIR. I’m not an expert, but I am interested in this project. Waiting for it so long, and with such a large document, I was truly interested. Now, I am disappointed.

This EIR is a disguise. Buried in 2,400 pages is an enormous waste of time, stating the obvious, or restating things that don’t really matter, for the record. Things like archeology or gas emissions could be dismissed after brief discussion with five words, “not relevant to this project.”

On many *important* issues, the EIR dismisses discussion by labeling issues “not significant,” or “deemed unnecessary,” to begin with.

Let’s take two examples...

In sections 1.6.1 or 7.5 there is a discussion of No Project Alternatives. This discussion is a CEQA requirement. “This analysis must discuss the existing site conditions as well as what could be reasonably expected to occur in the foreseeable future if the project were not approved.” Here is that *entire* discussion, “This alternative would not meet any of the project objectives.”

CC7-2

In 2,400 pages, no project objectives are set forth or discussed. So, although CEQA requires discussion, it’s just dismissed by one sentence. This is the first example of arbitrarily not addressing an issue, or in this case, a CEQA requirement.

The fact is, without a \$7 million windfall from the State of California, there would be no project. There would be no cuts in funding other aspects of District operations or faculty, otherwise, to provide an enhanced, lit, athletic field for after-school activities. *The real purpose of the project is to spend the funds provided by the State in this particular aspect of athletics at several high schools in the district.* “Need” is never discussed. In fact, the facility has operated without these enhancements for 53 years. The purpose is to spend the funding. Period.

CC7-3

Following is another example of EIR dismissal by labeling an item as irrelevant: it's in Section 7.3.3 Alternative Lighting Technology/Pole Heights.

"A number of alternatives were suggested in the scoping process. This included lower pole lights, portable/temporary lights, and alternative light technologies such as LED and variations of LEDs. However, because nighttime lighting and glare impacts were determined to be less than significant, a full consideration of alternative lighting technologies and pole heights was deemed unnecessary."

CC7-4

Why? If they are labeled not significant, why does that enable you decision-makers *only consider one alternative of 80' pole heights*?

What really *does* matter, and what is *really* significant, regardless of arbitrary labeling by drafters? The answer is:

Noise – which **cannot** be abated or avoided as significant if the project goes ahead as described. Noise is a big problem. To whom? ***The immediate community.***

CC7-5

Lights – however you label it, the lighting is there in halide form, the most obnoxious, and expensive to operate, and likely cost, at 80 foot heights that are absurd in a residential 55-year old modest community. Who does lighting impact? ***The immediate community.***

Parking – by labeling as not significant, a major impact consideration for the community is avoided. However the assumption leading to this labeling is that the drivers who park will have three passengers per vehicle. At Corona del Mar High School, that's absurd. Any traffic survey taken at any hour of the day would obviate another assumption. Everyday parking today, and traffic today, because of the community design and access, is already problematical. Who will have people parking in restricted or private property? ***The immediate community.***

Seating – I didn't focus on this issue in my evaluation. I consider any seating assumption to be a precedent-setting wild card in the project. The athletic interests at the high school, parents, sponsors, litigation, or just over an extended period, "Whatever is built will grow." If it's 600 or 1,000, somebody down the road will find a way to increase it. If the project goes ahead with a lit "stadium" aspect for evening sports, seating will doom residents nearby. Who suffers the most? ***The immediate community.***

Disrupting Lives of People in the Immediate Community – I'm astounded that the EIR doesn't consider neighbors. No surveys were taken about the perceptions of neighbors, no impact on property values was discussed as the high school expands or athletic programs expand. At 5:30 am, super "flash bulb" type halide lighting from the swimming pool early practice already is disruptive. "If people buy property near a high school, they should expect..." That statement is just not correct (because several neighbors have been here in The Bluffs since 1964, when the school started with several hundred students. People do matter, a lot. ***The immediate community matters the most.***

This project is disruptive. *Real* Board-level policy or policy questions are not addressed. "Why do kids need athletic practice under the lights, until the proposed 9 pm timeline?" This is six hours after school hours are over. In addition, the last period of normal school hours is open for athletics for teams, and all

students. What other school activities go until 9 pm, or what things, if that's acceptable, should be started in additon?

CC7-5

This project opens up a Pandora's Box of future problems for 10-20 years because thoughtful alternatives are not considered.

With respect, I suggest substantial change to the project as described in the EIR, and if not abandoned, adoption of the limiting alternatives suggested by others.

Sincerely,

James W Kerrigan
2011 Vista Cajon
Newport Beach, CA 92660

From: Steve Jones [mailto:stevejonesmusic@gmail.com]
Sent: Wednesday, March 01, 2017 3:50 PM
To: Newport- Mesa USD
Subject: Corona del Mar High School Sports Field Project

3/1/17

Re: Corona del Mar High School Sports Field Project

Hello,

My wife and I are strongly against the Corona del Mar High School Sports Field Project. It will increase the already unacceptable traffic, noise, and parking problems dramatically. These will become obnoxiously intrusive.

Because of the above concerns, we believe it will also lower the value of our property.

In summary, we are dead set against the implementation of this project.

Sincerely,

Steve and Judy Jones

CC8-1

2641 Basswood Street
Newport Beach CA 92660
February 20, 2017

Ara Zareczny
LEED/AP, Director, Facilities Development, Planning and Design at N-MUSD
2985 Bear Street, Building A
Costa Mesa, CA 92626

RE: Corona del Mar High School Proposed Sports Facility.

Dear Ms. Zareczny:

I wish to express my support for the option for the Corona del Mar High School sports facility that is proposed by Newport Citizens for Responsible Growth (NCRG).

NCRG Fully Supports:

- Two artificial turf fields to provide safe practices for student athletes on campus;
- Replacement of existing bleachers with the same number of seats;
- Removal & replacement of existing pepper trees along Vista del Oro;
- New security fence/wall surrounding the facilities;
- Access to the sports fields from the rear parking lot.

CC9-1

The most recent version of the Environmental Impact Report(D-EIR) continues to be inadequate. I do not understand why Newport Mesa Unified School District continues to use a company which makes so many glaring errors and refuses to follow the instructions of the Newport Mesa School Board. The Board requested that the D-EIR study the option proposed by NCRG but the D-EIR did not.

CC9-2

- Why did the D-EIR not study the NCRG Alternative Plan as presented?
- Why did they relocate the second field?
- Why did they place permanent lights on the front field and not the interior field?
- Why didn't they recommend bleachers designed to mitigate adverse noise levels?

The School Board has been actively working with the community to reach a configuration that is best for the students and the community. They cannot do so without an environmental impact report yet the D-EIR is totally inadequate. The School Board should not have to pay for such a poorly prepared document. The School Board should insist that the D-EIR be re-submitted, without any additional costs, and the next draft follow the instructions of the School Board and address the option proposed by NCRG.

CC9-3

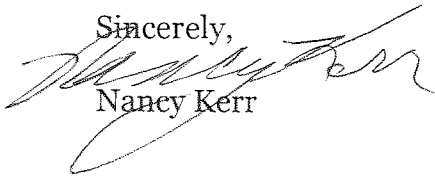
I strongly oppose, as does NCRG, the following:

- Four 80' light poles with banks of Halide lights on the front track & field
- The use of Halide lights, same as the Aquatic Center only 3X as tall
- The location of field #2 to Vista del Oro and the residential community (70' away from homes)
- The absence of any noise mitigation.

CC9-4

The NCRG option best addresses the needs of the students and concerns the community. Thank you.

Sincerely,



Nancy Kerr

AG 2/16/17

FEBRUARY 10, 2017

CC10

ARA ZARECZNY, LEED/AP DIRECTOR,
FACILITIES DEVELOPMENT, PLANNING AND DESIGN
NEWPORT-MESA UNIFIED SCHOOL DISTRICT
2985 BEAR STREET, BLDG. A
COSTA MESA, CA 92626

SUBJECT: CORONA DEL MAR MIDDLE AND HIGH
SCHOOL SPORTS FIELD PROJECT

DEAR SIR:

AS A RESIDENT OF THE EASTBLUFF AREA OF NEWPORT BEACH SINCE 1964, AND AS A PARENT WHOSE CHILD ATTENDED AND GRADUATED FROM CORONA DEL MAR HIGH SCHOOL, I WISH TO MAKE IT KNOWN THAT OUR FAMILY IS OPPOSED TO DEVELOPMENT OF THE CDM MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT.

CC10-1

THE CREATION OF THE RECONFIGURED SPORTS FIELD WOULD NOT ONLY DISTURB APPROXIMATELY 6 ACRES OF EXISTING CAMPUS BUT ALSO THE SURROUNDING RESIDENTIAL COMMUNITY AS WELL. GREATEST IMPACT WOULD BE TO HOME OWNERS ALONG AND ABOVE EASTBLUFF DRIVE AND VISTA DEL ORO.

AMONG OUR MANY CONCERNS AND OBJECTIONS TO THIS PROPOSED PROJECT ARE:

CC10-2

- (1) INCREASED TRAFFIC AND CONGESTION (ALREADY AN ISSUE)
- (2) PARKING LIMITATIONS (CURRENTLY A SOURCE OF CONTENTION)
- (3) FIELD LIGHTING ON (4) 80 FOOT HIGH POLES (TOTALLY INCONSISTENT/ INAPPROPRIATE IN THE MIDDLE OF A HIGH DENSITY RESIDENTIAL NEIGHBORHOOD)
- 4) INCREASED NOISE LEVEL DURING FIELD EVENTS
- 5) INCREASED TRASH, LITTER ON ADJOINING STREETS/PARKWAYS AFTER STADIUM EVENTS
- 6) DESTRUCTION OF AN AESTHETICALLY PLEASING NEIGHBORHOOD (EASTBLUFF AND THE BLUFFS). THE PROPOSED RECONFIGURED SPORTS FIELD WOULD DESTROY A LOVELY MATURE GROVE OF TREES ALONG VISTA DEL ORO AND AN OPEN GREEN SPORTS FIELD THAT CURRENTLY EXISTS AS IT HAS FOR 50+ YEARS.
- 7) PROPERTY VALUES OF NEIGHBORHOOD HOMES DIMINISHED. WHO WOULD WANT TO LIVE IN PROXIMITY TO THIS RECONFIGURED SPORTS FIELD?? CERTAINLY NOT I !!!

RESPECTFULLY SUBMITTED,

CAROLE R. JOHNSON
2001 VISTA CAJON
NEWPORT BEACH, CA 92660

B3-29

From: Bill Fallon [mailto:bfallon@surterreproperties.com]
Sent: Tuesday, March 07, 2017 2:06 PM
To: Newport- Mesa USD
Subject: CDM Sports field renovation

I live at 2100 Vista Laredo directly across from the soccer fields. Three of my children graduated from CDM and all played sports.

It is my opinion that if there ever was a sporting event in the afternoon/evening that attracted 3-400 people it would be a disaster as far as parking. Never mind a 1000 people which would be a catastrophe.

I welcome improvements to athletic facilities. But if the NMUSD thinks parking and traffic for such events can be accommodated in our neighborhood they are seriously mistaken.

Graduation is an example of this problem. Since it occurs once a year in the daytime and is primarily adult attended, the congestion and traffic are controllable.

Having a similar size event multiple evenings attended mostly by students would be uncontrollable. I hope the board can understand this obvious fact.

CC11-1

BILL FALLON

T 949.923.1205 | F 949.717.7497 | BRE#00777480

www.SurterreProperties.com

1400 Newport Center Drive | Suite 100 | Newport Beach, CA 92660

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From: Sally Shipley [mailto:sally@sallyshipley.com]
Sent: Tuesday, March 07, 2017 1:45 PM
To: Newport- Mesa USD
Cc: Sally Shipley
Subject: CDM Sport Field Project

Dear Board of Directors,

The Eastbluff area has been my home for the past 50 years. Before you make your final decision regarding this project, I would request that you drive by the school between 7:30 – 8:00 AM and 3:00 – 3:30 PM. The traffic congestion is not just from CDM student, but from the catholic school and Eastbluff Elementary School. My home in Eastbluff is about a mile away from the school, but when the band practices on the field, the sound outside is so loud that it seems like they are standing right in front of my front door. When the Villa Apartments on San Joaquin and Jamboree are filled, 1,000 additional cars will pour onto Jamboree. Holstein built the Bluffs from 1964 – 1975 with all the beautiful greenbelts, trees, a shopping center, and schools, but I don't think he envisioned a school overwhelming this area with noise , congestion and pollution. Ensign High School is surrounded by Fairview Park and open space. This is not the case with CDM. We share some of the same streets, and our private streets in the Bluffs are often used for their parking areas in front of homes. Please consider the people who live in this beautiful area and call it HOME when you make your final decisions.

Sincerely, Sally Shipley

CC12-1

Sally Shipley

1400 Newport Center Drive Suite 200
Newport Beach, CA 92660
949.219.2414
949.887.9064 cell
sally@sallyshipley.com
www.SallyShipley.com
BRE# 00582056



From: Matt Parks [mailto:mattparks63@gmail.com]
Sent: Friday, February 24, 2017 9:18 AM
To: Newport- Mesa USD
Subject: CDM HS sports fields

Hello:

I want to express my support for the alternative plan that would allow for two artificial turf fields at CDM instead of the one field stadium with no lights. I am vehemently against permanent 80' high light poles. These would destroy views of Catalina that are now enjoyed by Eastbluff residents and would emit an unacceptable level of light pollution to all neighbors within a half mile of the field. I would compromise by saying temporary/portable lights that are no higher than the goal posts could be used for a few hours in the winters months, then be removed.

Thanks for taking the time to read this.

Sincerely,

Matt Parks

2415 Blackthorn St.

Newport Beach, CA 92660

CC13-1



From: Beverly Lallande [mailto:blallandemd@aol.com]
Sent: Friday, March 10, 2017 1:50 PM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please DO NOT approve the CDM Sports Field project in the Eastbluff neighborhood, as we already have a HUGE problem with traffic congestion after the middle school Enclave expansion. Residents trying to leave their homes in the morning via Hidalgo, Vista Laredo, Vista Bonita and Domingo are essentially gridlocked for 15-20 min, just trying to reach Jamboree around the 7:45-8am time period and again in the afternoon. Roads are gridlocked from student parking on both sides of the street and lines of traffic filling the center. There is no room for Fire and Police 911 response vehicles to pass during this time, which is a huge concern for Eastbluff residents. Police only come to the neighborhood to ticket drivers illegally turning left onto Mar Vista after 7:30am, but do nothing to help with traffic flow. It is frustrating!! CDM has done nothing as far as traffic control (police assistance) to improve morning traffic flow other than ask OLQA Catholic school to change their school day start time to a later time, which is VERY disruptive to working parents with students who attend that school. CDM has not offered any assistance to work with OLQA or us neighborhood residents to improve this problem.

Further, students parking on both sides of the street on Vista Del Oro and Mar Vista cause significant safety issues due to students darting across the street from where ever they parked (not using the crosswalk) to reach the CDM campus or sports fields. Students leave trash at the side of their vehicles, and vandalize realtor For Sale signs as they go by (I have directly observed the male athletic teams running around the neighborhood, one after the other slapping the signs until they are broken or fall down). As a neighborhood we asked for changes in parking due to these concerns which were effective

CC14-1

at the beginning of the school year, then immediately reversed. CDM students vowed to be responsible citizens and failed to follow through, and additionally went to OCC stadium under the influence of alcohol and embarrassed their entire student body and tarnished the CDM school reputation on a national level (as heard on NPR).

Putting a sports stadium in this neighborhood would exponentially increase these problems in the Eastbluff neighborhood. Further, increased traffic from the sports field will make it nearly impossible for Eastbluff residents that exit their home streets onto Vista Del Oro and Eastbluff to efficiently leave their homes. Increased traffic congestion leaving sporting events along with street parking on both sides of the street will significantly impact Fire and Police response times to 911 calls during sporting events, causing a safety issue for residents, athletes and sporting event attendees as we already observe this during morning and afternoon school release times. Also, lighting on the fields and noise from events will be VERY disruptive to homes facing and near the field. I have children at both OLQA and CDM and am a resident of Eastbluff. Even though this project could benefit my current CDM athlete and two future CDEM athletes, we Eastbluff residents DO NOT want CDM to complete this sports field project.

CC14-2

Beverly Lallande MD
blallandemd@aol.com

March 12, 2017

Attn: Ara Zareczny, aLEED/AP Director
Facilities Development, Planning and Design
Newport Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, CA 92626
Email: feedback@nmusd.us

RE: CDM Middle and High School Sports Field Project

To whom it may concern:

I would like to express my concern about the CDM Sports Field project. I am the owner of a home that is directly across the street from the CDM fields in The Bluffs homeowners association. My home will be directly impacted from the traffic, lighting and noise from the proposed field. All the bedroom windows in my home face the fields and this could have a very negative impact on the quiet enjoyment and rest of our family.

CC15-1

I do not believe that there is enough parking to accommodate up to 1000 spectators at an event. People will be parking all over the neighborhood streets on nights of events. This is very impactful to The Bluffs community because we are a townhome development and there is very limited parking for our guests as it is. On the nights of the CDM events, I fear that my own guest may not be able to find a place to park.

CC15-2

I am concerned about the language in the EIR that says “non-high-profile” regular games. Who determines that? Who will regulate the compliance? What if there is a low-profile varsity game (if there is such a thing)? If this project gets passed, I am concerned that the burden will be on the homeowners to complain about the possible non-compliance. I am also very concerned about the language that says that the varsity games will “most likely” be scheduled at an off-site facility. How will this be monitored? Varsity games should definitely be excluded from this plan.

CC15-3

I have been to several high schools in Orange County that have added stadium facilities and I cannot remember any stadiums being surrounded on 3 sides by homes that will be negatively impacted by traffic, noise and lighting as much as the surrounding communities will be effected by the CDM project.

CC15-4

I urge the Planning Commission to require NMUSD to come up with alternative improvements that do not add excessive traffic, lighting and noise until 10pm. That is a very unreasonable request on a homeowner that lives directly across the street from the fields.

CC15-5

Thank you for your time,
Lorraine Campanaro
2018 Barranca,
Newport Beach, CA 92612

From: Dan Brown
To: [Newport- Mesa USD](#)
Subject: Eastbluff Neighborhood
Date: Monday, March 13, 2017 1:48:36 PM

Dear Sir &/or Madame:

The proposed lighting scheme is totally without merit & our neighborhood would be severely impacted.

We are adamantly opposed to this plan.

CC16-1

Sincerely,

Dan Brown & family
2827 Cassia

From: Pat Warmington
To: [Newport- Mesa USD](#)
Subject: cdm field
Date: Monday, March 13, 2017 2:05:00 PM

As a long time resident of the homes in Eastbluff I wish to have my opinion as to the new field at CDM. I'm for two fields but no lights. It is already interfering with the quality of our environment with the light and sound from the swimming arena.

CC17-1

--

Pat Warmington
warmingtonpat@gmail.com

Please note my new email address!

From: Karen Tuckerman [<mailto:bakbaja@aol.com>]
Sent: Monday, March 13, 2017 7:54 PM
To: Newport- Mesa USD
Subject: CDM SPORTS FIELD PROJECT

It is very good news to learn that the Board has decided not to increase the current amount of bleachers at the CDM sports field. I really appreciate your consideration of the harmful impact more seating and more spectators would have.

I have attended all the meetings about the CDMHS field at CDMHS and some NMUSD Board meetings. I live in the Bluffs, near Mar Vista, so the noise, traffic and parking from CDMHS has a direct effect on my life.

CC18-1

Of enormous concern to me and many others is the **frightening possibility of a public address system**. This would forcibly intrude into the houses, condos and apartments of the several thousand people who live in the area that closely surrounds CDMHS on all sides. It is not right to penetrate the sanctity of our homes for hours at a time with noise we can't block or escape from. There would be **no way for the school district to effectively regulate or limit the loudness**. It would depend on who is in charge at each event in the future and also when used by groups who rent the field. It would be **devastating to our community because if it is installed it will be used**. Any well-intentioned guidelines on loudness or frequency of use will be quickly ignored and unenforceable.

CC18-2

Please keep in mind that not everyone goes to bed at 10-11pm. Of course there are young children and some elderly who are in bed early but there are also professionals like hospital doctors and nurses (and others) who work shifts that begin in the very early am. Their homes will be bombarded by disruptive, unwanted noise at a time when they need quiet to sleep.

There are many students and their parents who enjoy and participate in the CDM sports programs but don't want long after school practice that goes into the evening and interferes with homework, dinner, sleep and a balanced life.

Build a safe playing field for the students but don't punish the surrounding neighborhood. When CDMHS was built in the beginning of the 1960s there were promises and guarantees from the school district (at that time) that there would "never be night games at CDMHS" due to the close proximity of homes.

Back then the school Board recognized that outdoor lights, loudspeakers, crowds and student bands would not be appropriate at this location.

Many things have changed over the years but not that.

Please keep the agreement .

I support the NCRG ALTERNATIVE PLAN with NO Public Address System.

Thank you.

CC18-3

Sent from my iPad

From: Karen Blakely
To: [Newport- Mesa USD](#)
Subject: Corona Del Mar Sports Field
Date: Tuesday, March 14, 2017 6:37:34 AM

We are in favor of the policy to limit seating capacity to the current 645 seats and not permit varsity football games at the renovated field. The high school principal, coaches, and student team sports participants have indicated support for the two-field however, we are not in favor of the four (4) 80 foot high light poles on the new synthetic track and field. We are opposed to these lights and are concerned about light glare, view impairment by the poles, noise from a public address system, crowd and game noise, traffic, and parking.

CC19-1

We are asking you to support the two field, no lights option.

Karen and Kenneth Blakely
3015 Carob Street
Newport Beach, CA 92660
Eastbluff

From: Emily Whitcomb
To: [Newport- Mesa USD](#)
Cc: [Marcus My Love](#)
Subject: Fwd:
Date: Tuesday, March 14, 2017 10:39:03 AM

See below.

Sent from my iPhone

Begin forwarded message:

From: marcusmd02@aol.com
Date: March 14, 2017 at 8:48:04 AM PDT
To: emilywhitcombmd@gmail.com
Subject: Fwd

-----Original Message-----

From: marcusmd02 <marcusmd02@aol.com>
To: feedback <feedback@nmusd.us>
Sent: Tue, Mar 14, 2017 8:46 am

My name is Emily Whitcomb. I live in Eastbluff at 2531 Blackthorn street. I am emailing in opposition to the 80 foot permanent light poles which will directly and negatively impact our community. I am however in support of the two field no light option. Thank you for your consideration.

Emily Whitcomb

CC20-1

From: Kim Doud
To: [Karen Yelsey](#); [Vicki Snell](#); [Charlene Metoyer](#); [Dana E Black](#); [Walt Davenport](#); [Martha Fluor](#); [Judith A Franco](#); [Newport- Mesa USD](#)
Subject: URGENT: CdMHS Stadium School Bd Mtg: 3/14
Date: Tuesday, March 14, 2017 10:45:23 AM

To the NMSUD Board,

PLEASE consider our local neighborhood and community when determining the needs for the Sport Fields in the Draft EIR. **I AGREE** that the students do deserve to have safe fields but without harming the local community that supports and loves this HS school.

Some of the obvious issues will be **TRAFFIC, PARKING, LOUD SPEAKER NOISE and LIGHTING** that will impact our local community.

<https://www.youtube.com/watch?v=tVutvv5VKas> this may be of interest.

CC21-1

DRAFT EIR

I SUPPORT:

1. Two new artificial turf fields to provide safe practices for our student athletes on campus
2. New Field #1 to be built in the same location of the existing track and field
3. New field #2 to be located closer to the school and away from Vista del Oro and the residences
4. Replacement of the existing bleachers with new bleachers with the same number of seats
5. Replacement of the mature pepper trees along Vista del Oro with new trees
6. A new security fence/wall around the fields
7. Access to the sports fields from the rear parking lot

CC21-2

I DO NOT SUPPORT:

1. Four 80' light poles with banks of halide lights on the front track and field
2. Four 80' light poles with banks of halide lights on field #2
3. The use of halide lights, the same as the Aquatic Center only 3X as tall
4. The location of field #2 next to Vista del Oro and those residences (70' away from homes)
5. The absence of any noise mitigation. Noise is identified to have a "significant adverse negative impact"

If you BUILD IT, THEY WILL COME and there is NO GUARANTEE for what this will turn into or how many events these fields will host. **NO PROMISES** can be kept because over the years Boards will change and

CC21-3

promises may be overturned.

YOU have the POWER to make a good decision to keep the peaceful environment for all of us to remain happy neighbors with CDMHS and keep our quality of life as well as our property values unharmed.

CC21-3

Thank you!!

Kim Doud Kegans

2027 Vista Caudal Newport Beach, CA

949-500-6197

From: marcusmd02@aol.com
To: [Newport- Mesa USD](#)
Date: Tuesday, March 14, 2017 8:46:07 AM

My name is Marcus Rosencrantz. I live in Eastbluff at 2531 Blackthorn street. I am emailing in opposition to the 80 foot permanent light poles which will directly and negatively impact our community. I am however in support of the two field no light option. Thank you for your consideration.

CC22-1

Marcus Rosencrantz

From: Mike
To: [Newport- Mesa USD](#)
Subject: CDM stadium project
Date: Tuesday, March 14, 2017 12:34:24 PM

As a resident of the Bluffs, I am strongly opposed to the expansion project and ask you give consideration to the community plans or tabling the project until a better solution is available that works for the school and homeowners

CC23-1

Mike Mollett
720-244-8832

From: robert puich
To: [Newport- Mesa USD](#)
Subject: Fw: Corona del Mar High School sports fields DEIR
Date: Tuesday, March 14, 2017 2:12:56 PM
Attachments: [DEIR.pdf](#)

Sorry. Forgot attachment in previous email.

----- Forwarded Message -----

From: robert puich <rpuich@sbcglobal.net>
To: "feedback@nmusd.us" <feedback@nmusd.us>
Sent: Tuesday, March 14, 2017 2:04 PM
Subject: Corona del Mar High School sports fields DEIR

Attached are our comments to the Draft Environmental Impact Report. We love our wonderful neighborhood and want to keep our quality of life protected. This current report does not address our concerns. We trust that the NMUSD will satisfy these concerns.

Bob and Pat Puich
Eastbluff

CC24-1



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

CC24-1

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.

2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

ROBERT PUICH 2807 ALTA VISTA DR. NB, CA

Print

Robert Puich

Signature

PATRICIA A. Puich 2807 Alta Vista DR.

Print

Patricia Puich

Signature

Print

Signature



From: Andrew Bartlett
To: [Newport- Mesa USD](#)
Subject: CDMHS
Date: Tuesday, March 14, 2017 1:09:47 PM

In throwing my two cents out there, I live in the bluffs. What you are attempting to do will harm my neighborhood I feel. We have supplied you with alternatives that make it palatable for us. Your lighting situation is horrible for us for one. The noise is also a factor and needs to be considered. If you have events there that last until 10pm we will not appreciate it. there are none now and introducing them will be a slap in our face. Far as I know there is not a one of you who lives here and making these recommendations. Please consider our alternative proposal

CC25-1

Andrew Bartlett
2000 vista caudal
Nb, 92660

From: Anne Drobka
To: [Newport- Mesa USD](#)
Subject: Corona del Mar Middle and High School Sports Field Project
Date: Tuesday, March 14, 2017 3:49:13 PM

I would like to urge a “no” vote on this project.

CC26-1

Anne Drobka
6 Turnberry Dr.
Newport Beach, CA 92660

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/14/17 5:30 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Please no lighted stadium at CDMHS

Annette Franco

Public Relations Officer

Newport-Mesa Unified School District

Office: 714-424-5070

ayfranco@nmusd.us

Celebrating a [50 year Legacy of Excellence](#)



From: Jeff Andrews [mailto:jsandrews@me.com]

Sent: Tuesday, March 14, 2017 5:27 PM

To: Newport- Mesa USD

Cc: don@eastbluff.net

Subject: Please no lighted stadium at CDMHS

Dear NMUSD school board members,

My name is Sandra Andrews and my family and I live at 2321 Alta Vista Dr. in the Eastbluff neighborhood of Newport Beach. I am writing to voice my opposition to the proposed stadium at CDMHS.

We have lived in the neighborhood for 4 1/2 years and have enjoyed a great quality of life here. We have two boys, a former student and current student at CDMHS and we are strongly in favor of the two sports fields, no lights proposal. We all use the fields for recreation and agree they are in need of an overhaul to protect our children and neighbors from potential injury. What we strongly object to, however, is the increase in scope that places 80' lights directly in our view and the accompanying noise and whistles of night time practices and games.

I have been to many meetings regarding the impact of the stadium and have not been satisfied that our issues with light and noise pollution, parking, and safety have adequately been addressed nor will they be able to be rectified. The impact study does not include the very real threat to our property values nor the intrusion on our every day lives. Supporters of the

CC27-1

stadium seem to think we are only affected by the '5 or 6 games a year that the stadium will be used for nighttime activity.' But in fact, it's the everyday practices after sunset until 9 or 10 at night that we are most concerned about.

The topography of the Eastbluff neighborhood is different than that of the other stadiums' surrounding neighborhoods. We are terraced for the very purpose of capturing the exquisite views we have all paid millions of dollars to experience. The lights and noise would all but destroy the view, the sunsets and the peacefulness of this established, beautiful neighborhood.

Please, please consider the two field, no light alternative.

Thank you for your time and consideration,

Sandra Andrews

925-984-9999

treasured time at sunset from our back yard..

CC27-2



Comments on the February 2017 Draft Environmental Impact Report for the CDMHS Sports Field Project

Noise from the CDMHS Sports Complex is the most important concern of the surrounding neighborhood community. More houses will be affected by noise than other impacts like lighting and traffic. Noise not only affects those houses in direct line of sight of the Sports Complex lights, and those houses on the streets bordering the Sports Complex, but it also affects those houses further removed.

The impact of noise was studied in the February 2017 Draft Environmental Impact Report (DEIR). For the Proposed Project, after the mitigation measures (N-1, N-2, N-3) described in Section 5.6.7, the noise in neighboring community areas was found to be above thresholds of significance. It was concluded in Section 5.6.8 that sporting events in the Proposed Project “would result in short-term noise impacts at existing residential properties that are significant and unavoidable”.

The DEIR also considered three Community Plan Alternatives. Each of the three Alternatives reduces the bleacher seat capacity from 1,000 seats to 664 seats, all on the south side of the main field. Even with this reduction in seat capacity, Table 7-1 in the DEIR shows that there are still places in the neighboring community where the noise will be above thresholds of significance. This situation is unacceptable!

Please include in the next version of the Environmental Impact Report these mitigations to reduce the noise from the Sports Complex in the surrounding neighborhood community:

CC28-1

Mitigation #1: Remove the PA system completely. A PA system is not needed as there will be no varsity football (per the School Board) and there will be no north bleachers (per the School Board).

Mitigation #2: Include in the EIR an in-depth evaluation of the effect of a fully localized optimized PA system, with sophisticated controls, that directs the sound towards the south bleachers and the tennis courts.

Mitigation #3: Include in the EIR an in-depth evaluation of concrete bleachers and rubber coated aluminum bleachers, which are much more quiet than aluminum bleachers. As the DEIR states on Page 5.6-27 of Section 5.6.3: “Foot-stomping on aluminum bleachers can generate substantial noise.”

Mitigation #4: Include in the EIR a limit on the use of the PA system, as to who can use it (prohibit outside groups), how often it can be used (even for other official school groups), and during what hours it can be used.

In addition, include in the EIR new sound measurements with re-calibrated instruments, as there seems to be an inconsistency in the present results. The sound results in the DEIR show that the sound is well below a significant impact for the houses on the Eastbluff hill, but many Eastbluff residents confirm that they can easily hear people talking on the sports field when they are in their houses. This makes all the sound measurements and results suspect.

Dr. Ronald Madaras
510 Avenida Lorenzo, Newport Beach, CA 92660

From: Karen Parks
To: [Newport- Mesa USD](#)
Subject: No CDM Stadium, No Lights
Date: Thursday, March 16, 2017 8:05:24 AM

Dear NMUSD:

I am writing to let you know that I am very much against lights at the proposed CDM High School stadium. We bought our house due to the beautiful views of Catalina and the western sunsets. The proposed 80 foot tall light poles will physically destroy our views and the light pollution will ruin sunsets. We currently live in harmony with the high school and we have had both of our boys attend there as student athletes participating in track and cross country. We know there is a need to update the fields to make them safer. Therefore I support the two field alternative plan with artificial turf that has been proposed, with no lights.

Thank you for taking the time to read this and I hope the school board makes the sensible decision on this matter in order to have the school continue to coexist with the neighbors that closely surround the school on all sides.

Sincerely,

Karen Parks

CC29-1

From: Carol Boice
To: [Newport- Mesa USD](#)
Subject: pole lights at Corona del Mar High School
Date: Thursday, March 16, 2017 7:34:23 AM

After 20 years of lack of sleep from facing the lights at Fletcher Jones Motorcars, i cannot imagine the loss of quality of life that the residents of Eastbluff and the Bluffs will suffer facing into the pole lights at Corona del Mar High, let alone reduction of property values. I support the two-field plan without pole lights. I live near Jamboree and Eastbluff Drive and can hear the loud speakers at the high school for special events, like graduation. It would be a true nuisance to hear loud speakers all the time instead of for an occasional event. Oh, and the traffic on Eastbluff Drive and Jamboree would be unbearable when the new 500 apartments at Fashion Island are filled coupled with added sports events at the high school. Where will the attendees park? Won't the parking restrictions in the neighborhoods have to be extended from 4:00 to 10:00 p.m? Will the residents ever be able to have guests in their homes with one-hour parking? So why bother having anyone over if the homeowners cannot open their "blackout" curtains to look out the window nor be able to go into their yards at night. Sounds like residents being prisoners in their own homes and unable to be released because no one will buy their homes. Say "no" to stadium pole lights and loud speakers.

CC30-1

Carol Boice
2945 Catalpa Street
Newport Beach, Ca 92660

949-759-0809

From: June Marchigiani
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 15, 2017 3:56:55 PM

To whom it may concern at the Newport Mesa School District:

I am writing in reference to the CDM Sports Field Project. I have lived in the Eastbluff community since 1985. I raised a daughter that grew up at CDM from grades 7-12. There were few evening events during her high school years and yet, she never missed out on anything!

I am adamantly opposed to lighting any area around that high school for evening events and/or practice! The lights are an **eyesore** which negatively impact our environment, both the street scene as well as the night sky. Additionally, lighted fields **invite noise well into the night, trash, vagrants, traffic and unwanted people who might prey upon our children from the shadows. Lighted fields draw children into the night and put them at risk for harm.**

There are perfectly good alternative plans for two fields, a new track and updated facilities to serve our children in sporting activities. There is no good reason that the local neighborhood should have to endure **HOURS of NOISE** *in addition* to what they have come to accept living close to sports fields during daylight hours.

As educators that claim to be working to advance the education of our youth, I cannot find **ANYTHING** about this initiative that advances the education of any student. This initiative is a **shameful WASTE of money** that could go to schools and school children in need of funds for **LEARNING** or getting a healthy meal during the day.

What are you people thinking?

Regards,
June Marchigiani
326 Vista Suerte
Newport Beach

CC31-1

From: Lori Kellems
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 15, 2017 2:18:12 PM

Hello,

I am a parent of a sophomore student at Corona del Mar high school. I support the 2 Field Alternative Plan with no lights.

CC32-1

Thank you for your consideration,

Lori Kellems

From: Matt Hagemann
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Thursday, March 16, 2017 11:28:08 AM

Mr: Zareczny: As a former resident of the neighborhood across Eastbluff Dr. from CdM, I am in opposition to the proposed preferred alternative. Instead, 2 Field Alternative should be selected because it is the environmentally superior alternative, and will ensure student athletes will be able to practice safely and be home by dark.

CC33-1

Matt Hagemann

From: Bob Montgomery III
To: [Newport- Mesa USD](#)
Cc: [Newport Citizens for Responsible Growth](#); [Peggy Montgomery](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Thursday, March 16, 2017 11:17:55 AM
Importance: High

To the School Board:

I support the 2 Field Alternative Plan with NO lights

> The 2 Field Alternative Plan meets the needs of athletes to practice safely and be home by dark

> CDM will be the only school in the district with 2 artificial turf fields!

> This Alternative Plan was determined to be environmentally superior to the other proposed plans

> NO lights on 80' or any other height poles

> NO games and special events or practices after dark

> NO lights means significant reduction in cost, noise, traffic and events parking on weekend nights

Sincerely,

Bob Montgomery

2221 Vista Huerta

Newport Beach, CA 92660

CC34-1



From: Ryan O'Grady [<mailto:ryan8288@gmail.com>]
Sent: Thursday, March 16, 2017 1:15 PM
To: Newport- Mesa USD
Subject: Comments on CDM Sports Field Project EIR

Ara -

I am writing in support of:

7.6 COMMUNITY PLAN ALTERNATIVE 1: TWO FIELDS WITH REDUCED CAPACITY AND NO LIGHTS.

At Newport Citizens for Responsible Growth, we have done considerable research on the benefits to students to be home at a reasonable hour on school nights. The Harvard Graduate School of Education agrees:

<http://www.pz.harvard.edu/projects/the-family-dinner-project>

The construction of two turf fields will give the students of CDM the safe fields they need for practices and games. The lack of nighttime lighting will have several positive benefits:

1. Our students will get home earlier.
2. The substantial nighttime noise issues identified in the D-EIR will not apply, or will be

CC35-1

substantially mitigated.

3. Neighboring residents will maintain the quiet nighttime enjoyment of their homes.
4. Outside groups will not conduct nighttime activities on CDM fields.

7.6 Community Plan Alternative #1 is a Win-Win for the neighborhood and the students. No other alternative so closely matches program objectives while maintaining a good neighbor policy with the Greater Eastbluff Community.

Thank you for your consideration –

Ryan O’Grady

From: Ron Glickman
To: [Newport- Mesa USD](#)
Subject: Athletic Field Proposal
Date: Thursday, March 16, 2017 11:03:29 AM

The 2-field proposal looks great with no 80' lights.

Students get what they need and the neighborhood is preserved. Why not?

CC36-1

Ron Glickman
507 Avenida Lorenzo
949-929-8132

Debra Pagliassotti
715 Bellis St.
Newport Beach, CA 92660

March 16, 2017

Ara Zareczny
Newport Mesa Unified School District,
2985 Bear Street, Building A,
Costa Mesa, CA 92626,

To whom it may concern:

REF: Letter of support 2 field alternative plan at CDM HS/MS

I would like to express my support for NCRG initiative.

- NO lights (significant reduction in cost, noise, traffic and event parking).
- NO 80ft poles
- NO games, special event and practices after dark.

The draft EIR has found the noise from events will create an unavoidable negative impact.

The alternative plan will provide 2 safe practice fields, all CDM athletes will be home by dark, and CDM will be the only school in the district with a new track, updated facilities and 2 artificial turf fields.

Thank you for your consideration of my support.

Kind Regards,

Debra Pagliassotti

CC37-1

From: Genie Tracy Kirchner [mailto:genietk@me.com]
Sent: Friday, March 24, 2017 8:14 PM
To: Newport- Mesa USD
Subject: [CAUTION: POSSIBLE SPAM] 7.6 Community Plan Alternative 1
Importance: Low

I am writing in support of:

7.6 COMMUNITY PLAN ALTERNATIVE 1: TWO FIELDS WITH REDUCED CAPACITY AND NO LIGHTS.

Please add me to your list!

Eugenia Tracy Kirchner
2647 Basswood St
Newport Beach, CA 92660

CC38-1

From: Andrew Miner
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Friday, March 17, 2017 11:21:58 AM

Being a long time owner in the Bluffs Community, I support the **2 Field Alternative Plan with NO lights!**

CC39-1

We do not want the lights and traffic. It is already too crowded with no parking!

Sincerely,

Andrew Miner
2316 Vista Hogar
Newport Beach, CA 92660

From: Kirk Mueller [mailto:kirk@titanesp.com]
Sent: Friday, March 17, 2017 12:42 PM
To: Karen Yelsey; Vicki Snell; Charlene Metoyer; Dana E Black; Walt Davenport; Martha Fluor; Judith A Franco; Newport- Mesa USD
Subject: RE: CDM High School Stadium Development

Newport-Mesa USD Board,

I have grave concern regarding the building of the new stadium as my home is about 100 yards from the current track and will bear the brunt of everything, including Wall, Traffic, Parking, Noise (people and loud speakers, etc.) and obnoxious lighting. My home is on Vista Huerta and all this stuff will be devastating to the quality of life there.

I went to CDM High and fully support improving the facilities, but this

CC40-1

is overboard and excessive.

DRAFT EIR

Improvements that I support:

1. Two new artificial turf fields to provide safe practices for our student athletes on campus
2. New Field #1 to be built in the same location of the existing track and field
3. New field #2 to be located closer to the school and away from Vista del Oro and the residences
4. Replacement of the existing bleachers with new bleachers with the same number of seats
5. Replacement of the mature pepper trees along Vista del Oro with new trees
6. A new security fence/wall around the fields
7. Access to the sports fields from the rear parking lot

Improvements that I don't support:

1. Four 80' light poles with banks of halide lights on the front track and field
2. Four 80' light poles with banks of halide lights on field #2
3. The use of halide lights, the same as the Aquatic Center only 3X as tall
4. The location of field #2 next to Vista del Oro and those residences (70' away from homes)
5. The absence of any noise mitigation. Noise is identified to have a "significant adverse negative impact"

Our neighborhood will be transformed into a traffic infested, noise polluted, stadium lit monstrosity.

Please reduce the excessive development and make most residents happy and improve the school at the same time. Keep everyone's quality of life high and our property values stable.

All the best,

KIRK MUELLER
2248 Vista Huerta, Newport Beach, CA 92660

Titan Executive Search Partners, LLC		www.titanesp.com
Kirk Mueller		Los Angeles, CA
kirk@titanesp.com		tel: (310) 833-6200
		fax: (310) 833-6800
Want to always have my latest info?		Want a signature like this?

CC40-2

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Ara K. Zareczny" <azareczny@nmusd.us>

Date: 3/17/17 1:07 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>

Cc: Flavia Mendez <fmendez@nmusd.us>

Subject: Fwd: CdM Sports Field

Ara Zareczny
714.580.8665

Begin forwarded message:

From: Joyce Dunigan <joycedunigan@aol.com<mailto:joycedunigan@aol.com>>

Date: March 17, 2017 at 12:58:53 PM PDT

To: <AZareczny@nmusd.us<mailto:AZareczny@nmusd.us>>

Subject: CdM Sports Field

Once again, I write to make my fears known about the Sports Field Project at CdM. In the beginning, we were told the the EIR would be the worst case scenario, that it would contain all options, but that all would not necessarily be in the final project. It seems to me that 80 foot tall lights and a PA system is a given. Both of those things would impact many, many homes and the quality of life for a large number of people. The 10 foot sound wall would make it look like we live on a freeway. I would hate to lose the pepper trees and the open feeling that there is now. I support the alternate plan with upgraded track and 2 practice fields, but no lights or sound.

CC41-1

Thanks, Joyce Dunigan

From: Chris Dunk
To: [Newport- Mesa USD](#)
Subject: Field conditions
Date: Tuesday, March 14, 2017 10:51:11 PM

CDM fields are the worst in the area. If my kid had been injured there I would have sued Nmusd for millions.. I hope someone does and wins... your blatant disregard for the athletes safety should be penalized

CC42-1

From: Carolyn Goates
To: [Newport- Mesa USD](#)
Subject: Feedback on CDM SPORTS FIELD Draft EIR
Date: Sunday, March 19, 2017 11:22:40 PM

There are several things we as local homeowners are really concerned, worried, or really fretting about.

We are very afraid of loudspeakers. The sound carries well here. I often hear the bells from the Our Lady Queen of Angels Church even though it's slightly beyond the high school! We are afraid that they will be loud and late into the evening.

We like the idea of having 2 artificial turf fields to help the athletes be able to practice safely and be home by dark.

Please, oh please, don't do the big 80' light poles! The light is already substantial just from the pool area. I can't even imagine how intense 80' pole of blinding light would be and disrupting to our neighborhood.

Not running the intense lights would mean a whole lot less cost, noise, and traffic. Not having night activities would DEFINITELY mean a much safer community for us, living her in this Eastbluff ares.

We are also really worried about all the parking overloads. Just the school traffic alone, clogs our streets. When there are activities, people FREQUENTLY double park so you have to zig zag through the streets to get by. Or they just stop in the middle of the street in both directions, and you can't even get around them. They seem to be getting more inconsiderate as time goes on. Bringing in more folks from outside the school community worries us even more, as theoretically they would care even less about disrupting the surrounding residential community. ***These are the only roads we have.*** We have to be able to get through! When activities are going on now, we frequently have great difficulty. So we are really worried about expanded events, with an increased load on inadequate streets and parking availability. Then worse, we worry about crowds of young people roaming our streets, before or after activities, and the potential for more drugs and alcohol use in remote locations..

So we really hope you won't you won't be doing a lot of night activities!! It brings more unfamiliar people into our neighborhood, and recently there has been a disturbing increase in home robberies, even during daylight hours.

Thank you so much for your consideration of our issues!

From Carolyn Goates

2017 Vista Caudal, Newport Beach

CC43-1

From: Kathy Horton
To: [Newport- Mesa USD](#)
Subject: Can field
Date: Sunday, March 19, 2017 7:16:49 PM

I realize you need to expand the field, 2 points are necessary. The district needs to build a parking structure and to keep from insuring law suits the 80' lights must go, as they will cause a terrible with the quality of life in the upper Eastbluff. Please vote NO.

Kathy Horton

Sent from my iPhone

CC44-1

From: Susan Anderson
To: [Newport- Mesa USD](#)
Subject: CDMHS field
Date: Sunday, March 19, 2017 5:03:36 PM

Dear NMUSD, As a owner of property in Eastbluff, 2050 Vista Cajon, I want to strongly add my voice against the field lights on 80 ft. poles and the PA system proposed for the sports field at CDMHS. Our properties are adjacent to the field and our quality of life and home values will be negatively impacted! This is a neighborhood where all residents should be considered and respected!!

CC45-1

Sincerely, Susan S. Anderson

Sent from my iPhone

From: Paula Kruse
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] CDM HS Stadium Lights & Loud Speakers
Date: Saturday, March 18, 2017 9:58:18 PM
Importance: Low

We are opposed to the installation of 80 ft. floodlights on the High School field. Our house is in the "B" streets near the top of the hill. Eighty-foot flood lights would be right at our eye-level, and at night would be annoying, and would spoil our lovely view of the city lights.

CC46-1

As it is now, we can hear the field microphone sound, but not clearly. With a loud sound system, we would hear every word from the field. (As we can now hear the names called at the graduation ceremony!) That could drive us crazy! And we are about **3 blocks away!**

Paula & John Kruse
2401 Blackthorn St., Newport Beach 92660

From: katherine watson
To: [Newport- Mesa USD; don@eastbluff.net](mailto:don@eastbluff.net)
Subject: CdM High School changes
Date: Saturday, March 18, 2017 8:32:28 PM

Hello interested parties,

As a long-term homeowner and resident of this area--our family has been in Eastbluff since the early 1960's--I would like to express my concern about the proposed many-lighted, announcement-enhanced, and enlarged sporting area for Corona del Mar High School, whose activities are already audible to us some blocks away.

Out of concern about light and noise pollution, and with a desire to retain peace and quiet in our neighborhood, I am supporting the "two-field, no-lights" option for school activities growth that our Homeowner Association Board and the Newport Mesa Unified School District Board of Trustees are currently considering.

This two-field, no-lights option would be less expensive and more neighborly/friendly than would other options that are under consideration, and I hope that you will vote in its favor.

Thank you for this opportunity to make my opinion known,
Dr. Katherine Watson
Watson Family Childrens Trust
Buckeye Street, Eastbluff, CA 92660

CC47-1

From: Jan and Tom Hargraves
To: [Newport- Mesa USD](#)
Subject: Feedback on CDM Sports Complex
Date: Saturday, March 18, 2017 2:14:29 PM

So, according to the EIR report, the noise and lights will have an impact on the neighborhoods surrounding CDM. I live across the street on Aralia and feel my nights will greatly be impacted by a lighted, sound enhanced sports stadium and traffic will be parking on my street. I support the 2 field approach without 80 foot high lights and full-on sound system. The swim center does impact us with traffic and noise but these events are held during the day. Also, if you are thinking to the future, consider that parents are already steering their sons away from football due to the injury factor. That being a fact, 2 fields allow more use by all sports enjoyed at CDM High School. Let's consider all athletes and continue to have the night time football games played at Newport Harbor or Estancia.

CC48-1

From: Jennifer Baker
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Saturday, March 18, 2017 1:03:59 PM

As an Eastbluff resident directly impacted by the school's plans--and as a good neighbor--I kindly request:

CC49-1

NO nighttime events
NO lights on 80' poles
No PA system
NO games and special events or practices after dark

From: Matt Parks
To: [Newport- Mesa USD](#)
Subject: No CDM stadium, no lights
Date: Saturday, March 18, 2017 12:35:00 PM

Dear NMUSD:

I am against the proposed Corona Del Mar High School stadium. I do support the alternative two field plan with NO LIGHTS. 80 foot tall light poles will ruin views and produce enough light pollution to make those of us that live near the field to feel like we are living on a surgeons operating table. Please make the right decision and approve alternative two field plan with no lights.

CC50-1

Sincerely,

Matt Parks
2415 Blackthorn St.
Newport Beach, CA 92660

From: Bob Tung
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Saturday, March 18, 2017 10:57:27 AM

Dear NMSD,

I am in support of the two field "Alternative Plan" for Corona Del Mar HS and I am very much against the original stadium proposal. The stadium will invite excess traffic congestion, noise pollution and traffic safety issues that cannot be supported by the tight design of our Eastbluff community and its close proximity to CDM HS. The Alternative Two Field Plan is clearly the most environmentally superior proposal.

Regarding the lights option, I can understand why some would push for lights to be included in the two plan proposal if they do not have to stare into them every evening or if they do not have regard to its impact on property values in the Eastbluff community. The fact that CDM HS is embedded tightly in the middle of the Eastbluff neighborhood must be seriously considered. The Eastbluff community has houses butting up to the fields and hillsides immediately surrounding and looking down on these fields. The Eastbluff layout was not at all designed to accommodate 80 foot lights towering up through the middle of this tight community. This will severely impact the quality of life of all who have to look at the lights and will consequently also impact ALL of the property values in the ENTIRE neighborhood. Please support the Two Field Alternative Plan without lights as this is the most responsible compromise that accommodate a better student experience without any permanent and punitive and effects on the ENTIRE Eastbluff neighborhood. We love both our school and our neighborhood and we want to keep it that way. Thank you for your consideration.

Sincerely,
John Tung (Bob)
2306 Aralia Street

CC51-1

From: Joyce Dunigan
To: [Newport- Mesa USD](#)
Subject: CdM Sport Field Project
Date: Saturday, March 18, 2017 9:23:20 AM

Once again, I write to make my fears known about the Sports Field Project at CdM High. In the beginning, we were told that the EIR would be the worst case scenario, that it would contain all options, but that all would not necessarily be in the final project. It seems to me that 80 foot lights and a PA system are a given. Both of those things would impact many, many homes and the quality of life for a large number of people. The 10 foot sound wall would make it look like we live along a freeway. I would hate to lose the pepper trees and the open feeling that there is now. I support an alternate plan with an upgraded track and 2 practice fields, but no lights or sound.

CC52-1

Joyce Dunigan

March 19, 2017

Ara Zareczny, LEED/AP, Director
 Facilities Development, Planning and Design
 NMUSD
 2985 Bear Street, Building A
 Costa Mesa, CA 92626

Subject: Final Comments Regarding the EIR Draft - Technology

Dear Board and Committee,

There is one major consideration for this CDM project that was not adequately discussed or considered. In my comments at the last meeting, I alluded to the issue, but the three-minute limit didn't permit exploration. I guess I should have attended more meetings over the past months.

The issue is technology.

The Newport-Mesa Board is comprised of "politicians" with an interest in education. But their deliberations seem to primarily focus on administration and getting things done, as it should be. "Vision" isn't really a regular part of the meetings, nor should it be, in the interest of the public's time.

CC53-1

The Board's actions are moving forward, "Build us a school." And then they seek more expert help from professionals like architects, engineers, etc. In that process, there is also a "given" that these deliberations are to deal with things present. They use their immediate knowledge, they rely on their own expert staffs, and again, respond to simple requests.

A good example of this is the immediate EIR at hand. The "project" starts off with light poles 80' tall. Why? Because the consultant makes these lights. Everything in the EIR is based on the present technology, and things that can be procured now.

CC53-2

The result is, that choices are made. Many of these choices end up being bad choices. In my long lifetime, there are often much greater, wiser decisions made when not making a choice at the moment. I suggest the Board more seriously consider a "Today's Technology Choice." I'll explain, particularly as it relates to lighting and noise, but lying awake and thinking about this subject, there are other more "wise" choices when it comes to traffic and parking, also.

Let's take noise first, in this discussion of technology. Noise is probably one of the more important factors in the EIR and one where the discussion concluded it could not be mitigated. Sure, I know, the Board and I observed that in the "final" EIR, a field will perhaps be moved a bit, and perhaps reduce the noise away from Vista del Oro. This is not a true mitigation; it's a compromise, a tradeoff.

CC53-3

Noise and sound technology is a rapidly developing technology in this 21st century. Sound barrier walls are not a modern solution; they are tall, obtrusive, ugly, expensive, and only provide a modest improvement. My own observation would be that sound interference technology might provide a much better down-the-road solution.

Imagine a seating arena that had not only speakers, but microphones. The concept is that the microphones would pick up and then modify the characteristics of the sound waves in the same manner that polaroid lenses modify the characteristics of light in such a way as to not only make seeing easier, but if desired block out all light altogether. Polaroid technology exists to do that today; 20th century technology. Sunglasses can vary from light, to completely block *all* light if desired.

Perhaps many or most of you have had or observed the benefit of noise-canceling headphones. You sit in a relatively loud environment in an airplane, but earphones not only enhance the music, but block out the frequencies and vibrations of the engine noise inside.

I have been in a 100% effective acoustic chamber at Jet Propulsion Laboratories in Pasadena. It's like standing in front of a wall four inches from your nose, where there is absolutely no sound, not even an echo of your own breath. Total silence. The sense is indescribable.

It's not Buck Rogers, it's today's technology. In fact, JPL's acoustic lab is 1970s, 20th century technology. With noise today, there is an exciting series of technologies to make our world tolerable, away from noise. Noise abatement in aircraft, subways, streets, is under development now.

Today, sitting at a ballgame, a majority of fans participate with a cell phone in hand. What if somehow that cell phone could be enhanced to participate in the infrastructure needed for sound abatement?

I observed the Board have giant in-the-moment objections to portable lighting not with respect to the light, but the noise. OMG. Research on noise related to portable lights led me to find there is a mandate, a 65 decibel limit on the generators. 65 db is loud. So WHAT! That's today! Within the next few years, why won't there be engines and generators that run on fuel cells that some cars do now? Fuel cells are hydrogen-driven and omit water as the "pollutant." Of course a diesel generator is obnoxious.

But I had a small generator that sat on the bow of my small 30' racing sailboat at anchor at Catalina, while four of us slept quietly below deck. Not all motors make noise, not even special smaller Honda generators today that run on gasoline.

Anecdotal experience is often wrong because it leads to false generalizations. We conclude things based on our experience with things in the present; we usually don't get excited or conclude about things based on the future, or things around the corner, in time.

And so on, as it relates to noise... The future is ahead of us, noise will be changed as we move on.

As a second technology, take lighting. 80' light poles. The present EIR considers only 80' light poles. The EIR lighting expert is a manufacturer of 80' light pole specially focused lights. The non-technology Board or EIR experts consider this alternative the best because there is less light spillage.

I'll ignore the issue of whether lighting is even desirable as a basic in the project; it's arguable about the desirability of having activities in our close community go on "at dark," at all. The regular school day ends about 1:20 pm. A lit field could be lit and used legally 365 days a year until 10:00 pm, a school can do that; why not? If not "us," why not offer it to the public in general? OMG But that's not the point.

CC53-3

CC53-4

Yesterday, my wife and I walked our dogs around the Newport Beach Tennis Club. We do that occasionally. Our Golden Retrievers require tennis balls, otherwise they could not be retrievers. We found ten in the bushes on our walk. As I looked around, I noted that the light poles were only about 20' tall, maybe less. The very bright lights are well-shrouded. I'm sure the neighbors aren't too happy all the time, but the club has been there for many years going back to the 1960s, and it doesn't have 80' light poles to avoid spillage.

Lighting is the one technology that, because it's so universal, is always changing for one reason or another. We've had incandescent, fluorescent, sodium vapor, mercury vapor, halide, LED, and so on. Look at how often our street lights have changed. LED lighting alone has, in the last ten years, done remarkable things with technology. Ultra bright, highly efficient.

There is no reason to jump into a 15 year commitment to 80' light poles today. What's to say that lighting couldn't be below field level, at field level, within very small and deep cans that would have no slippage. What if a field had light in the surface, with bulbs recessed 8" that could only be seen by those on the field?

We used to have fun with fluorescent bulbs we could wrap with blue plastic, that made phosphorescent things glow brightly. What if a field had no regular lights, but the players all wore equipment and uniforms that glowed bright as day? Add a little ambient light... Wow.

I hope I have made my point, at least in part. Rather than opt for the thing to buy today, why not make a decision about what result is preferred, and express some metric that has to be met before a real decision has to be made. Noise? No big noisy projects until or unless changes can be made to limit noise at the border of the field to 40 decibels, or some other number.

This project moves forward principally because it's funded. It moves forward because it's universally recognized that there are artificial surfaces for many sports that are simply superior to natural grass or turf. More fields, sure, why not? Better or more specialized fields to sports like baseball, why not?

But when it comes to the big environmental impact items, we should all not settle so quickly for what is. Let's settle for what is **really** adequate, considering EVERYTHING at hand, and wait for the right time, if a change is made, at all.

Everyone respects a great decision. Including no decision at the moment.

Thank you.

Respectfully,

James W Kerrigan
2011 Vista Cajon
Newport Beach, CA 92660

From: Karen Calhoun [<mailto:karen@karencalhounlaw.com>]
Sent: Monday, March 20, 2017 9:22 AM
To: Newport- Mesa USD
Subject: CdM Sports Field Project EIR

I am a parent of two current CdMHS students and a long-time resident of Eastbluff. I support the two-field, no lights alternative being considered by the School District. I think the tall pole lights and large stadium seating in the other alternatives would be devastating to the neighboring residential communities with negative impacts on views, traffic, parking and noise. Thank you for your thoughtful consideration.

CC54-1

Karen I. Calhoun
2633 Blackthorn Street
Newport Beach, CA 92660
Phone: (949) 760-6830

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/20/17 10:10 AM (GMT-08:00)

To: "Ara K. Zareczny" <azareczny@nmusd.us>, Dwayne Mears <dmears@placeworks.com>

Subject: FW: Comments on CDM Sports Field Project EIR

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Raju Metherate [<mailto:raju.metherate@uci.edu>]

Sent: Monday, March 20, 2017 10:02 AM

To: Newport- Mesa USD

Subject: Comments on CDM Sports Field Project EIR

Thank you for the opportunity to comment on the CDM sports field project. I am a homeowner in The Bluffs. I live sufficiently far from the CDM high school that I am not directly affected by the proposed lights and PA system, but I'm concerned for the homeowners who live across the street from the high school.

I would support a plan that upgrades fields, stands, facilities, etc. so that more students and others can use the fields.

I would even support limited use of lights at night, as long as they are turned off at a reasonable time.

However, my main concern is the PA system, which — like the airplanes overhead — cannot be avoided if it is easily heard in the neighborhoods, especially on warm nights when windows are open.

Again, thank you for the opportunity to comment.

Regards,

Raju Metherate
2023 Vista Caudal
Newport Beach, CA 92660

CC55-1

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/20/17 10:42 AM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on CDM Sports Field Project EIR

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Tara Reilly [mailto:reilly_tara@yahoo.com]

Sent: Monday, March 20, 2017 10:37 AM

To: Ara K. Zareczny; Newport- Mesa USD

Subject: Comments on CDM Sports Field Project EIR

Dear NMUSD School Board,

Parents supporting the expansion of the CDM stadium have been making the argument that the CDM HS neighbors knew they were moving next to a high school and should expect the noise, traffic and intrusions into the neighborhood. The counter argument is obvious. They knew they were sending their child to a school with limited field space, limited parking and varsity football games played elsewhere. Why did they still choose to send their child to CDM? Because CDM is a superior school without the vastly expanded sports complex.

In fact the neighbors have already had to bare the brunt of the expanded swimming pool with the noise and lights that came with it. We also had deal with the parking lot lights that were recently added and flood our backyards, as well as the parking and traffic that spills into our neighborhood streets every day, weekends included.

The Eastbluff area was designed and built in the 1960's to accommodate various types of housing, a high school, grade school, shopping center and church. It was one of the first "planned communities". It was not designed to accommodate an expanded stadium complex with seating for 1000, lights and PA system without dramatically impacting the surrounding community.

We are against the 80 foot light poles which will destroy our views, flood our yards and homes with light and diminish our property values. We are against having practices, games and special events after dark. We are against

CC56-1

the noise, traffic, trash, and parking on our streets that the lights will bring to our neighborhoods.

The Draft EIR finds the noise from events to be an UNAVOIDABLE SIGNIFICANT NEGATIVE IMPACT. There is not one CDM parent who wouldn't also be fighting the expanded sports complex if it were in their backyard. I can't imagine the School Board would decide to have the Eastbluff community bare such a significant burden, when even the EIR states there would be an UNAVOIDABLE SIGNIFICANT NEGATIVE IMPACT.

We strongly support the 2 Field Alternative Plan with NO lights. This reasonably meets the needs of the school and neighbors.

Sincerely,

Tara Reilly Tung
2306 Aralia St

CC56-2



From: Vikki Amrine [<mailto:vamrine@pacbell.net>]

Sent: Monday, March 20, 2017 11:00 AM

To: Newport- Mesa USD; Karen Yelsey; Vicki Snell; Charlene Metoyer; Dana E Black; Walt Davenport; Martha Fluor

Cc: 'Vikki Amrine'

Subject: "Comments on CDM Sports Field Project EIR"

Dear NMUSD Board Members,

I'm in support of the 2-field alternative plan with NO LIGHTS and NO PA system!

One of the things I love most about living in the Bluffs near CDM HS is the quiet enjoyment of my home along with the neighborhood's hidden gem quality and the wildlife. I have several 16 foot tall windows that face a greenbelt and I can see the baseball diamond about ½ block away. I'm quite fond of sitting outside on my "quiet" patio in the early evening hours. This is my home, this is why I live in this neighborhood.

I have a house built in 1965 with no insulation or central air conditioning, so I rely on keeping my windows open for air ventilation, therefore increased noise and lighting would be a negative impact that I couldn't escape from.

Life is stressful and expensive enough these days. The one thing I have been able to count on is being able to control my home environment by keeping it peaceful. It's my refuge and it's my right as a homeowner. I can't even imagine the negative impact that stadium lights blaring from 80' poles or voices and music over loud speakers will have on the quiet enjoyment of my home!! I do not want to be forced to sell my home, with the high cost of real estate I would be forced to leave Newport Beach entirely and I have lived in this area for over 30 years. Plus 80' tall stadium

CC57-1

lights and blaring noise will negatively impact my home's value.

I work at home from a home office every day and right now I can hear drumbeats coming from the CDM HS marching band. A week ago last Saturday I worked all day in my garden to the cheers of fans and bats cracking on the baseball field... that's ok, daytime acceptable muffled noise. I've also learned to deal with the horrendous CDM HS traffic, careful not to schedule times to leave my house during school arrivals and departures, very inconvenient at times, but I try to deal with it. But that is all I'm willing to deal with!!! It's not fair to take away any more of my peaceful existence here at my home and intrude on my weekends and evenings especially while bringing in out-of-town people in to use the field.

The Bluffs is very dark and quiet at night and that's one of the draws for homeowners, the peacefulness! I'm also extremely worried about the increased traffic the new sports field will bring if used by other schools along with people casing our neighborhood for crime. This is a very high density, clean and peaceful neighborhood with limited ingress and egress.. we don't need any more draw to increase traffic!!! A fancy multi-school sports complex should be built somewhere with wide, multi-lane roads, abundant parking and with limited negativity to nearby homes.

YES! This Alternative Plan was determined to be environmentally superior to ALL the other proposed plans

YES! The 2 Field Alternative Plan meets the needs of athletes to practice safely and be home by dark

YES! CDM will be the only school in the district with a new track and updated facilities *and* 2 artificial turf fields

NO nighttime events

NO lights on 80' poles

No PA system

NO games and special events or practices after dark

NO lights means significant reduction in cost, noise, traffic and events parking on weekend nights

Thank you for listening!

Vikki Amrine

Newport Beach, CA

(949) 721-1995

(714) 412-0623 Mobile/Text

vamrine@pacbell.net

CC57-1



From: Susan Dvorak [mailto:susan_dvorak@hotmail.com]
Sent: Monday, March 20, 2017 4:08 PM
To: Karen Yelsey; Vicki Snell; Charlene Metoyer; Dana E Black; Walt Davenport; Martha Fluor; Judith A Franco; Newport- Mesa USD
Cc: Dad
Subject: ATTN: Ara Zareczny - CdMHS Sports Field DEIR Response

Dear School Board Members:

I would like to formally state that I am in favor of upgrading the Corona del Mar High School sports fields but do not support permanent lighting or a PA system as the light and noise will be an intrusion in the surrounding neighborhoods. Based upon the data below, it is not necessary to provide permanent lighting given the 2 field options.

I have read the Draft-EIR report and must point out that the report does not adequately address the primary issue of the project – DEMAND and CAPACITY UTILIZATION -- for playing time on the athletic fields. In order for the board to determine which option best meets the NEEDS of the athletic program, additional information must be incorporated into the D-EIR.

The needs for field time are defined in D-EIR table 3-2 (attached below). Table 3-2 shows the athletic game and practice schedule for 1 field with permanent 80 ft. lights. Excluding the Friday Night football games, the M-F needs for field time are from 2:00 pm to 8:00 pm - 6 hours per day.

Three alternative 2 field options are listed and the field capacity needs to be listed for each option

- 2 fields / no lights.** Assuming practice were from 2:00pm-5:00 PM on both fields, this yields 6 hours capacity – same as the original 1 field with lights. If practices were from 2pm-6pm this yields 8 hours capacity -33% more than the 1 field option.
- 2 fields / temporary lights in winter.** Assuming practice is from 2-6 PM, this yields 8 hours field capacity, more than the one stadium option.
- 2 fields / permanent lights.** Assuming practice from 2-8 PM, this yields 12 hours capacity -- more than 2x the required amount and too much capacity.

Some of the benefits of the 2 field option(A&B) are that all sport practices will be complete by 5:00 or 6:00 PM which will allow the students to be home for a normal dinner time, have plenty of time for homework, and have ample rest for the next day of school. An additional benefit of the 2 field option is that the neighborhood surrounding the school will not have the light and noise intrusion which is a topic of great concern in the is project.

Below is a table to summarize the capacity and benefits of the options

Option	Practice time	Field Capacity (6 hrs. required)	Benefits	Downsides
1 Field permanent 80 ft. lights	2:00-8:00	6 hours	Meets field time needs	Severe light and noise intrusion on neighborhood Students practice late, impedes their homework and sleep
2 fields - no lights	2:00-5:00 2:00-6:00	6 hours 8 hours	Meets and exceeds field time needs No light intrusion in neighborhoods Minimal noise intrusion Students are home at a reasonable time	
2 fields - temporary lights	2:00-6:00	8 hours	Exceeds field time needs Minimal light intrusion in neighborhoods Minimal noise intrusion Students are home at a reasonable time	
2 fields	2:00-8:00	12 hours	Greatly exceeds field time needs	2 illuminated fields greatly exceeds the needed capacity

CC58-1

permanent 80 ft. lights				and is an unnecessary expense
				Severe light and noise intrusion on neighborhood
				Students practice late, impedes their homework and sleep

CC58-1

Recommendations for improving the D-EIR:

1. Verify and amend the data in table 3-2. Remove the Friday night football game time slot. Verify practice times start at 2:00 PM. I have heard with the new block schedule practices can start at 1:30 PM. If true, this will increase the capacity on the 2 field options and reduce the need for temporary lights as practices can start at 1:30 PM and conclude by 4:30 or 5:00 PM.
2. Build a practice schedule on the 2 field option, similar to table 3-2; it will show that practices will conclude by 5:00 or 6:00 PM; permanent lighting is unnecessary, and temporary lighting may or may not be required during daylight savings time.

Many thanks for your consideration.

Respectfully,

Jeff Dvorak

Sue Dvorak

302 Avenida Cumbre

Newport Beach CA 92660

Table 3-2 Cdm MS/HS Sports Field Preliminary Event Schedule

Activity/Use	# of Events	Days of Wk	Time		# Spectators		# of Participants	Outdoor Lighting?
			Start	End	Max	Avg		
FALL ACTIVITIES (Aug 15-Nov 15)								
TRACK:								
HS XC/Track PR	5 wkly	Mon-Fri	2pm	4:30pm	25	5	125	No
HS XC/Track PR	5 wkly	Saturday	8am	11am	25	5	50	No
TRACK FIELD:								
Lower Level Football, G&B Soccer, G-Lacrosse PR	5 wkly	Mon-Fri (6th period)	2pm	3pm			50	No
Football PR	5 wkly	Mon-Fri	3pm	6pm	25	5	25-75	Yes
B&G Soccer, B&G Lacrosse PR	5 wkly	Mon-Fri	6pm	8pm	25	5	25-75	Yes
Football PR	1 wkly	Saturday	9am	12pm	25	5	25-75	No
Football Contest - Lower Levels	10	Thurs or Fri	3:15pm	6pm	400	100	80-100	No
Football Contests Varsity	4	Friday	7:00pm	10pm	1000	500	120	Yes
Public Use?	TBD							
WINTER ACTIVITIES (Nov 1-Mar 1)								
TRACK:								
HS Track PR	5 wkly	Mon-Fri	2pm	4:30pm	25	5	125	No
HS Track PR	5 wkly	Saturday	8am	11am	25	5	50	No
TRACK FIELD:								
B&G Soccer PR	5 wkly	Mon-Fri	2pm	6pm	25	5	25-75	Yes
B&G Lacrosse PR	5 wkly	Mon-Fri	6pm	8pm	25	5	25-75	Yes
B&G Soccer PR	1 wkly	Saturday	9am	12pm	25	5	25-75	No
Boys' Soccer Contests	20	TBD	TBD	TBD	400	100	60	Rarely ²
Girls' Soccer Contests	20	TBD	TBD	TBD	400	100	60	Rarely ²
Public Use?	TBD							
SPRING ACTIVITIES (Feb 1-May 30)								
TRACK:								
HS/MS Track PR	5 wkly	Mon-Fri	2pm	5:30pm	25	5	175	No
HS Track PR	1 wkly	Saturday	8am	11am	25	5	50	No
HS Track Meets	5	Thursday	2pm	7pm	400	100	250	No
MS Track Meets	6	Tues or Thurs	2pm	7pm	400	150	150	No

From: Jean Wegener
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] CdM High School Sports Field Options
Date: Monday, March 20, 2017 2:57:08 PM
Importance: Low

I have been a resident of the Bluffs since 1988 and have had two children attend CdM High School and compete in numerous varsity sports. They had **no need** for lights, actions and cameras.

CC59-1

I only support the 2 field alternative plan with NO LIGHTS and NO PA system. This plan is environmentally superior to all the other options/plans.

Introducing more events, including night events to an already congested and negatively impacted **residential neighborhood** is an invitation to accidents and other serious consequence. I consider it a good week if my vehicle is **ONLY almost hit** by a **student or parent** twice a week when I am exiting my neighborhood. The surrounding roads (Vista del Oro, Mar Vista, Jamboree, Ford Road, etc.) currently cannot handle CdM traffic and parking.

Many of the Bluffs homeowners will live in their homes for 20 or more years. The most number of years students will attend CdM is **6 years** and the vast majority of students have NO investment in the residential community.

I strongly oppose any plan other than the 2 field alternative.

Jean Wegener
 2108 Vista Entrada
 Newport Beach, CA 92660

From: Karen Yelsey
To: [Judy Tracy](#)
Cc: [Newport- Mesa USD](#); [Vicki Snell](#); [Charlene Metoyer](#); [Dana E Black](#); [Walt Davenport](#); [Martha Fluor](#)
Subject: Re: Comments on the CDM Field Project
Date: Monday, March 20, 2017 1:48:00 PM

Dear Ms. Tracy,

Thank you for your comments. I have forwarded them to be included in the final EIR.

Karen Yelsey

Sent from my iPhone

On Mar 20, 2017, at 12:39 PM, Judy Tracy <judyctracy@gmail.com> wrote:

Dear NMUSD Board Members,

I am in support of the 2-field alternative plan with NO LIGHTS and NO PA system!

I really don't want to see the pepper trees go either. They offer some definition and character separating the school and our Bluffs neighborhood.

I am in favor of the 2 field plan and have heard that the coaches view that favorably too. When it is dark it is time to get home, be with family, dig into your homework, and get a good night's sleep.

I am grateful for the changes that have come with more limited parking along Vista del Oro. I am less worried about kids dashing across the street as much as I used to since these improvements were made. Parking and safety are endless problems, but the proposed enhancements and expansions will only make things worse.

I do think some of these extravagant plans for lighting and

CC60-1

**PA Systems come at the expense of more academic needs,
and the latter are much more important in the long run.**

YES! This Alternative Plan was determined to be
environmentally superior to ALL the other proposed plans
YES! The 2 Field Alternative Plan meets the needs of athletes
to practice safely and be home by dark

YES! CDM will be the only school in the district with a new
track and updated facilities *and* 2 artificial turf fields

**Please voteNO nighttime events; NO lights on 80'
poles; No PA system; NO games and special events
or practice time after dark!**

***NO lights means significant reduction in cost, noise,
traffic and events parking on weekend nights.***

Hope you are looking at the immediate and continued
community impact. This was never designed for so many
students.

Any chance of another high school being built in the near
future?

Sincerely, Judy Tracy



From: Marie Kontos [mailto:mariek02@sbcglobal.net]
Sent: Monday, March 20, 2017 4:24 PM
To: Newport- Mesa USD
Subject: opinion

I am not the person to ask. I do not support any of the plans.
Two reasons- they will disrupt the community and the money
should be spent on more educational endeavors.
Marie Kontos

CC61-1

From: Kim Yourman
To: [Newport- Mesa USD](#)
Subject: CdM High School stadium
Date: Monday, March 20, 2017 9:42:33 PM

Newport Mesa Unified School District,

We are a family living in Eastbluff just above Corona del Mar High School. Our two children both attended CdM and we are very loyal to the school. However, we must voice our opposition to placing 80 foot permanent light poles around the proposed new stadium. These light poles will emit copious amounts of light pollution and the light poles will permanently impact our views. This will have a negative impact on our quality of life. Please consider our request.

CC62-1

Thank you.

Kim and Allen Yourman
Eastbluff Homeowners

--

Kim

From: Cherie Sharp
To: [Newport- Mesa USD](#)
Cc: kjsharp17@gmail.com
Subject: Comments on CDM Sports Field Project EIR
Date: Monday, March 20, 2017 8:52:00 PM

Hello Ara,

I'm writing to give comments on the environmental impact of the proposed CDM Sports Field upgrades. I live behind the school in the Bluffs and have children at Eastbluff Elementary and CDM Middle School. We are totally supportive of kids sports and activities, however the reality of our small neighborhood streets and the density of the school area just doesn't make the proposed plan realistic. Please, PLEASE upgrade the facilities according to the 2-field alternative plan. This would provide more turf fields, plus a new track, and enhanced facilities, accomplishing the goal of holding more practices and games at the same time. Adding lots of bleachers, a PA system and 80 foot light poles will just be horrible for the homes in the close proximity to the school, and really the entire Eastbluff neighborhood up the hill. The noise, the traffic – it's already terrible. I invite you to come hang out on Mar Vista, Vista del Oro, Eastbluff Drive, and Jamboree between the hours of 7:25-8:00 AM and 3:00-3:30 PM to see what a regular school day is like. Imagine that level and more at night during constant sports activities.

I should also say that we have the definite impression that this is all going to happen no matter what because the District has the funds and has the goal of renting it out to make money, in spite of the impact on the surrounding neighborhoods. We hope this is not the case. Please preserve the vibe and property values of Newport Beach by upgrading these facilities while also having consideration for the impact on the surrounding area.

Thanks for listening!

Cherie Sharp
949 887 2658
601 Vista Bonita
NB 92660

CC63-1

March 18, 2017

Ara Zareczny, LEED/AP, Director
 Facilities Development, Planning and Design
 NMUSD
 2985 Bear Street, Building A
 Costa Mesa, CA 92626

Subject: More Comments Regarding the EIR Draft for the Sports Field at CdM High School

Dear Board and Committee,

I believe the EIR is flawed. There are numerous examples that I could cite: statistics that are taken as givens, upon which major decisions are based, that lead to quick-bad decisions. For example, as to parking capacity, the EIR bases one major decision on a passenger-to-car ratio of three. Any observation anywhere around the school would find it's closer to one. This leads to a major error. It's perhaps minor since the current draft has reduced seating to only 660 or so. But in the future, when it's really taken seriously, the project will already be completed. There are lots of oversimplifications to real-life important matters. When we do have a future proposal to increase seating, there won't be an EIR, the Board will likely just approve it based on the fact it's a small change; it isn't. Now or in the future.

CC64-1

This entire project is funded with surprise funds from the State of California, and arose from the NMUSD Board's made-up direction or feeling that every local high school should have football at home on Friday nights. This seems like a narrow objective given that CDM HS has been without at-home football Friday nights for more than 50 years.

CC64-2

I've participated in enough of the Board meetings and discussions to appreciate that its efforts are well-intentioned; but I believe in the breadth of considerations, the Board is very naive. Naive as to how this project will truly affect not only the high school, but its environs.

This project imposes noise, lighting, parking, and traffic conditions on a small community that has grown with Corona del Mar high school for 55 years. Remember, we just added a Middle School to the school property in the last couple years, another major impact.

If the only benefit from this project as set forth is to expand and improve Friday night football for 300 more spectators than seating now, it's a poor benefit-to-expenditure consideration. Friday night football at Newport Harbor HS to CDM students is not a big deal. This community has extraordinary wealth today, and likely one of the highest car-to-student ratios in Southern California. Our kids get around easily. And, this isn't Texas, our kids have a lot more than just football in their lives.

Most importantly, the current path seems to overlook far better alternatives that have been proposed, that benefit more students and are generally preferred by 100% of the coaches when polled versus a new stadium.

What should be the purpose of this project? To really benefit the entire student body of the school, improve and expand the quality and number of fields, forget the lights and loudspeakers, for example.

As it's going, the project provides a benefit, but it does not satisfy a need.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Kerrigan". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

James W Kerrigan
2011 Vista Cajon
Newport Beach, CA 92660

From: David Arnold [mailto:David@infratech-usa.com]
Sent: Tuesday, March 28, 2017 8:29 AM
To: Newport- Mesa USD
Subject: CDM Stadium

I am a graduate of CDM HS, my 3 children graduated as Seakings and I have been a proponent of the expansion and improvements over the years. I attended a few hearings on the Stadium and I am letting you know that I understand the need for an upgrade and redesign of the practice fields. I have lived in Eastbluff for 35 years and a lighted stadium, concession stand etc. will adversely affect my property value and create an issue in our neighborhood during night use. I do not want to have a Lighted Stadium at CDM.

CC65-1

Regards,

David Arnold
Director of Sales

INFRATECH
15700 South Figueroa Street
Gardena, CA 90248
(800) 421-9455 main

(310) 354-1271 direct
(310) 523-3674 fax
www.infratech-usa.com

Charles H. Fry
2218 Aralia Street
Newport Beach, CA 92660
949.760.9184 cfry@vistacommunities.com

March 21, 2017

Mr. Ara Zareczny,
Newport Mesa Unified School District,
2985 Bear Street, Building A,
Costa Mesa, CA 92626

Re: CDM Sports Field Project

Dear Newport Mesa School District Board,

My wife Nancy and our two girls (CDM alumni involved in varsity sports) have lived in Eastbluff for 20 years and are concerned about the impacts of the proposed modifications to the Sports Field Project. The draft EIR finds that noise from events will be an UNAVOIDABLE SIGNIFICANT NEGATIVE IMPACT.

The goal of the Sports Field Project is to enhance playing opportunities for CDM students while keeping them safe. In addition, the project should not unduly impact the neighborhood with additional traffic, noise, or LIGHT POLLUTION which will have a significant negative impact to values of our homes.

The good news is that there is a WIN/WIN solution and **we support the Two Field Alternative Plan with NO lights and NO PA system**. This alternative plan was determined to be environmentally superior to ALL other proposed plans. The Two Field Alternative Plan meets the needs of athletes to practice safely AND be home by dark. CDM will benefit by being the ONLY school in the district with a new track and updated facilities and two artificial surfaces.

NO lights mean significant reduction in cost, noise, traffic and events parking on weekend nights.

We urge you to vote in favor of the Two Field Alternative Plan with NO lights and NO PA system.

Sincerely,

Charles H. Fry

CC66-1

From: Christina Schwindt
To: [Newport- Mesa USD](#)
Cc: [Karen Yelsey](#); [Vicki Snell](#); [Charlene Metoyer](#); [Dana E Black](#); [Walt Davenport](#); [Martha Fluor](#); [Judith A Franco](#)
Subject: Re: CDM sports field changes
Date: Tuesday, March 21, 2017 11:13:16 AM

March 21, 2017

Attention: Ara Zareczny
NMUSD
2985 Bear Street, Bldg. A
Costa Mesa, CA 92626

Re: CDM sports field changes

We wholeheartedly support the 2 field alternative plan with NO lights NO P.A. system.

CC67-1

This plan is environmentally superior to all the other proposed plans.

Introducing large events, and night events in an already street congested residential neighborhood is an invitation to serious accidents and consequences could be deadly.

Right now, daytime student parking is impacting the residential streets adjacent to the sports field.

Right now, crime is escalating in the neighborhoods surrounding CDM. Inviting alternative events on the school property is a clear and potential danger.

Sincerely,

Christina Schwindt
629 Vista Bonita
Newport Beach, CA 92660

From: Karen Yelsey
To: [susan](#)
Cc: [Newport- Mesa USD; Superintendent](#)
Subject: Re: Proposed sports facility at CdM
Date: Tuesday, March 21, 2017 2:40:45 PM

Dear Susan,

As always, we thank you for your comments. I have forwarded them to be included in the final EIR.

Karen Yelsey

Sent from my iPhone

On Mar 21, 2017, at 2:26 PM, susan <qoqa@propkg.com> wrote:

Dear President Yelsey, Dr. Navarro, Ms. Black, Mr. Davenport, Ms. Franco, Ms. Fluor, Ms. Metoyer, and Ms. Snell,

I am writing to express my preferences for development of the athletic fields at CdM High School. I have read the D-EIR so feel informed of the options presented; I've also thought about the project for almost two years so feel I have a good understanding of the opportunities available.

Basically, I support the 2-field option, without lights. I feel this proposal best meets the needs of the students and the surrounding residents. It represents a compromise for both parties. I would also suggest that the track and the "attached" (or surrounded) field not be moved further west – that it remain in its current location. The money saved could fund air-conditioning in any of the Costa Mesa schools, perhaps. The second turf field should be located as interior as possible – as far away from Vista Del Oro as possible. I understand the Title 9 need for the girls' softball field, but perhaps this field could be relocated closer to Vista del Oro (since it is so rarely used – if at all – the neighbors would have less objection than the current proposed placement of the second field).

Given the "track record" of the CdM pool usage, I do not have confidence in any district adherence to field use limitations that might be put in place (but are ultimately changeable). Fields with lights and a PA system will increase the amount of time the fields can be used. This will result in an increase of noise and lights beyond reason.

I think the ultimate solution for all the crowding issues and field needs, etc. is construction of a new high school, probably somewhere in Newport Coast. I would save your resources for that future necessity, and in a bid for fiscal prudence, just fund two synthetic turf fields at CdM – no lights, no PA system, no moving the current track/field.

CC68-1

Thank you,
Susan Seger

Subject: Comments Regarding Draft Environmental Impact Report, February 2017 Corona del Mar Middle School Sports Field Project

From: Barbara Quist (barbquist@sbcglobal.net)

To: feedback@nmusd.us;

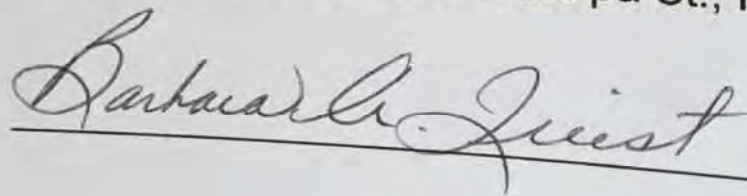
Cc: barbquist@sbcglobal.net;

Date: Tuesday, March 21, 2017 3:39 PM

The undersigned:

Supports Proposed Acceptable Alternative Listed in the DEIR 1.6.4 Community Plan
Alternative 3: Two Fields with Reduced Capacity and Permanent Lights.
This support also includes Lighting as mitigated in Table 1-1, Section 5.1-3 and Table 3-1
that states that lights to be used not later than 8pm with limited exceptions.

Barbara A. Quist, 2957 Catalpa St., Newport Beach, CA.



3/21/2017

1. EIR provides the street address of CdM and the subject athlete field, but fails to reveal that the address is in the middle of an established residential neighborhood, that predated the high school. In addition, it fails to indicate that in addition to traffic and noise created by CdM, the neighborhood is also impacted by Queen of Angels school and Eastbluff Elementary School.
2. The project summary provides for a 1,000 seat bleacher, a press box, PA system, 80-foot
3. a press-box, public address (PA) system, and nighttime lighting with four 80-foot poles. The proposed project would include an approximately 3,000-square-foot building with two ticket booths, two restroom areas, a main concession area, and storage. C

CC70-1

From: Hall Seely
To: [Newport- Mesa USD](#)
Subject: Greater Concern! - FW: Corona del Mar HS Sports Field
Date: Tuesday, March 21, 2017 4:50:10 PM

In addition to the comment of my wife, below, I express a great concern which, I believe, has not been addressed in the DEIR for the CDM athletic field.

CC71-1

Quite apart from daily, in school use, by CDM students, and the periodic League games – and resulting additional attendance, noise, congestion, etc., I HAVE A MUCH GREATER CONCERN.

It is my suspicion that the facility, as planned with lights and all, would be used by the CIF/NMUSD for post-season playoff/championship games. That means – not just the “friendly,” “gentle,” “polite” attendance of local fans – i.e., not neighbors, but mostly nearby Orange County teams and their fans (and even Orange Coast College was refusing the use of its facilities due to the obnoxious behavior of “locals!”)

NO – For the playoff contests you will have teams from afar and buses and added vehicles bearing “enthusiastic” (if not rabid) fans - Not familiar with, or concerned about the neighbors and environment in which the CDM facilities are located. Worse might be expected – as is seen from time to time – when students, “fans” of losing teams vent their disappointment on facilities and neighborhoods.

No Thanks!
 Hall Seely
 2833 Carob Street
 Newport Beach, CA 92660
 (Also, parents of CDM grads.)

From: Melinda [mailto:nbseely@aol.com]
Sent: Tuesday, March 21, 2017 4:20 PM
To: feedback@nmusd.us
Cc: hall@hiseely.com
Subject: Corona del Mar HS Sports Field

It is the opinion of my husband and me that the proposed installation of lights on an athletic field(s) would be detrimental to the neighborhoods of Eastbluff and The Bluffs. We are opposed to that proposal.

CC71-1

We support the Community Plan Alternative - reduced capacity and no lights.

Melinda and Hall Seely
 2833 Carob St.
 Newport Beach, 92660

VIA EMAIL (feedback@nmusd.us)

March 17, 2017

Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, California 92626
Attention: Ara Zareczny, Facilities Analyst, LEED/AP

Re: Public Comment on the Draft EIR for the Proposed Corona del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny:

The purpose of this letter is to submit comments regarding the Draft Environmental Impact Report (EIR) prepared for the Newport-Mesa Unified School District concerning its proposed Sports Field enhancement project at Corona del Mar High School. I live in Eastbluff.

Homes in the Eastbluff tract across from the school sports field will suffer severe environmental impacts if the original plan for a stadium with 80 foot lights are approved. Specific concerns on the Draft EIR which need to be recognize and resolved include:

1. **Parking.** There is already a severe lack of parking at the High School. The proposed plan significantly expands the use of the school property but does not add a single parking space. The recently approved policy by the School Board policy (Resolution 28-02-17) limits seating for proposed Sports Field renovated track and field to the current bleacher seating capacity.
 - a. This should be noted in the plan and alternatives proposed should be within this limitation.
 - b. The timing of events planned for the sports field needs to be studied in relationship to other school activities and activities associated with neighboring Queen of Angels Church and school.
 - c. A plan needs to be included in the project to provide parking control on high use days and evenings that will prohibit school event participants and students from parking in front of residential Eastbluff home.
2. **Traffic.** Traffic from the school is already too much for Eastbluff Drive and the small streets surrounding the school. The proposed plan will unquestionably add more traffic. The draft EIR does not address the cumulative traffic volume and congestion issues faced by residents in Eastbluff homes which becomes a thoroughfare between Jamboree Drive - Eastbluff Drive and the school sports field.
 - a. A plan needs to be included in the project to provide traffic control on high use days and evenings to prohibit school event participants and students from driving through Eastbluff home streets to avoid traffic on Jamboree and Eastbluff Drives.
 - b. A permanent solution needs to be included in all EIR plan alternatives to provide parking control

CC72-1

along Eastbluff Dr. and the sports field to prohibit students and event attendees from parking on street in front of homes adjacent to the school.

3. **Views.** Our community was designed to take full advantage of the views from our homes. Many of those views are directly across the Stadium site. The light poles and lights will impact views from many homes and glare from lights and noise from events will negatively impact our environment. The alternatives with lighted fields using 80 ft light poles will impair our view and result in significant glare to homes at both lower and higher elevations across from Eastbluff Dr. The original plan should be modified to the two-field alternative with no lights. This will eliminate the view impact from lights.
4. **Noise.** Noise from the school travels up our residential streets nearest the school to homes at the top of the hill Eastbluff is built on. A noise tunnel effect sends school noise from events, especially in the early morning and evening, far up into our community, disrupting our quality of life. The proposed stadium plan would result in increased noise until late in the evening.
 - a. The EIR does not provide specific measurements of noise impact to homes across from Eastbluff Drive. The impact up to the elevated homes from Eastbluff Dr. to Jamboree should be modeled to define the environmental impact.
 - b. Specific alternatives for lower volume public address systems (PA) needs to be included as alternatives that avoid a significant negative impact from a PA System used at Sports Field events.
 - c. The approved Sports Field Use Policy for the unlighted and lighted Sports Field options should state the hours of use must be within these guidelines. This is not stated and the Use Policy should be a referred to exhibit to the EIR.
5. The EIR does not adequately recognize the cumulative impact of the proposed stadium with other school activities and Queen of Angels Church and School across from the Corona del Mar school campus. The comprehensive use to the school facility and the Church should be defined and reviewed in the EIR.
6. For the proposed track and field alternatives we support the following alternatives to the original proposed stadium plan:
 - (a) The new seating capacity of the replacement track and field should have a seating limitation for bleachers and any temporary seating for events, to not exceed current seating capacity as denied by NMUSD Resolution 28-02-17 limitation policy adopted by the Board of Trustees;
 - (b) The use of artificial turf two-field option without lights.
 - (c) The new track and field be constructed where the current track and field are located, not moved to the west as depicted in the draft EIR diagrams, and
 - (d) A second field, with no permanent lights, should constructed as far towards the middle of the campus as possible to minimize its impacts on surrounding homes.

CC72-1

Ron Rubino and Sharon Esterley
2845 Alta Vista Dr.
Newport Beach, CA 92660
(949) 759-9022
Esterley@aol.com

CC72-1

This comment letter is submitted as our individual opinion separate from the comment letter from Eastbluff Homeowners Community Association's letter, for which Mr. Rubino serves as a Director. Please recognize our concerns in the Environmental Impact Report.

Respectfully submitted,

Name Ron Rubino and Sharon Esterley

Address 2845 Alta Vista Dr.
Newport Beach, CA 92660

Signatures:

R. Rubino Sharon Esterley

From: Melinda
To: [Newport- Mesa USD](#)
Cc: hall@hiseely.com
Subject: Corona del Mar HS Sports Field
Date: Tuesday, March 21, 2017 4:20:05 PM

It is the opinion of my husband and me that the proposed installation of lights on an athletic field(s) would be detrimental to the neighborhoods of Eastbluff and The Bluffs. We are opposed to that proposal.

CC73-1

We support the Community Plan Alternative - reduced capacity and no lights.

Melinda and Hall Seely
2833 Carob St.
Newport Beach, 92660

From: Roberta Lessor
To: [Newport- Mesa USD](#)
Cc: [Karen Yelsey](#); [Vicki Snell](#); [Walt Davenport](#); [Charlene Metoyer](#); [Dana E Black](#); [Martha Fluor](#); [Judith A Franco](#); [dsnow@uci.com](#)
Subject: Opposition to a lighted stadium and in support of 2 Field Alternative Plan
Date: Tuesday, March 21, 2017 9:52:47 PM

Dear President Kelsey and Members of the Newport Mesa Unified School Board,

In respect to the proposed field project at CDM High School, we are writing in support of the two-field plan with no lights and no public address system. We have been homeowners living in the Bluffs for the past seven years and chose to live here because of the quiet beauty of this lovely Back Bay area. We strongly oppose the installation of a stadium with 80 ft. light poles, expanded seating and a noisy PA system. All would have a negative environmental impact on the area and its residents.

We are not opposed to athletics. We are supporters of athletic endeavors for students of all ages. Coming home in the afternoon we are happy to see students practicing. However, an expanded venue with night games bringing lights, noise and traffic is totally inappropriate here in our small neighborhood. The 2 Field Alternative Plan meets the needs of athletes to practice safely in two new fields.

Sincerely,

Drs. Roberta Lessor and David Snow
1985 Vista Caudal
Newport Beach, CA 92660

CC74-1

Via US Mail and email to feedback@nmusd.us

March 21, 2017

Newport-Mesa Unified School District

Attn: Ara Zareczny, Facilities Analyst, LEED/AP

Director,

Facilities Development, Planning & Design

2985 Bear Street, Building A

Costa Mesa, CA 92626

Re: Draft EIR for Corona del Mar Middle and High School Sports Field Project

Gentlemen:

For all the reasons set forth in my earlier letter dated 2/24/16 set forth below and incorporated herein by reference, and all of which reasons are equally applicable to the Draft Environmental Impact Report for this project *today* as they were on those dates, this project must stop, because the totality of the environmental impacts including light pollution, greenhouse gas emissions, traffic, vehicular hazards, public service response time, air quality, water quality, and noise will be impossible to avoid and/or mitigate. The following is but one example:

CC75-1

Death, dismemberment & permanent serious injuries resulting from vehicular vs. pedestrian collisions. Having driven or walked along the adjoining streets of Vista del Oro and Mar Vista almost daily for over 20 years, I have first hand knowledge of the following facts:

- a. These are 2-lane residential streets not designed to accommodate usage of a 1000 seat stadium;
- b. Normal school usage already results in daily congestion of cars, trucks, trailers, RVs, buses *and* students;
- c. Students do not all appreciate the risks of crossing these streets on foot which they do daily;
- d. Students are seen to DART OUT into traffic – vehicles already narrowly miss them;
- e. Students and others parked on these streets open their doors and exit onto these streets;
- f. Parents stop their cars in traffic to allow their kids to cross these streets on foot;
- g. Bicycle traffic is non-existent because even the students know it is too dangerous;
- h. There are no bike lanes
- i. Vista del Oro is *one* of only 2 *entry* streets into a community of many hundreds of homes, an elementary school, a pre-school, a Boys & Girls Club, a city park and a busy shopping center. There is no way to change this.

It is readily clear that this project, i.e. the construction and use of a 1000 seat stadium and all the accouterments of a stadium no matter what you call it, will increase these already dangerous conditions that cannot be effectively mitigated. YOU who plan for and govern the actions of the School District are now on notice of these facts and the cause of future disasters resulting therefrom should you disregard them and proceed with this project.

Also, consider the impact on your own house, assuming you live in a bedroom community, if a District stadium like this project were to be built across the usual night quiet street: the blaring of a PA system, shrill whistles, shouts and foot-stomps of a thousand spectators, dueling bands, sirens of impeded emergency vehicles trying to help injured players or enter your community to put out a fire or administer first aid, high intensity lights on 80 ft. poles, trash from food sold at events and fights on the streets between students and maybe even gangs, not to mention tooting horns, extreme base vibrations from auto music systems, roaring engines and shrieking of brakes and "burning rubber" - and this is just about school events; it could happen 7 nights a week and weekends, because the District rents out school facilities including stadia to others. As you may know, the District has a rental schedule for its school facilities, and it makes money that way (one would think that with millions of dollars to spend on a stadium there would be no need for this, but...). And consider that even if you were inclined to endure this, plus unsightly outbuildings, bleachers and a very tall fence excluding your use when school is closed, there is no doubt your property value would go down anyway, maybe even plummet. As would mine and many many others. In any event, there would be nothing that could be done to mitigate or eliminate the totality of these impacts on your environment, your lifestyle and net worth. Unless the stadium was built on other, more suitable property, or not built.

We face the same catastrophic situation with this project. It should not be built here.

Sincerely,

/s/

Alan Knox
302 Avenida Carlos, NB 92660

[Below is a Copy]

February 24, 2016

**Newport-Mesa Unified School District
Education Center
Attn: Ara Zareczny, Facilities Analyst, LEED/AP
2985 Bear Street, Building A
Costa Mesa, CA 92626**

Re: comments on the proposed project known as **Corona del Mar High School Sports Field Project**
a.k.a. "CdM Stadium"

Gentlemen:

In connection with the Preparation of an Environmental Impact Report re the Corona del

Mar High School Sports Field Project, pleased be advised of the actual negative impacts of the proposed project, as follows:

CC75-2

1. Neighborhood street congestion – gridlock

Prologue/introduction: The 66 page February 2016 Initial Study states that “The proposed project would disturb approximately six acres....” but those six acres are six acres of school property, not the surrounding neighborhood, which consists of high density condominiums, apartments, upscale homes, extensive greenbelts, narrow residential streets and basically a quiet, peaceful, safe, and cozy place to live for a few thousand surrounding residents who will be severely impacted by the construction and operation of a full blown, busy, noisy and nuisance-ridden athletic **stadium** which was never envisioned for the area. This project was originally slated as a “stadium” and that is really what the school district is proposing, despite the ameliorating language of the Initial Study. CdM HS was built upon the premise that this would never happen, and the neighborhood acquiesced on that basis, many years ago (this is an historical fact). Now, the neighborhood, already over burdened with the massive ebb and flow of vehicles from the far reaches of Newport Beach to the high school and most recently the additional junior high school high rise, is threatened with extensive and irreversible environmental impacts, described below. The magnitude and totality of these very bad impacts warrant the removal of a stadium from the school district's plans for this property.

CONGESTION: The proposed stadium with 1000 seats will be located on a small, presently residential street called Vista del Oro. It is a 2-lane street with parking on both sides, no center lane for left turns and no bike lanes. During non-school hours, it is lightly used with occasional traffic – a typical residential street. However, school traffic already chokes off this small street 3 times a day during daytime: student and parent arrivals in the morning, student lunchtime coming and going, and then afternoon arrival of parents picking up their junior and senior HS kids plus the high school students trying to leave the area in their own vehicles. School buses, trucks, motorhomes, boat trailers, SUVs and various other bulky vehicles populate the parking on Vista del Oro in addition to regular automobiles during these busy times, with concomitant opening of car doors into the traffic lanes and parents double parking to discharge/pickup their kids. It is a log-jamb of frightful proportions given the dangers involved (described below), not to mention the frustration to the operators of all these vehicles and the neighbors who have to navigate this street as well as adjoining Mar Vista street to get into and out of the neighborhood.

The Initial Study does not mention these facts. The Initial Study does not take into account the horrible increase in these adverse impacts that will result from the increased use of Vista del

Oro with the increased use of the athletic field and proposed “stadium” for 1000+ onlookers plus throngs of athletes after school lets out and, as proposed, now into the night with bright lights and loud speakers up to seven (7) days a week, including special events and non-school leasing of the facilities. So long to the quiet, peaceful neighborhood. And entirely unnecessary (as explained below).

It is already a problem that has seeped and expanded into the private but un-guard-gated streets of the Bluffs. Congestion and lack of on-street parking for CdM students has encouraged actual trespassing into guest parking of this community of mostly senior citizens who cannot park on the private streets of the Bluffs as they are so narrow. Moreover, residents routinely complain of their driveways being blocked by student parking. The Initial Study states, in effect, parking is not a problem for this proposed project: this is simply false and misleading. Parking and vehicle congestion during school is already over the limit, and increased use will just exacerbate the existing very real and pressing problems.

2. Maiming & death of school children – dart-outs

Please, please, please understand that already extreme danger exists along Vista del Oro to immature and distracted youngsters who DART OUT between the densely packed parking on each side of this narrow street. Drivers CANNOT see these kids until they are almost in front of them! Ask anyone in the neighborhood about this and you will hear horror stories of near catastrophe – it is a wonder there have not been traffic deaths and dismemberment on Vista del Oro and Mar Vista streets. Building a stadium and encouraging a comparatively massive increase in the passage and parking of motor vehicles is a clear and present danger to these school children. PLEASE don't do it.

3. Bicycle accidents – no bike lanes

Wherever there are kids, there will be bicycles. Wherever there are schools, there will be kids with bicycles. Yet, on Vista del Oro, the street on which the proposed stadium will be built, has no bike lanes – in fact, there is no room for bike lanes. The street is too narrow. Unless all parking is removed. And removal of parking will negatively impact everyone concerned: the students, parents, visitors, and not the least, residents in this very residential neighborhood.

Needless to say, without bike lanes in a congested street adjacent to a very large school, traversing this street on a bicycle is extremely hazardous and arguably should be prohibited. Increasing the traffic for a new stadium is unthinkable in terms of bicycle safety. My late aunt was struck by an automobile and maimed for life when she was a school girl – this should never happen. Talk about wrong headed thinking.

I dare you to ride a bicycle in school traffic on Vista del Oro or Mar Vista. You wouldn't do it as an adult. Why let our kids be subjected to it, and why make it worse?

CC75-2

4. Noise and light pollution

At present, and for decades, Vista del Oro has been lighted by ordinary street lights, which if you are an older person, present a challenge for seeing what is ahead. At present, and for decades, Vista del Oro is very very lightly traveled at night. The many homes along this street and Mar Vista enjoy, and have enjoyed for decades, a quiet and peaceful coexistence with the occasional car that passes by during the evening and non-school hours.

The presence of a full blown stadium across the street will shatter this established and expected quietude. Imagine the school bands and a loud public address system spewing unwanted and irrelevant noise from the stadium. Imagine stadium lighting that cannot be effectively shielded from shining down on our homes and through our windows and skylights. The extreme intrusiveness of unwanted and unwarranted noise and bright lights produced by a stadium of excited and boisterous teenage crowds of rivalry is absolutely certain to interrupt the ordinary family life of nearby residents. The volume of two to ten times the current usage of existing bleacher seating is sure to adversely and irreversibly affect the lives of these residents. Add to this, the new impact of daytime and nighttime usage of the stadium on weekends and by sports teams entirely unrelated to the school district, which will commercially lease out these facilities at the expense of the residential nature of the neighborhood.

5. Impediment to fire trucks and ambulances – residential safety

It is self evident that an already congested two-way residential street that will only get more congested if not impassable will prevent the swift, or any, access of emergency equipment into the adjacent community. Vista del Oro is the only access to hundreds of residences in the Bluffs. If somebody has a heart attack or a home catches on fire in this neighborhood during a sporting event at the proposed stadium with its attendant gridlock, lives as well as property could be forever lost for the lack of emergency access.

6. Increased use of field by non-school entities

It is well known and established that the school district rents out its property to non-school entities. There is, in fact, a schedule of fees for stadium use. The proposed project will be a stadium. Those private sports teams who would be attracted to stadium use would no doubt increase the use of the CdM campus and stadium facilities and accoutrements, including track, field, lighting, PA system, snack shop, ticket booth, public restrooms and, of course, parking and street access through this neighborhood. NON-SCHOOL ENTITIES SHOULD BE

EXCLUDED FROM CdM.

7. Restriction on ingress and egress to/from community

The community of residential neighborhoods surrounding the CdM campus were there first before the school, and each home deserves full, free and unobstructed access. Building and operating a stadium is violative of these rights and the ordinary expectations of these residents. See Item 1 above.

CC75-2

8. Removal of street parking ruins community

The ONLY way to attempt mitigation of horrific traffic and parking which threatens the safety of students and the lifestyles of residential dwellers is to completely remove all parking on both sides of Vista del Oro and Mar Vista streets, which circle the campus except for Eastbluff Drive which already has no parking. Removal of ANY parking on these two small residential streets will just add to the already severe lack of adequate parking for the existing use of the CdM HS campus. Residents require these streets for parking just as in any other community – depriving residents of normal parking will ruin quality of life. As proof, note that there are no residences on Eastbluff Drive, on which there is no parking anywhere. Depriving sports enthusiasts of stadium parking on streets will be less ruinous, but surely a negative impact as well. It is therefore logical to conclude that no stadium should be built.

9. Welcome to the circus

What can go on in a stadium is speculation, but why not a circus. There will be ticket booths, refreshment bars, public restrooms, seating for a thousand, loud speakers for the barkers and auctioneers – and yet, as laughable as this may seem, how much different would this be to regular stadium use? Not much. Certainly not in this quiet community of nice homes deserving of being left alone.

10. Hoodlums and crime

If the proposed stadium is built and operated according to plan, we can expect an influx of bad behavior occasioned by the adversarial nature of competing teams, inter-school rivalries, parents lacking anger management and just plain criminals who are welcome to any public venue. We all remember attending high school games when we were students, and life hasn't changed that much – fights break out, graffiti, drugs, alcohol, erratic driving, shouting, outrageous auto sound systems, squealing tires, etc. happen. Especially at night.

11. Building a wall – tunnel effect

The present track and field has a chain link fence between it and Vista del Oro, allowing the

public to see the nice expanse of grass and sports facilities. The plan is to build a wall to replace this familiar fence. This bad idea will make the campus even more of an institution than it has already become – not neighborhood friendly. Also, because there is a wall across Vista del Oro which separates a line of garages from the street, a wall on both sides of the street will create a “tunnel” effect that is unappealing and unattractive as the gateway to the community.

12. Destruction of the line of beautiful mature pepper (shade) trees

The plan would also require removal of these trees to make room for the visitor stadium seats because of space considerations. This, plus the wall, will add to the barren, lifeless, hard appearance that will result.

CONCLUSION:

Public funds would be much better spent on education than for spectator entertainment infrastructure that is unneeded, ugly, intrusive, and a nuisance in every sense of the word. More importantly, the construction and operation of a stadium will contribute to an already dangerous hazard to the children at this school and the inhabitants in this neighborhood. In other words, the project would be a blight on our community environment as presently planned.

Respectfully,

Alan Knox

302 Avenida Carlos, Newport Beach, 92660

**COMMENT TO DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

CC76-1

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.
2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s)

Address

Thomas Manakides

Print

Signature

2924 Catalpa St

Newport Beach, CA 92660

CC73-1

Angela Manakides

Print

Signature

2924 Catalpa St.

Newport Beach, CA 92660

Print

Signature

From: Bill Fallon [mailto:bfallon@surterreproperties.com]
Sent: Wednesday, March 22, 2017 10:04 AM
To: Newport- Mesa USD
Subject: Comments on CDM Sports Field Project EIR

Dear Mr. **Zareczny**:

I live across the street from the CDM athletic fields. My 3 daughters all played sports and graduated from CDMHS. I'm all for improving the athletic fields. But Nighttime events that may attract up to a thousand people would be a disaster. Graduation once a year in the daytime is chaotic as parking is inadequate. I can't imagine a thousand students, or even half that amount circulating around the Bluffs trying to park in the evening.

Please use common sense in implementing upgrades to the athletic fields. No lights. No evening events.

My address:

2100 Vista Laredo

CC77-1

BILL FALLON

T 949.923.1205 | **F** 949.717.7497 | BRE#00777480

www.SurterreProperties.com

1400 Newport Center Drive | Suite 100 | Newport Beach, CA 92660

Please consider the environment before printing this email.



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From: Annie Lindt [mailto:xalindt@gmail.com]
Sent: Wednesday, March 22, 2017 10:18 AM
To: Newport- Mesa USD
Subject: CdM Sports field project comments

To whom it may concern:

In response to the findings of the DEIR, we support the 2 field alternative plan, NO lights. It is the plan with the least negative impact to our environment.

We question the assumptions made regarding the traffic and cars at sporting events. We believe the 3 passengers per car assumption is erroneous.

Analysis was based on attendance and transportation at Estancia. Our demographics are not the same. CdM has an unusually high percentage of students who have their own vehicle.

The majority of students with a license cannot transport other students.

CA law requires the following: For the first 12 months, a driver must be accompanied by a licensed

CC78-1

parent or guardian, an instructor or another licensed driver who is at least 25 years old, during the following situation:

- Carrying passengers who are 20 years old or younger

Actual observation will reveal that the majority of after school spectators, primarily parents, come alone in their car. As 30 year Eastbluff residents, and parents of a former CdM athlete, we watch families arrive and depart, often in 3 different cars. The student's car is already at school. The parents come from home or work and meet on campus.

Your assumption of 3 to a car is more accurate for graduation and Back to School and Open House, but grossly inaccurate for sporting events. Please reconsider your study.

Thank you.

Ken & Annie Lindt
2401 Bamboo St
Newport Beach

From: Susan Earlabough
To: [Newport- Mesa USD](#)
Subject: I support the 2 Field Alternative Plan with NO lights
Date: Wednesday, March 22, 2017 11:50:46 AM

YES! This Alternative Plan was determined to be environmentally superior to ALL the other proposed plans

CC79-1

YES! The 2 Field Alternative Plan meets the needs of athletes to practice safely and be home by dark

YES! CdM will be the only school in the district with a new track and updated facilities *and* 2 artificial turf fields

HOW TO MINIMIZE THE NEGATIVE ENVIRONMENTAL IMPACT ?

NO nighttime events

NO lights on 80' poles

NO games and special events or practices after dark

NO lights means significant reduction in cost, noise, traffic and events parking on weekend nights

Thank you,
Susan Earlabough
Eastbluff Resident

From: Dale Rincon
To: [Newport- Mesa USD](#)
Subject: CDM High School Field Plan
Date: Wednesday, March 22, 2017 11:48:26 AM

Ladies and Gents:

80 foot pole lights, and after hour and weekend events will impede the quality of life due to additional light, noise and traffic imposed on our neighborhood. Please deny accommodating this expanded activity in behalf of local residents, who have always supported our schools. Your understanding and prudence is greatly appreciated.

CC80-1

Respectfully,

DALE RINCON

30 year resident of

**2301 Aralia St.
Newport Beach, CA 92660**

Attention: This e-mail message is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. Any views or opinions presented are solely those of the author.

From: Cynthia Florance
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 22, 2017 11:44:58 AM

Dear Ms. Zareczny:

I reside at 916 Almond Place in the Eastbluff neighborhood immediately adjacent to the CdM campus. I offer the following comments on the adequacy of the draft EIR and arguments against the stadium project and in favor of the two artificial turf fields without lights or loudspeakers alternative.

TRAFFIC

The Draft EIR based existing traffic conditions on manual counts at intersections from 4 to 6 PM on Friday, October 30, 2015. A Friday was used to predict traffic to a varsity game on a Friday. A Friday late afternoon count is not helpful for showing the traffic and congestion experienced near the school morning and afternoon. Friday is a day of relaxed work schedules such as work from home day or work half day or take the day off to get away for the weekend. Another weekday than Friday with counts taken during drop off in the morning and pick up in the afternoon would show how horribly congested the streets leading to and around the CdM campus already are.

CC81-1

The manual counts were increased by the attendance at a varsity football game against Northwood played at Estancia High School on October 30, 2015 to determine the predicted traffic increase to CdM from a varsity football game at the proposed sports facility. Not only will more students and parents attend a game held at CdM, but the people per vehicle will be lower based on the fact more CdM students will attend and a higher percentage of CdM students have vehicles than Estancia students and in CdM households there is less incentive to carpool.

CC81-2

The EIR cites the San Diego Manual rate of one trip per attendee and averages this with the Estancia count of 0.3 trip per seat (Page 5.9-26). Besides seats for attendees, there are players, coaches, announcers, photographers, reporters, ticket sellers, vendors, security persons, clean up crew, cheerleading teams, and other non seated persons attending. The rate of at least one trip per seat for CdM is a more realistic.

CC81-3

These counts do not address the already highly trafficked streets around the CdM campus experienced by residents daily. To add periods of CdM event traffic after school and at night and on weekends, and over times when the school is not in session, does impact this neighborhood with added traffic. The congestion, exhaust, delays and noise that traffic adds interferes with the residential use hemmed around the CdM campus. Do not add lights to the sports fields as this will add night time use, by both the school and public groups, prolonging the periods of traffic experienced by residents living around the CdM campus.

CC81-4

PARKING

The Draft EIR says there is enough parking at the CdM campus for facility events. In the past there has been a problem with students at school and attendees to events parking in the Eastbluff neighborhood. The EIR estimates the number of vehicles based on events being held at San Diego venues and at Estancia High School, but these events under study are to be held at CdM High School where most the students have cars, households have even more cars than drivers, and gas saving and carpooling rarely utilized. The EIR needs to assess the number of vehicles per attendee, staff and participants at real CdM events to calculate the number of parking places required for CdM events.

CC81-5

There was a problem with CdM students driving into and through and parking in the Eastbluff neighborhood. Attendees to swim stadium, track and graduations parked vehicles bumper to bumper on the first streets adjacent to the CdM campus. The residents could park or have visitors park near their homes. It was extra difficult on trash pick up days with the receptacles out in the traffic lanes. The street cleaner could not run along the curbs leaving the gutters dirty. The added people on the sidewalks and streets, the added congestion from vehicles traveling on and parking along residential streets and the trash they left behind were awful to contend with.

The new restrictive signage in the Eastbluff neighborhood requires permits from 7 AM to 4 PM on school days. Since the District is offering the sports facility to the school and to outside groups seven days a week, Monday through Thursday until 8 PM, Friday and Saturday to 10 PM (with clean-up until 11 PM), and Sundays until dusk, these signs will need to be altered to say permits are required everyday *except* from 11 PM to 7 AM.

These parking restrictions are already difficult for a homeowner to contend with: only three permits can be obtained at the City, the current cost is \$48 per year, and it is a hassle to make sure any guest staying more than one hour has a permit

hanging from their vehicle mirror and that the guest doesn't leave with it. Uncertain whether special permits can be obtained for a large event hosted in an Eastbluff home.

New facilities attract more use. More use creates more parking issues. These parking issues were not adequately evaluated. There are current problems with too few spaces or lack of access to those spaces or overlap in need for those spaces or the constant use of side street and neighborhood parking. To increase parking issues, by adding lights for extended evening use of the sports fields, to an already deficient number of parking spaces and layout, is unreasonable and constitutes an impact that cannot be mitigated.

NOISE

The Draft EIR says the sports field noise on Alder Place, the cul de sac above the cul de sac I live on (Almond Place), at Location H, may at times be audible. That due to the long distance and many rows of buildings between the field and the homes on Alder Place, sports field noise will be heard "only during high attendance events and/or pronounced spikes in sound emissions (e.g., cheering over a big play)" (Page 5.6-32).

Location H is grouped in "Completely Obstructed Line of Sight to the Sports Field". Dark green and slightly lighter green (the lowest noise levels depicted) are the colors of our cul de sac on the Figure 5.6-3 Predictive Modeling Noise Level Contour Map. Our cul de sac is to the East of the field and is identified in the report as having a pronounced elevation and hillside to "provide substantial attenuation, absorbing and/or reflecting sound away from the residential community to the east", noting "homes beyond the first row of buildings would experience increasingly less noise as distance from the sports field increases" (Page 5.5-35).

I consulted my four neighbors on Almond Place and each homeowner knows for a fact this is not an accurate model of the noise heard in our homes on this cul de sac. We can hear every word announced at the swim stadium, including every cheer, horn and whistle. Band practice is very loud, making it hard to concentrate. Although I can't see through foliage to the school from my home, to confirm there is a line of sight between my home and the school, I do know the several streets of homes beneath mine do not block and only barely reduce the sound from the school. School event noise is heard at my home as though the event is taking place just one street away.

The statement at the Summary for the Leq Metric says full-capacity events will exceed the municipal code limit of exterior noise for afternoon and evening events at 19 locations, but nearly all of the measured locations "already exceed that exterior limit due to other community noise sources" (Page 5.6-35). The quiet we get after the traffic dies down is occasionally interrupted by airplane noise, but that quiet in the evening is enjoyed and treasured. We need it to balance the high levels of noise we hear from work and school traffic during peak travel times. To say that we already have noise where we live and by adding to it a little bit more and more often won't change the level significantly, is unfair!

The report does not give an accurate report of the level of noise from sports field events experienced on Almond Place to begin with, and then tells us that that amount of noise experienced daily won't interfere with our living here. Well it does. We want to leave windows open to let in fresh air. We want to eat meals on the patio. We live here because of the nice climate and want to enjoy our backyards. When we come home from the work day or the work week, we want to relax in the evening and on the weekend, in and around our homes.

The current sports field noise can be heard in and around our homes loud and clear. Loud speaker announcements, quad announcements, horns, whistles, cheering, clapping, stomping, and bands playing increases the level of noise above what is being reported in the EIR. The proposed usage of the sports facilities extends the period of noise into evenings and weekends, and constitutes a different type of noise as compared to nearby traffic. The sports event noise is ongoing, disruptive, startling, boisterous and difficult to ignore or concentrate or converse during.

The predicted noise and its impact has not been measured accurately. It is louder and reaches more homes than is modeled. This noise impact of the sports field to the homes in the Eastbluff neighborhood adjacent to the CdM campus cannot be mitigated. Do not permit lights and loudspeakers in the project which will result in nighttime use and noise. Do not permit portable loudspeaker systems during night time, weekend, break week or summer use. Do not permit large public (non-student) group events with large crowds. Eastbluff residents really do hear all that goes on at the CdM campus. It is really, really nice to have a break in the evenings and when school is not in session from the noise and the crowds and the traffic and the congestion that the CdM campus generates daily.

Please carefully consider the parking, traffic and noise impacts of the sports facility and approve the two artificial turf fields without lights and loudspeakers as an alternative. Please carefully control the use of the fields by outside groups, with limits on time of use, number of attendees, noise generation and parking so as to respect the residents living nearby.

CC81-6

Respectfully Yours,

Cynthia Florance

From: Ellen Kuo
To: [Newport- Mesa USD](#)
Subject: Comment for Corona Del Mar Sports Fields Options
Date: Wednesday, March 22, 2017 11:21:54 AM

Dear Newport-Mesa Unified School District,

I am a resident of the Eastbluff community. I am writing to submit this comment in response to the DEI Report regarding the proposed sports fields at the Corona Del Mar High School.

I would like to first Thank You for taking the community voices into considerations in determining the best alternative options in fulfilling the development of school and needs of the communities surrounding it.

I support the Community Plan Alternative 1:

- The 2 Sports Fields option with Reduced Capacity with existing field NOT to be moved to the west and the second field is moved toward the middle of the school as far to the south as possible.
- No additional lightings to be installed

I hereby submit my comment. I appreciate your time and efforts in incorporate the voices of the communities into account. Thanks again.

Best Regards,
Ellen Kuo

2441 Bunya Street,
Newport Beach, CA 92660

CC82-1



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

CC83-1

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.

2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

David James 807 Aleppo St.

Print

David James

Signature

Kristen James 807 Aleppo St.

Print

Kristen James

Signature

Print

Signature





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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

Steve Tambarello / 2437 Bamboo Street, Newport Beach, CA 92660

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Signature

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Signature

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Signature





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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

Andrea Devlin

Print

Andrea Devlin

Signature

Print

Signature

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Signature





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Respectfully submitted,

Name(s) Address

DANIEL M. LIVINGSTON 2328 ARBUTUS ST., N.B. 92660

Print

Daniel M. Livingston

Signature

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Signature

Print

Signature





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Respectfully submitted,

Name(s) Address

SANDRA ANDREWS

Print

Signature

JEFF ANDREWS

Print

Signature

IAN ANDREWS

Print

Signature

RYAN ANDREWS

Signature





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Respectfully submitted,

Name(s) Address

ANDREW WILKS _____
Print

 _____
Signature

DIANA WILKS _____
Print

 _____
Signature

MATTHEW WILKS _____
Print

 _____
Signature





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Respectfully submitted,

Name(s) Address

DAVID HIBBARD 2307 Arbutus St

Print

Signature

MARHWELE HIBBARD 2307 Arbutus

Print

Signature

Print

Signature





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Respectfully submitted,

Name(s) Address

Joanne Hargis 2421 Buckeye St., NB 92660

Print

Joanne Hargis, TTEE

Signature

Print

Signature

Print

Signature





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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

GREG M. WALKER

Print

Owner:

2321 ARAVIA ST.
Newport Beach, CA 92660

Signature

Print

Signature

Print

Signature





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Respectfully submitted,

Name(s) Address

James Petrilli 2501 Bamboo St. Newport Beach

Print

James Petrilli

Signature

Shelly Petrilli 2501 Bamboo St. Newport Beach

Print

Shelly Petrilli

Signature

Print

Signature





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Respectfully submitted,

Name(s) Address

Michelle Harr 2915 Catalpa St.

Print

Signature

Print

Signature

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Signature





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Respectfully submitted,

Name(s) Address

MAXINE GOLDEN 3007 CAROL Newport Beach

Print

Maxine Golden

Signature

FURT GOLDEN 3007 CAROL Newport Beach

Print

Furt Golden

Signature

Print

Signature



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Name(s) Address

GREG M. WALKER

Print

Owner:

2321 ARAIA ST.

Newport Beach, CA 92660

Signature

Print

Signature

Print

Signature





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Respectfully submitted,

Name(s) Address

Samuel Parks 2415 Blackthorn St NB, CA 92660

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Signature

Print

Signature

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Signature





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Respectfully submitted,

Name(s) Address

PETER C. BRADFORD

Print

Peter C. Bradford

Signature

CAROL G BRADFORD

Print

Carol Bradford

Signature

Print

Signature



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Respectfully submitted,

Name(s) Address

Louise Upham 2631 Alta Vista Dr. NB 92660

Print

Louise Upham

Signature

Anthony Ede 2631 Alta Vista Dr. NB 92660

Print

Anthony Ede

Signature

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Signature





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Respectfully submitted,

Name(s) Address

MELVIN HARRIER 2818 CATALPA ST. N.B. 92660
Print

Melvin Harrier
Signature

SHIRLEY HARRIER 2818 CATALPA ST. N.B.
Print

Shirley Harrier
Signature

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Signature





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Respectfully submitted,

Name(s) Address 2201 Arbutus St.
Roger M. Farrel

Print

Signature

Print

Signature

Print

Signature





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Respectfully submitted,

Name(s) Address

Jean Goff 2614 Baiswood St

Print



Signature

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Signature

Print

Signature

**COMMENT TO DRAFT EIR FOR SPORTS FIELDS
AT CORONA DEL MAR HIGH SCHOOL**

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.
2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s)

Address

Georgette L. Arranaga
Print

2610 Basswood St.

Georgette L. Arranaga
Signature

Print

Signature

Print

Signature

*Reciprocity regarding the park bathroom
would be appreciated.*

From: Elizabeth Adams
To: [Newport- Mesa USD; Ara K. Zareczny](#)
Cc: [Newport Citizens for Responsible Growth](#)
Subject: Comments on CdM Sports Field Project EIR
Date: Wednesday, March 22, 2017 12:13:37 PM
Attachments: [2ndCDM Letter NMUSD 3.1.16 copy.pdf](#)

Dear Ms. Zareczny,

Thank you for forwarding these comments and the attached letter to the NMUSD Board of Trustees.

We wrote this letter last spring, and we have not changed our opinion, or our opposition to some of the proposed “improvements”, in the slightest since last May.

Specifically,

WE SUPPORT THE NCRG 2 FIELD ALTERNATIVE PLAN, WHICH SPECIFIES NO LIGHTS and NO PA SYSTEM.

WE ARE ADAMANTLY OPPOSED TO LIGHTS ON 80’ POLES and GAMES, SPECIAL EVENTS OR PRACTICES AFTER DARK;

This alternative plan gives the students the 2 artificial turf fields they feel they need, allows them to practice safely after school and be home by dark.

They are first and foremost, STUDENTS, and need their rest and time for homework.

As residents of the Bluffs neighborhood, we are “in the backyard” of CdM HS and are greatly impacted by the activities and traffic generated by the school.

While we are proud of, appreciate and support the fine school that CdM is, we feel we have the inherent right to the peaceful enjoyment of our homes in the evenings and on weekends.

Thank you,

Elizabeth and Albert Adams
 500 Avenida Ladera
 Newport Beach 92660

CC103-1

To: Board of Trustees, Newport - Mesa Unified School District

We are adamantly opposed to the expansion of the current Corona del Mar HS football/soccer field, if it includes the proposed 80' field lights, bleachers for 1000 attendees, loudspeaker system and its intended use for night time activities till 10 pm, 6-7 nights a week. There is nothing in this proposal that benefits the 1000+ homes in Eastbluff : only an egregious, irreversible, negative impact on our neighborhoods.

HISTORY:

Over fifty (50) years ago, this high school and the surrounding neighborhoods of The Plaza, The Bluffs and Eastbluff were designed and built concurrently. The CdMHS was designed to be a low-profile "neighborhood" school that would blend in with the surrounding residential areas. Only two lanes separate this school from homes on its 3 sides. As a student at CdMHS (class of '69), we all wondered why we didn't have a football stadium. It was explained to us that the site was never large enough to allow for a stadium with all the noise, traffic and intrusion that varsity football games produce.

We all accepted that explanation, and it did not affect the creation of the Sea King school spirit, pride and achievement (both in the classroom and on the field) that exists today. The legacy of excellence that began in the '60's, and has resulted in CdMHS's continued selection as a Blue Ribbon, CA Distinguished School, is a source of pride for all alumni. This has all been achieved without a football stadium and night lights. Now that I am literally (and figuratively) on the other side of the fence, I see the wisdom and necessity of this plan. School and neighborhood have peacefully coexisted for half a century.

To this day, the surrounding neighborhood is essentially the same as it was 50 years ago. The street lights are low and trees cover most of the homes. At night, the neighborhoods are peaceful and quiet. In The Bluffs, if a home is single story, the CC&R's require it to remain so; a two-story home may not raise its roof higher than its highest original ridge line. Hence, there will never be any "McMansions" in The Bluffs. Only CdMHS has changed the peaceful status quo, with the addition of its Aquatic Center lights and the recent addition of the parking lot canopy, with its glaring, always-on, lights.

For fifty years, people have moved into these homes with the reasonable and justifiable expectation that the neighborhood would remain the same. They were told that there would never be a football stadium. After all, they reason, if it hasn't happened in 50 years, why would it happen now? If a stadium with night lights is so important to a high school, there have been ample opportunities in the last 5 decades for the NMUSD to negotiate the school's relocation to existing, available open land.

The proposed plan for CdMHS would be an aesthetic, environmental and quality-of-life degradation of the area. It would irreparably damage the character of this established neighborhood. Homeowners have invested their savings and income to live here: they have an investment in their homes, and cannot "give 30 days notice" and move out when the effects of the stadium become unbearable.

LIGHTS:

80' light poles will negatively affect us all:

- The impact of these lights needs to be measured, not just by the foot candles of the beams on the ground, but by the unmitigatable light pollution from the bare bulbs that we cannot escape.
- Residents of Eastbluff who live up the slope, farthest away from the school, would have the lights shining in their bedroom and living room windows.
- Homes that are several blocks away (on the flat) would look out their front or backyard and see the actual bare, glaring bulbs lighting up the night sky, instead of the darkness that now exists.
- There are no trees tall enough to block or 'mitigate' this effect.

TRAFFIC, PARKING and NOISE:

- Over 650 Bluffs homes are on the sides and rear of the school.
- Mar Vista and Vista del Oro are the primary streets used by these residents to reach their homes. They have to go past CdMHS to do so.
- This includes several trips per day, per home, multiplied by at least 2 cars per home.
- This is an important existing factor that the **EIR** needs to include.

CC103-2

- There are only two lanes, and no available room to either widen the lanes or add turn lanes on these two streets. These streets are backed up several times a day with just the arrival and departure of the students. It would be difficult for an emergency vehicle to gain access to the field during these hours.
- Night time use of the school parking lot for the stadium would be in addition to the cars that will be there for the night time basketball and volleyball games, that often reach gym seating capacity.
- Residents of The Plaza and The Bluffs use Vista del Oro for overnight parking beginning in the late afternoon. That would effectively eliminate available, overflow parking on those streets at night.
- Pedestrian crossing of Eastbluff Dr. at night is a very real danger.
- The noise from a PA system, spontaneous air horns, two competing marching bands and the roar of the crowds would destroy the peaceful enjoyment of our homes in the evening. Noise levels need to be measured as far away as the homes in the One Ford Rd and Belcourt neighborhoods; residents report that even now they hear the drum practices.
- It is apparent that an increased stadium would require **new restrooms and a concession stand**.
- The placement of these structures against the Eastbluff Dr. fence is **aesthetically** wrong: they would be the dominant structure in the sight line as one approaches CdMHS from either direction.
- Security lights would need to be on all night, and be another source of light pollution.

ATHLETES' NEED FOR NIGHT LIGHTS:

- Only **6 Varsity teams**: Varsity Football (with approx. 5 home games), boys and girls soccer, lacrosse and coed track & field can use, or have any use for, this expanded field.
- With the exception of Football, these aforementioned teams practice and compete during the day.
- **Their games are at 3:00, 3:15 or 4:00**, whether at home or away.
- Only once or twice per season do the Soccer teams play at 5:00 or 7:00 at an Irvine USD high school that has lights.
- There are **17 other Varsity Boys and Girls Teams** that have no use for this expensive field, whether for practices or games during the day or night.
- **The Varsity Football team was the CIF and State Champs in 2013**, and will undoubtedly be so again. They have proven that they do not need a stadium with lights to boost team morale.
- Therefore, the expenditure of millions of dollars so that **5 Varsity Football** home games can be played at CdMHS would not pass a cost -to- benefit analysis.
- Other athletes, students and faculty would probably like to 'weigh in' on how this windfall of funds from the state could be appropriated.
- At one of the first community meetings a year ago, it was stated that home Varsity Football games attract no more than about 500 attendees. If so, then why the need for a 1000 seat stadium?
- If this increased capacity is so that the field could be used for non - CdMHS events every night and day of the week, then the concern for this long-established community will have reached a new level of insensitivity.

We respectfully request that the NMUSD abandon the proposal to add **lights** and a **1000** seat stadium to the existing field.

Sincerely,

Elizabeth (CdM '69) and Albert Adams
500 Avenida Ladera, Newport Beach CA 92660

CC103-3



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

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The undersigned:

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2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s) Address

KAREN BLAKELY 3015 CAROL ST NEWPORT BEACH, CA
Print 92660

Signature

KEN BLAKELY 3015 CAROL ST, NB 92660
Print

Print

Ken Blakely
Signature

Print

Signature





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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

Anne Fitzgerald

Print

Anne Fitzgerald 3-13-17

Signature

Print

Signature

Print

Signature





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2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s) Address

DAVID R. MOORE 2207 ARBUTUS NEWPORT BEACH, CA 92660

Print

David R Moore

Signature

~~DAVID~~ CARMELITA J. MOORE 2207 ARBUTUS NEWPORT BEACH, CA 92660

Print

Carmelita J. Moore

Signature

Print

Signature





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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

Gayla Reenan 812 Bison Ave
Print

Gayla Reenan
Signature

G. RICHARD REENAN 3/17/17
Print

J. P. Reenan
Signature

Print

Signature





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2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s) Address

BRAD HINMAN 2232 ALTA VISTA DR.
 Print NEWPORT BEACH CA 92660

[Signature]
 Signature

 Print

 Signature

 Print

 Signature





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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

2232 Arbutus St.
Newport Beach, CA
92660

Print

June Chen

Signature

Print

Signature

Print

Signature





COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

KATHLEEN M. ROBE

Print

Kathleen M. Robe

Signature

Print

Signature

Print

Signature

On the night of a game, drive to the corner of Yorktown & Main at Huntington Beach H.S.

Next drive .7 miles and park and listen to the game. Look up at the light glare. Do you want this in your quiet neighborhood?? Now imagine you live .2 miles from the field. Go play at





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2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s) Address

BRUCE COOPER
Print

Bruce Cooper
Signature

CAROLYN COOPER
Print

Carolyn Cooper
Signature

Print

Signature



Newport-Mesa Unified School District
Education Center
2985 Bear Street-Building A
Costa Mesa CA 92626
Attn: Ara Zareczny, Facilities Analyst LEED/AP

Dear Mr Zareczny,


We are longtime residents in Eastbluff. We have had three children who attended Corona del Mar High School. In addition to receiving a very good education at the school, they participated in the athletic programs and gained skills and confidence because of the high quality of the coaches and the support of the school administration. Therefore, we favor the improvements of refurbishing the existing track and field and the addition of a second synthetic field.

CC112-1

However, we strongly oppose the building of 80-foot high light poles under consideration for improvements outside facilities. So, we ask that you count us as favoring the "two-fields, no lights" option.

Thank you for your careful consideration of our opinions.

Sincerely,



James T. Burton



Margot A. Burton

2507 Alta Vista Dr.
(949) 759-8548
jimbur@roadrunner.com



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

SANDRA ANDREWS

Print

Signature

JEFF ANDREWS

Print

Signature

IAN ANDREWS

Print

Signature

RYAN ANDREWS

Signature



The undersigned are both neighbors of Corona del Mar High School and are submitting these comments in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned:

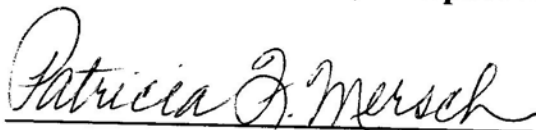
CC114-1

1. **Support** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and NO lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle school.
2. **Opposes** the installation of lights on either field. Any lights would interfere with our view which is one of the main reasons we moved to this neighborhood almost 22 years ago.

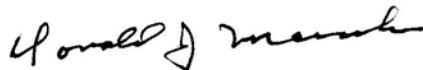
Respectfully submitted,

Names and Address:

Patricia Mersch
2227 Alta Vista Drive, Newport Beach, CA 92660



Donald Mersch
2227 Alta Vista Drive, Newport Beach, CA 92660



From: Maura Quist [mailto:maura.quist@yahoo.com]
Sent: Wednesday, March 15, 2017 11:30 AM
To: Judith A Franco; Walt Davenport; Karen Yelsey; Charlene Metoyer; Dana E Black; Martha Fluor; Vicki Snell
Cc: Ara K. Zareczny; Dr. Frederick Navarro
Subject: CDMHS D-EIR Field Use Schedule - Updated

Hello, Trustees!

Thank you for your attention last night. I have attached an electronic copy of the Updated CDMHS Sports Field Use Schedule that I distributed last night.

I also wanted to point out that 2 natural turf fields (as exist currently at CDM) do not provide as much usage as would 2 artificial turf fields due to the following aspects:

- * Natural grass needs to be "rested" to allow the grass to repair itself
- * There are yearly downtimes for seeding and/or re-sodding of natural turf
- * Field time on natural grass is lost due to unplayable field conditions (i.e. mud pits)

Thank you again for your consideration and professionalism.

Maura Quist

CC115-1

Highlighted areas denote changes from the D-EIR schedule.

Table 3-2: CDM MS/HS Sports Field Preliminary Event Schedule - UPDATED

Activity/Use	# of Events	Days of Wk	Per D-EIR (pages 3-13 & 3-14) ¹			Adjust for Block Schedule & Remove Varsity FB ²			Adjust for Field 2 ³			
			Time		Outdoor Lighting?	Time		Outdoor Lighting?	Time		Location	Outdoor Lighting?
Start	End	Start	End	Start		End						
FALL ACTIVITIES (Aug 15 - Nov 15)												
TRACK:												
HS XC/Track PR	5 wkly	Mon-Fri	2pm	4:30pm	No	1:30pm	4pm	No	1:30pm	4pm	Track	No
HS XC/Track PR	5 wkly	Saturday	8am	11am	No	8am	11am	No	8am	11am	Track	No
TRACK FIELD:												
Lower Level Football, G&B Soccer, G-Lacrosse PR	5 wkly	Mon-Fri (6th period)	2pm	3pm	No	1:30pm	2:30pm	No	1:30pm	2:30pm	Field 2	No
Football PR	5 wkly	Mon-Fri	3pm	6pm	Yes	3pm	6pm	Yes	1:30pm	4:30pm	Track Field	No
B&G Soccer, B&G Lacrosse PR	5 wkly	Mon-Fri	6pm	8pm	Yes	6pm	8pm	Yes	2:30pm	4:30pm	Field 2	No
Football PR	1 wkly	Saturday	9am	12pm	No	9am	12pm	No	9am	12pm	Track Field	No
Football Contest - Lower Levels	10 season	Thurs or Fri	3:15pm	6pm	No	3:15pm	6pm	No	3:15pm	6pm	Track Field	No
Football Contest - Varsity	4 season	Friday	7:00pm	10pm	Yes	n/a	n/a	No	n/a	n/a		No
Public Use	TBD											
WINTER ACTIVITIES (Nov 1 - Mar 1)												
TRACK:												
HS Track PR	5 wkly	Mon-Fri	2pm	4:30pm	No	1:30pm	4pm	No	1:30pm	4pm	Track	No
HS Track PR	1 wkly	Saturday	8am	11am	No	8am	11am	No	8am	11am	Track	No
TRACK FIELD:												
B&G Soccer PR	5 wkly	Mon-Fri	2pm	6pm	Yes	1:30pm	5:30pm	Yes	1:30pm	4:30pm	Field 2	No
									3:30pm	4:30pm	Track Field	No
B&G Lacrosse PR	5 wkly	Mon-Fri	6pm	8pm	Yes	6pm	8pm	Yes	1:30pm	3:30pm	Track Field	No
B&G Soccer PR	1 wkly	Saturday	9am	12pm	No	9am	12pm	No	9am	12pm	Track Field	No
Boys' Soccer Contests	20 season	TBD	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Track Field	Rarely
Girls' Soccer Contests	20 season	TBD	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Track Field	Rarely
Public Use	TBD											
SPRING ACTIVITIES (Feb 1 - May 30)												
TRACK:												
HS/MS Track PR	5 wkly	Mon-Fri	2pm	5:30pm	No	1:30pm	5pm	No	1:30pm	5pm	Track	No
HS Track PR	1 wkly	Saturday	8am	11am	No	8am	11am	No	8am	11am	Track	No
HS Track Meets	5 season	Thursday	2pm	7pm	No	2pm	7pm	No	2pm	7pm	Track	No
MS Track Meets	6 season	Tues or Thurs	2pm	7pm	No	2pm	7pm	No	2pm	7pm	Track	No
TRACK FIELD:												
B&G Lacrosse PR	5 wkly	Mon-Fri	2pm	6pm	Yes	1:30pm	5:30pm	No	1:30pm	5:30pm	Track Field	No
Football, B&G Soccer PR	5 wkly	Mon-Fri	6pm	8pm	Yes	6pm	8pm	Yes	1:30pm	3:30pm	Field 2	No
B&G Lacrosse PR	1 wkly	Saturday	9am	2pm	No	9am	2pm	No	9am	2pm	Track Field	No
Boys' Lacrosse Contests	20 season	TBD	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Track Field	Rarely
Girls' Lacrosse Contests	20 season	TBD	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Rarely	3-5pm	most before 6pm	Track Field	Rarely
Public Use	TBD											

1) Columns in the original Table 3-2 pertaining to the number of spectators and participants have been hidden on this updated schedule for sizing purposes only (they do not affect this analysis).

2) The block schedule implemented at CDM HS/MS during the 2016-17 school year has 5th period ending at 1:20 pm and 6th period (which is for students in a sport) starting at 1:30 pm. Therefore, the practices with 2:00 pm start times can actually begin at 1:30 pm. Additionally, the limited seating at the Track Field (approximately 664 bleacher seats) precludes varsity football games at this location.

3) Field sports practices can be held concurrently on the Track Field and the proposed second artificial turf field under consideration in the D-EIR.

Where is the need for lights? See this column ^^



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CC116-1

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2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s) Address

CARL E. OSSIBOFF 720 BISON AVE

Print

Signature

GAIL OSSIBOFF 720 BISON AVE

Print

Signature

ALEXANDRA OSSIBOFF 720 BISON AVE

Print

Signature



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

CC117-1

Name(s) Address

Steve Tambarello / 2437 Bamboo Street, Newport Beach, CA 92660

Print

Signature

Print

Signature

Print

Signature





March 13, 2017

Dear Eastbluff Homeowners:

The Eastbluff HOA Board and our legal and EIR consultants have been working with the City of Newport Beach and Newport Citizens for Responsible Growth (NCRG) to submit comments to the Newport Mesa Unified School District regarding their proposal to build a lighted football stadium at Corona del Mar High School.

The School District released a Draft Environmental Impact Report with various options analyzed for their environmental impact. The options will be used by the School Board to adopt the final design specifications for the proposed CDM Sports Field.

The HOA Board believes the most favorable option for our community and the school is to replace the existing track and field with a new synthetic track and field, construct a second synthetic field, and not light either field (the two-fields, no lights option). Money saved by reducing the size of the spectator stands and eliminating the ticket booth, concession stand, bathrooms, and press box can be used to fund the addition of the second artificial all-weather field to accommodate the students' need for practice and games. The School Board has adopted a policy to limit seating capacity to the current 645 seats and not permit varsity football games at the renovated field. The high school principal, coaches, and student team sports participants have indicated support for the two-field option but they are lobbying the Trustees to include four (4) 80 foot high light poles on the new synthetic track and field. Our HOA board is opposed to these lights and is concerned about light glare, view impairment by the poles, noise from a public address system, crowd and game noise, traffic, and parking.

CC118-1

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AT CORONA DEL MAR HIGH SCHOOL

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2. **Opposes** the installation of lights on either field.

CC119-1

Respectfully submitted,

Name

Address

Danell E. Spitz

2200 Aralia

Newport Beach, CA

Gail Slaughter

2200 Aralia St.

Newport Beach, CA

Subject: Corona del Mar Middle and High School Sports Field Project

Dear Ara Zareczny,

I have been a resident of The Bluffs for seven years. My wife, stepdaughter and I live within walking distance of the high school. My stepdaughter attended the middle school, and she currently attends the high school.

My family supports improvements to the school within limits. Unlike many other middle and high schools, CdM Middle and High Schools are near residential housing. Both schools have experienced considerable population growth in recent years. Noise, street traffic and parking congestion are already significant during portions of the day. While this is grudgingly tolerable during limited periods and daylight hours, extending these periods of noise and congestion to nighttime hours would significantly degrade the residential environment within The Bluffs.

CC120-1

Regarding noise, the draft EIR concludes that the Subject project will have a "**Significant and Unavoidable**" impact even **after** mitigation. Specifically, 5.6 NOISE on page 1-12:

- Impact 5.6-2: Sports field noise would result in substantial temporary noise increases at nearby homes and there would be exceedances of the City's exterior and interior noise limits.
 - Level of Significance **After** Mitigation - **Significant and Unavoidable** (my emphasis)

CC120-2

I attended the March 8th Public Meeting at CdM, and this EIR conclusion was confirmed at the meeting. Judging from the reaction in the room, this conclusion was not well understood, i.e, some (many?) in the room thought that mitigations had dealt with the noise, but the EIR subject matter expert made it clear that the Subject project would create significant and unavoidable increases in noise exceeding the City's noise limits.

I am recently retired. I am in The Bluffs near CdM during and after school hours, and as a result, I can certify from personal experience that two of the EIR's conclusions concerning congestion and parking are just wrong. Specifically, TRANSPORTATION/TRAFFIC on page 1-14:

CC120-3

- Impact 5.9-2: The proposed project would not conflict with the Orange County Congestion Management Program (OC CMP) - This is the wrong question. The OC CMP largely deals with the macro effects of highways and major streets and intersections. The congestion around CDM is a micro issue, but one critically important to residents.
 - Mitigation Measures - No mitigation measures necessary - This assertion is laughable. Congestion is already significant. Automobile passage near the school is severely restricted for several hours near school start and let-out times. Extending these times would make an already bad situation worse.
- Impact 5.9-4: The project implementation would not result in inadequate parking capacity impact.

CC120-4

CC120-5

- Mitigation Measures - No mitigation measures necessary - This is another laughable assertion. Parking capacity is already grossly inadequate. The socioeconomic status of the students at CDM means that there are many and mostly large cars and SUVs looking for parking around CDM. Students park around the school both because there are not enough parking spots on school grounds and to avoid the congestion on the school grounds. Extending this already untenable situation to more hours of the day is irresponsible.

CC120-5

Also irresponsible is the following assertion in the project fact sheet: "How will this affect property values? The sports field at CdM already exists and the impact of the school and its athletic program is already a part of the surrounding property values. A study is not planned as part of this project." As outlined above, the Subject project would substantially degrade the environment in The Bluffs with a consequent negative impact on property values. I have spoken to multiple real estate agents, and they believe this to be true to the extent that they should disclose the potential that if this project comes to fruition, housing prices will be negatively affected. It is irresponsible for the school district to simply assume away this negative impact.

CC120-6

Alternative 1 in the draft EIR improves school facility utilization and student safety while respecting the local community's residential environment. Per the draft EIR, provision of "two synthetic fields would allow increased field usage with minimal scheduling conflicts and reduce injuries from uneven or compacted turf." I suspect that it would also reduce ongoing maintenance costs. Also from the draft EIR, "This alternative would reduce **significant and unavoidable operational noise impacts** (my emphasis) emanating from the visitor side bleachers and reduce aesthetic impacts from the 80-foot lights." Without lights, nighttime use would not be possible, but nighttime use is at the heart of problem. The school is just too close to the residential community to realistically mitigate the negative impacts: too much noise, too much congestion, not enough parking, too much light pollution and degradation of residential aesthetics.

CC120-7

To be blunt, the outspoken proponents of lighting the fields and extending usage into the nighttime hours are the students and some parents who do not live in The Bluffs. The students come and go within four to six years. My neighbors and I live here, and the school district needs to respect our residential community. Alternative 1 is a reasonable compromise.

Richard Cervisi
505 Avenida Campo
Newport Beach, CA 92660
(949) 230-0182

Richard Cervisi

March 18, 2017

Attention: Ara Zareczny
NМУ\$D
2985 Bear Street, Bldg. A
Costa Mesa, CA 92626

Re: CDM sports field changes

We wholeheartedly support the 2 field alternative
plan with NO lights NO P.A. system.

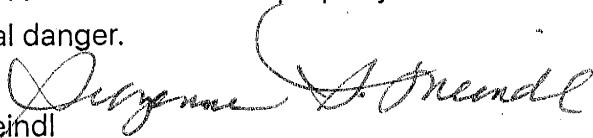
This plan is environmentally superior to all the
other proposed plans.

CC121-1

Introducing large events, and night events in an
already street congested residential neighborhood
is an invitation to serious accidents and
consequences could be deadly.

Right now, daytime student parking is impacting
the residential streets adjacent to the sports field.

Right now, crime is escalating in the
neighborhoods surrounding CDM. Inviting
alternative events on the school property is a clear
and potential danger.


Suzanne Meindl
1957 Vista Caudal
Newport Beach CA 92660



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.

2. **Opposes** the installation of lights on either field.

Respectfully submitted,

CC122-1

Name(s) Address

James Petrilli 2501 Bamboo St. Newport Beach

Print

James Petrilli

Signature

Shelly Petrilli 2501 Bamboo St. Newport Beach

Print

Shelly Petrilli

Signature

Print

Signature





COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

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2. **Opposes** the installation of lights on either field.
Respectfully submitted,

CC123-1

Name(s) Address

GREG M. WALKER

Print

Owner:

2321 ARALIA ST.
Newport Beach, CA 92660

Signature

3/21/17

Print

Signature

Print

Signature





COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned:

CC124-1

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.

2. **Opposes** the installation of lights on either field.

Respectfully submitted,

Name(s) Address

PAUL SUMNER, 2215 ALTA VISTA DR NEWPORT BEACH CA 92660

Print

Signature

Cynthia S Sumner 2215 Alta Vista Drive Newport Beach CA 92660

Print

Cynthia S Sumner

Signature

Print

Signature



I write to ask you to
support the needs of our
Bluffs neighbors by

- not allowing lights on 80' poles!

(why are they necessary?)

CC125-1

and, no events after
dark, which would mean
incessant noise in the Bluffs.

Thank you for
your consideration -

Judie Carlson
1120 Vista Flora
Newport Beach
CA. 92660



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.

2. **Opposes** the installation of lights on either field.

Respectfully submitted,

March 15, 2017

CC126-1

Name(s) Address

NANCY K DOUGLASS 2401 BUNYA ST, NEWPORT BEACH
92660

Print

Nancy K Douglass

Signature

Julie Douglass

Print

[Signature]

Signature

Print

Signature



Cam Douglass
529 Vista Flora
Newport beach, CA 92660
March 21, 2017

To Whom it may concern,

Lighted football stadium proposal: Oppose!

As a taxpayer, future booster, soon-to-be student father, former CDM graduate and school neighbor, I strongly object to the Lighted football stadium proposal. This is a classic misuse of school funds and outright invasion of the rights of the people who live in the Eastbluff community. The community was never designed to accommodate a stadium and there is already a negative impact from students trying to park in the Eastbluff community. Justifying the stadium option by stating that the potential benefit reaches beyond the Eastbluff community may have merit yet it is selfish. The community that bears the negative impact must get the strongest voice in order to be fair. Building a stadium without appropriate parking and without regard to the existing school encroachment problem is misguided, unfortunate and selfish. The long-term polarizing impact will not be worth it. The lights and noise during evenings will be unacceptable and only serve to create lower property values and angry neighbors. Funny how the decision makers decided not to conduct a study of the impact on home values.....no study necessary to know the obvious result!

CC127-1

Community Alternative Plan 1 WITHOUT LIGHTS: Support!

As a former CDM track team member(hopeful that my young son follows in my footsteps at CDM soon) I am also very interested in seeing the sports facilities improved. However, there's an obvious opportunity for common sense here. The alternative plan for two fields without lights is a wonderful compromise that lessens the negative impact on the Eastbluff community. This solution provides an acceptable facility for football, track and other field sports. I look forward to seeing logic prevail.

Thank you,



Cam Douglass

From: Rex Lundy
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 22, 2017 1:14:44 PM

Ara Zareczny and stakeholders in the CDM Sports Field Project EIR
Newport Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, CA

I am a resident of East Bluff and support the proposed 2 Athletic Field Alternative Plan with NO LIGHTS!

I am totally opposed to any plan that includes lights for night events.

We do not want the negative environmental impact of lighting from the High School athletic area in our neighborhood!

No lights will mean:

- Lower cost of installation and ongoing facility expenses
- Less participant noise
- Reduced traffic impact, exhaust smells and traffic noise
- It will eliminate night sports events and weekend night sports events which cause congested streets
- It will keep down Crime from the unavoidable "bad elements" that are attracted to night events

The 2 field Alternative Plan meets the needs of athletes to practice safely and be home by dark. Keep our homes quiet at night!

Thank you!

Rex Lundy
326 Vista Suerte
Newport Beach, CA 92660

CC128-1

From: magicflo1@aol.com
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] CdMHS Sports Field Renovation
Date: Wednesday, March 22, 2017 1:09:07 PM
Importance: Low

I am against the planned renovation of CdM Sports Field Renovation as planned by NMUSD. It is obviously harmful to the surrounding neighborhood and the residents. The traffic alone keeps us from leaving the neighborhood as it is now. The hours proposed are such that the streets with accompanying noise will be unbearable until 12:00 AM on weekends and 11:00 on weekdays when cars are idling while waiting to exit the narrow streets. I trust there will be police present to protect from strangers in our Bluffs greenbelts and on our open patios containing patio furniture and barbecues. Also, to keep unknown people out of our many swimming pools. This is a bad thing you have proposed and will result in lowered property values and lowered quality of life. Some of us cannot afford to move. The students at the school are there for only 4 years and then are gone..... leaving us with the mess you created in our lives. Do not do this to us!! It is immoral to punish the many for the convenience of the few.

Florence Stasch
1952 Vista Caudal
Newport Beach 92660

CC129-1

From: gordon glass
To: [Newport- Mesa USD](#)
Subject: comments on draft eir cdm high school field
Date: Wednesday, March 22, 2017 12:54:48 PM

I attended the school districts Draft info session Wednesday evening the 8th of March. While disappointed that they had very little to show us on the screen of the 3 alternatives, the amount of concern about lighting and noise dominated the evening.

Toward the end of the Q & A (we had to be out in an hour so a school-based meeting could occupy the room), Dwayne Mears, the EIR preparer team leader, brought onto the screen what he described as "a predictive modeling noise level map". Easy to read, it showed extremely heavy noise as dark red; blending into light yellow, then fading to dark green which is about what the surrounding residential areas showed as not getting any noise at all.

What interested me was at the del Oro - Eastbluff intersection, the yellow went strangely beyond the corner, on the flat land to the west, but on the east side of Eastbluff ("the hill") with its row of homes up 10' +/- above the curb, and with a full view to that corner field, no view to yellow crossed the street. The entire hill was untouched by the program's colors. I asked why ?

Quickly removing that image, Mears said what I heard as, "Software doesn't like hills !". Whaat ?

Seconds later, the image was back on the screen. I again asked why the most vulnerable hill of homes doesn't register the noise aimed at it. Again, I asked why ? Mears darkened the screen again, turning his back to the audience, throwing over his shoulder "Noise don't do slopes !" Again, Whaat ?

That wrapped up the evening

So what had just happened? I have absolutely no idea, the possibilities are endless.

Since then, I have made a couple of attempts to find that same image in the EIR. There is one, but not identical: (FIG.5.6-3 located around page 5.6-330. And that one is only 1 of 3 or more stacked upon themselves, which my less-than-professional mousing uncovered. They started madly flipping up & out-of-the-way, impossible to freeze in order to study closely.

My impression of all this is that the Draft EIR is not complete and ready for the Board's approval and advance to the next level. There's something suspicious when the large group of homes on a vulnerable hillside doesn't register any negative effects from a barrage of noise from just across the street. Thank you

Gordon Glass, Newport Beach, 949-644-1954

CC130-1

From: gordon glass
To: [Newport- Mesa USD](#)
Subject: pepper trees
Date: Wednesday, March 22, 2017 1:07:26 PM

Please protect the California Pepper trees
(Photo B. Residence along Vista Del Oro, Page 4.12).
They are the nicest thing the district has done for
our residents, and their students.

Keep the trees; fill in missing gaps with mature
large matching trees; extent the tree line west along
the fence to the edge of the baseball diamond outfield

Thank you,

Gordon Glass, Newport Beach, 949-6644-1954

CC130-2

From: Diane
To: [Newport- Mesa USD](#)
Subject: CdM High School Sports Field Options
Date: Wednesday, March 22, 2017 12:29:00 PM

To whom it concerns:

I have been a resident of the Bluffs since 1988 and have had two children attend CdM High School and compete in numerous varsity sports. They had **no need** for lights, actions and cameras.

I only support the 2 field alternative plan with NO LIGHTS and NO PA system. This plan is environmentally superior to all the other options/plans.

Introducing more events, including night events to an already congested and negatively impacted **residential neighborhood** is an invitation to accidents and other serious consequence. I consider it a good week if my vehicle is **ONLY almost hit** by a **student or parent** twice a week when I am exiting my neighborhood. The surrounding roads (Vista del Oro, Mar Vista, Jamboree, Ford Road, etc.) currently cannot handle CdM traffic and parking.

Many of the Bluffs homeowners will live in their homes for 20 or more years. The most number of years students will attend CdM is **6 years** and the vast majority of students have NO investment in the residential community.

I strongly oppose any plan other than the 2 field alternative.

Diane Geffen

691 Vista Bonita
Newport Beach

CC131-1

From: Marilyn Sketch
To: [Newport- Mesa USD](#)
Cc: [Kirsten Sketch](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 22, 2017 12:21:38 PM

To
Ara Zareczny
Newport Mesa Unified School District

As a homeowner who is located directly across the street from the CDM athletic field, I would like to express my concern regarding the addition of eighty foot light fixtures and a public address system and the impact that would have on our very compact neighborhood. I hope that the school board will consider the proposed alternative two field plan which resolves these issues and meets the expectations of an improved and safer playing field for CDM athletes.

CC132-1

Respectfully,

Marilyn Sketch
2206 Vista Hogar
Newport Beach, Ca

Sent from my iPad

Sent from my iPad

Leslie Daigle
2201 Vista Huerta
Newport Beach, California 92660
(949) 233-4869

Via E-mail to feedback@nmusd.us

March 22, 2017

Ara Zareczny
Director, Facilities Development, Planning and Design
Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, Ca 92626

**Re: Public comments on the Draft Environmental Impact Report for
the Corona del Mar Middle and High School Sports Field
Project**

To the Newport Mesa Unified School District:

The Draft Environmental Impact Report (“DEIR”) for the Corona del Mar Middle and High School Sports Field Project (“the Project”) discloses significant and unmitigated environmental impacts stemming from the construction and operation of a sports field complex. Most of these impacts result from the Project’s close proximity to existing residences. Also, proposed mitigation is ineffective and improperly deferred within the meanings of CEQA and further mitigation is required.

Project Description

The Project Description is fundamentally flawed to the extent that it describes upgrades to a *school* sports field. In reality, the Project entails the construction and operation of a major sports complex in a residential community; that is, the Project proposes no enforceable restrictions on the use of the field, and in fact the facility may be *rented* by for-profit or other non-school related organizations; there are no enforceable restrictions proposed as to the days of the week or times that the field may be used; and there are no enforceable restrictions on the use of stadium lights at nighttime. For instance, Table 3-1 purports to describe the scheduled use of the artificial turf field and more particularly the schedule for use

CC133-1

of the lights but this is not part of the enforceable CEQA mitigation program. There is nothing binding about the schedule described in Table 3-1. Moreover, reliance on a school board “policy” is insufficient under CEQA. However, even the policy is vague.

Furthermore, the Project Description is vague and uncertain, and resulting analysis in the DEIR is inadequate, because the DEIR fails to disclose in meaningful detail the nature, extent, or frequency of the uses of the athletic facility. Table 3-2 describes only a “Preliminary Event Schedule” which relates to *school* activities. “Public Use” is listed, but it is shown as “TBD”. This does not amount to a “certain” project description within the meaning of CEQA. Because the Project is not fully or accurately described, there are potentially significant noise, traffic, public safety, parking and other impacts that are ignored or not fully evaluated in the DEIR. Without a more complete Project Description, the public and decision-makers cannot be fully informed about the extent of the Project’s environmental impacts.

CC133-1

Aesthetic Impacts

Figure 5.1-19 indicates a significant aesthetic impact due to the 80-foot light poles with respect to views from northern residences. Thus, contrary to the Draft EIR’s conclusion, the Project causes a substantial adverse change to the existing environment, *i.e.*, a significant CEQA impact. In addition, the Project’s stadium lighting effects should be compared against the dark sky without the “swimming pool” lights. The CEQA baseline is the existing environmental condition. It is not reasonable to assume that the swimming pool lights are operational on a daily basis. Of course the stadium lights could be operational on a daily basis.

CC133-2

Also, mitigation measure, AE-1, represents uncertain and deferred mitigation. There is no guarantee that the lighting can achieve a “close match to the levels indicated in the light levels plan.” And the phrase “close match” is vague and therefore not an effective standard by which to measure the success of the mitigation measure in practice. In addition, there is no plan if the vertical light levels cannot achieve the levels specified. Without adequate mitigation, impacts must be deemed significant.

Noise Impacts

Construction noise is significant contrary to the DEIR’s conclusions. For instance, the DEIR states that, “short-term and intermittent noise levels could increase by 8 to 15 dBA on the north side of Vista Del Oro.” The DEIR asserts that impacts are less-than-significant because construction would occur during the City’s allowable hours of construction and because “excursions in noise levels above typical

CC133-3

ambient conditions would be sporadic and intermittent.” However, the Project meets the threshold of significance, that is, the Project causes a temporary, substantial increase in noise levels above ambient conditions (threshold N-4). Furthermore, compliance with the City’s noise ordinance (Section 10.28.040) in terms of limiting the hours of construction does not eliminate the CEQA impact. Impacts can be significant under CEQA regardless of a project’s compliance with a regulatory standard. Furthermore, statements about construction noise with respect to on-campus facilities are speculative and not based on substantial evidence. The DEIR indicates a significant noise impact to occupied *classrooms* during the Project’s construction phases. There is no mitigation for this impact.

The DEIR concludes that operational noise impacts are significant. For instance, noise levels are far above the 55 dbA residential noise standard (daytime) as to Location A where noise levels due to the Project are calculated as 71.4 dbA and 85.9 L_{max}. But the discussion of operational noise impacts is misleading because the DEIR asserts that noise impacts are significant as to only 3 measured locations. Table 5.6-13 shows, in fact, that the 55 dBA residential noise standard is exceeded as to locations A, B, C, F, N, S, and T. Also, the L_{max} standard is exceeded as to locations A and S. Noise exceeds general plan or noise ordinance standards at each of these locations, thus impacts are significant (threshold N-1). Moreover, noise impacts are even greater after 10 p.m. when the noise ordinance prescribes that noise levels shall not exceed 45 dBA. There is no requirement that sports events cease at or before 10 p.m. and it is likely that some events will go late.

Because operational noise is significant, adequate mitigation is required. Yet proposed noise mitigation measures are uncertain and deferred. For instance, N-1 requires that the School District shall develop a “good neighbor” policy *after* the Project is approved. Likewise, N-2 requires a Stadium Sound System Design Plan *after* Project approval. N-3 apparently allows the agency to dispense with mitigation based on a “cost-benefit” weighing that occurs after Project approval. Mitigation measures must be certain and enforceable. It is not enough under CEQA to simply declare the impact “significant.” In addition, there are other feasible measures available to lessen significant noise impacts include imposing reasonable restrictions on the frequency, type, and/or days/hours of field use. For instance, *limiting the field’s use to school-related activities and organizations would reduce the number of noise exposures due to the Project and therefore reduce the noise effects due to the Project.*

Transportation Impacts

The DEIR discloses that the Project results in a significant traffic impact at the Jamobree Road and University Drive/Eastbluff Drive intersection under Opening Year (2019) conditions. Impacts are also significant as to the “TPO” impact

CC133-4

threshold with respect to this location. The DEIR proposes mitigation measure, TRAN-1, which states that the School District “shall coordinate with the City of Newport Beach to implement a minor signal timing change to increase cycle time by 10 seconds.” With implementation of this measure, the DEIR asserts that impacts are less-than-significant. But there is no guarantee that TRANS-1 is likely to occur. It is entirely speculative. Therefore, traffic impacts must be deemed significant.

Parking Impacts

The DEIR conclusion of less-than-significant is not supported by substantial evidence. For instance, the analysis assumes the availability of on-site parking but does not take into account the use of parking spaces for other school related activity or functions; that is, the EIR erroneously assumes that each parking space will be available for stadium attendees.

CC133-5

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Daigle". The signature is stylized with a large, looped "L" and a long, sweeping horizontal stroke at the end.

Leslie Daigle



COMMENT TO DRAFT EIR FOR SPORTS FIELDS AT CORONA DEL MAR HIGH SCHOOL

Each of the undersigned is a neighbor of Corona del Mar High School and is submitting this comment in response to the Draft Environmental Impact Report released February 6, 2017 by the Newport Mesa Unified School District regarding the proposed sports fields at Corona del Mar High School.

The undersigned:

1. **Supports** Community Plan Alternative 1 which is Two Fields with Reduced Capacity and No Lights PROVIDED THAT the existing track and field is not moved to the west and that the second field is moved as far as possible to the south toward the middle of the school.

2. **Opposes** the installation of lights on either field.
Respectfully submitted,

Name(s) Address

JAMES DOUGLASS
Print

[Signature]
Signature

Marie Douglass
Print

[Signature]
Signature

Beatrice Douglass
Print

[Signature]
Signature



From: mikel azar
To: [Newport- Mesa USD](#)
Subject: Light poles
Date: Wednesday, March 22, 2017 9:55:27 PM

March,22,2017

Newport mesa unified school district

My name is Mikel Lolo and i am owner of the property located at 2229 Alta Vista, Newport Beach Ca, I paid premium for great view from that location. I am totally opposed to any kind of light poles which will affect my home . I also oppose any use that will create noise which will affect my health(I am a by pass patient with many stents)and any expansion to CDM high school field that is going to affect my view and health. I do not agree with that.please consider my rights in any future expansion of CDM field

CC135-1

Best regard
Mikel Lolo

From: Julie Hutchinson
To: [Newport- Mesa USD](#)
Subject: STADIUM PROPOSAL & ALTERNATIVE
Date: Wednesday, March 22, 2017 5:35:20 PM
Importance: High

To Whom It May Concern:

1. **The improvement of the current facility, to the extent proposed is unacceptable** for the following reasons that directly affect our quality of life at 2142 Vista Laredo, Newport Beach. The school has not walked our homes, been in our homes, viewed the activity from our homes nor experienced the lights from our homes – refusing to properly reach out to our community on a thoughtful level before making construction plans.
 - a. **Light intrusion** – the lights currently shine ONTO OUR BUILDING and our bedrooms are at the front, taking the brunt of these super high lights. At times 20 lights are on. It has been proposed that all of the trees will be removed from along the fenceline of the school field and this is unacceptable without an alternative planting plan.
 - b. **Landscape/greenhouse gases** – Hard surface versus grass, versus trees and shrubs is not acceptable. The school is already contributing to greenhouse gases with its current buildings and the heat buildup will increase with the proposed plan for stadium construction.
 - c. **Sound intrusion** – the school has been unresponsive to past requests to reduce the volume of loud speakers/horns/drumming so it is assumed this situation will be even worse.
 - d. **Excessive post-daylight activities** – these are anticipated to increase greatly due to the stadium/field facility being rented out; already there are excessively noisy events post-daylight and Saturdays. The school band drums against a school building wall, exacerbating the noise problem – sending the noise directly with the wind direction into The Bluffs community.
 - e. **Parking scarcity** resulting in parking in our community. We are having to have student vehicles towed weekly where there is a fire lane. Where this is not, students park in guest parking and our Association does nothing about this on the weekend. The students are rude and sometimes uncooperative if spoken to about parking. The Bluffs Association has had to create signs which clutter the entry to Vista Laredo off Vista del Oro and yet are still ignored by students.
 - f. **Traffic issues** resulting from parking scarcity and hugely greater traffic flow on Vista del Oro and surrounding streets – illegal parking, double parking, fights and road rage. There have been near accidents especially due to double parking and students running across the road to waiting cars. Cars do not turn safely at Vista Laredo/Vista del Oro. There are constant difficulties with drivers pulling out, trying to pass, on crowded Vista del Oro. Vista Laredo has become a “turnaround” street with drivers pulling into our guest parking to do a 3=point turn.
 - g. **Trash** – we regularly pick up trash discarded by students on our streets, our front yard, Vista del Oro. More trash will be generated in greater volume and more

CC136-1

CC136-2

CC136-3

frequently by thoughtless/careless stadium visitors, especially with food vendors on location.

2. **The construction of an alternative field directly across from the outlet of Vista Laredo onto Vista del Oro is particularly unacceptable.** The school and others are favoring Eastbluff homeowners over The Bluffs homeowners by attempting to push the facility down the field towards more Bluffs homes, reducing home values in this neighborhood. The alternative plan will create a quality of life burden on the homeowners of The Bluffs and reduce home values considerably. Ingress and egress at Vista Laredo will be more difficult and dangerous. Student activities that create trash, noise and traffic will be directly at the doorstep of particular Bluffs homes which is not appropriate – The Bluffs is a purely residential community and should not bear this burden.

CC136-4

The school board has conducted the requisite community meetings but made it difficult for residents to give input due to the shortness of the meetings and the numbers of people who have attended. The school has not taken the time to understand The Bluffs' community issues by visiting the properties most greatly affected and viewing/hearing for themselves the degree to which the school activities and field installations already degrade the quality of life of our residents. We have seen **no real effort to develop a plan with proper in-school parking (a structure), landscape with consideration for air quality and greenhouse gas emissions and including the replacement of trees which will be eliminated, light and noise restrictions, reduction of light and noise pollution, and conduct of students and staff during school activities.**

CC136-5

Julie Hutchinson
2142 Vista Laredo
Newport Beach, CA 92660

From: Katitza Schmidt
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 22, 2017 5:06:01 PM

Dear Ms. Zareczny

I am a resident of the One Ford Road neighborhood, across Jamboree from CdM school. I am also a 30+ year parishioner of Our Lady Queen of Angels Church. The Church and their K-8th grade school are across the street from the CdM campus on Mar Vista Drive. I would like to address issues that the proposed sports field plan could have on OLQA church and school. OLQA has a large, over 4,000 members, and divers, everyone from singles, to family's and senior population. The church and school host a variety of events and activities, most if not all are open to the entire community, from Newport Beach, Newport Coast, and Irvine. The church's confirmation is held on Friday evenings, drawing several 100 people. Speaker events which are to capacity of at least 400. Not to mention unplanned events such as funerals. The school also has its own sports events and graduations. OLQA school is in the process of building their own gymnasium.

The draft EIR only references in general the church and school, neglecting to review the actual complexity of the interfacing CdM's proposed sports field and all that entails with the large, active and vibrant community which makes up Our Lady Queen of Angels school and church. The traffic, amplified sound system, pedestrian traffic, and parking, including those coming to CdM who park on OLQA facilities. Things have mutually worked with a few growing pains up until till, but this project could cause a tipping point. Accurate and careful evaluation needs to be made.

Please carefully consider **all** neighbors in reviewing this project.

Sincerely,
Katitza Schmidt

CC137-1

From: James Stamper
To: [Newport- Mesa USD](#)
Subject: Comments on CDM Sports Field Project EIRMs
Date: Wednesday, March 22, 2017 4:59:06 PM

Ms. Ara Zareczny-

The Draft EIR Report states that events at the CDM Field would project unavoidable significant noise on surrounding homes. This is a certainly not unexpected finding. Such noise would have multiple negative impacts, including on health and home value.

CC138-1

High lights would also be a negative, with the Video from Clairemont High school in San diego and the tour to El Toro High and to University High in Irvine.

CC138-2

The two field alternative provides several positive aspects, and does not need high lights.

Respectfully.

James C.

Stamper

1954 Vista

Caudal

Newport Beach

, CA 92660

**Kathryn Kendall
2420 Vista Hogar
Newport Beach, California 92660**

CC139



22 March 2017

Ms. Ara Zareczny, LEED/AP
Director, Facilities Development, Planning & Design
Newport Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, California 92626

VIA EMAIL

Re: Corona del Mar Middle and High School Sports Field Project

Dear Ms. Zareczny:

I am a resident within the Plaza Community Association in Eastbluff, Newport Beach. As our community is directly opposite the current track and field facility at Corona del Mar Middle & High School, I am very concerned about the facility NMUSD is proposing to construct where the track and field presently exist.

CC139-1

I have reviewed all the community responses NMUSD received for both the first NOP/IS and for the recirculated NOP/IS. I noted that of all the replies you received; only three responses were in favor of the Sports Field Project as it is presented in the above named project. Consequently, I am surprised and disappointed that the District's Statement of Objectives (3.1, page 3-1) remains unaltered from the February 2016 Initial Study.

I am opposed to the removal of the mature trees surrounding the existing field on Eastbluff Drive and Vista del Oro. I am also concerned that the current proposal would prohibit community use of the track and field area. It is one of the places in our community where residents gather and reinforce the sense of community within Eastbluff. I also believe this study severely underestimates the impact of traffic, parking, noise and lights. Further, I do not see where in this report you have adequately addressed public safety concerns.

CC139-2

My preference in this matter would be that the District upgrade the existing facilities. Having stated this, I believe that Community Plan Alternative 1: Two Fields with Reduced Capacity and NO Lights, is the only reasonable plan presented within this document.

CC139-3

Sincerely,



Kathryn Kendall

**Kathryn Kendall
2420 Vista Hogar
Newport Beach, California 92660**

22 March 2017

Ms. Ara Zareczny, LEED/AP
Director, Facilities Development, Planning & Design
Newport Mesa Unified School District
2985 Bear Street, Building A
Costa Mesa, California 92626

Re: Corona del Mar Middle and High School Sports Field
Project

Dear Ms. Zareczny:

I am enclosing a copy of the letter I sent to you, via email
earlier today, regarding the CdM Sports Field Project. I am
also enclosing the automatic email reply from your system,
which shows my correspondence was received prior to the
5:00 P.M. deadline.

CC139-4

I am sending you this hard copy because the automatic reply
indicates that "...emails sent to the feedback@nmusd.us
email are reviewed weekly." I wanted you to receive this
letter in a timely manner.

Sincerely,



Kathryn Kendall

Enclosures

Kathryn Kendall

From: Newport- Mesa USD <feedback@nmusd.us>
Sent: Wednesday, March 22, 2017 4:59 PM
To: Kathryn Kendall
Subject: Automatic reply: Corona del Mar Middle and High School Sports Field Project

CC139-4

Your communication is important and has been received. Because of the volume of email we receive, emails sent to the feedback@nmusd.us email are reviewed weekly. For immediate assistance please call the district office at 714-424-5000

Newport-Mesa USD
2985 Bear Street
Costa Mesa, CA 92626
714-424-5000

From: Jcnedza@aol.com
To: [Newport- Mesa USD](#)
Cc: [Karen Yelsey](#); [Vicki Snell](#); [Charlene Metoyer](#); [Dana E Black](#); [Walt Davenport](#); [Martha Fluor](#); [Judith A Franco](#)
Subject: Comments on CDM Sports Field Project EIR
Date: Wednesday, March 22, 2017 4:36:24 PM

Members of the Board:

You have a monumental decision to make. Please seriously consider the Alternative Plan which has no permanent lights and/or a PA system. We have been told by NMUSD representatives that there will never be varsity football played at any proposed CDMHS stadium. Thus why the need for a PA system?

When you consider that we have daylight savings time for approximately eight months of the year and that students should probably be home for family time and studies, there probably isn't a time when they would need to practice in the dark.

It is a very likely probability that the CDMHS stadium will be utilized more for outside entities' business endeavors than for legitimate school activities and/or functions and that is the reason for the push for the PA system and permanent lights. It is a well known fact that NMUSD rents out Jim Scott Stadium at Estancia HS for hundreds of events not associated with the NMUSD.

Please do the right thing. Be a good neighbor and do not install permanent lights or a PA system. There can be safe, excellent fields as well as a great track without those components for the students. Thanks.

Joe Nedza
(949) 355-2943

CC140-1

From: N. H.
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] Corona Del Mar Middle/High School Sport Field Project
Date: Wednesday, March 22, 2017 3:02:50 PM
Importance: Low

To whom it may concern,

Renovation of existing facility capability is acceptable. We oppose any significant upgrades. We oppose upgrades due to traffic pollution, noise pollution , trash left everywhere, parking in our community private parking; obstructing emergency vehicle, light pollution, etc.

If any renovations or upgrades are to be done, they should be **limited to the existing field location**. We are explicitly opposed to ANY alternative projects that have been proposed, such as the “two field option” and “variation of the two field option”.

Bluffs resident.

Sent from [Mail](#) for Windows 10

CC141-1

From: gybberry@gmail.com
To: [Newport- Mesa USD](#)
Subject: CDM Athletic Field
Date: Wednesday, March 22, 2017 2:45:56 PM

Ara Zareczny,

Please, DO NOT POLLUTE the BLUFFS/EASTBLUFF NEIGHBORHOOD with light, sound and vehicle fumes!!!

NO lights on 80 ft. poles.

NO games/special events or practices after dark.

NO use by other than CDM students.

NO special events rental.

Thank you,

--

Gail York
Bluffs neighbor

CC142-1

From: Vivien Hyman
To: [Newport- Mesa USD; newportcitizens@gmail.com](mailto:newportcitizens@gmail.com)
Subject: We vote no for new cdmhs stadium
Date: Wednesday, March 22, 2017 2:32:17 PM

To who this may concern,

My husband and I are new homeowners in Eastbluff. We are raising our young family in this neighborhood and plan to one day send our children to CDMHS.

We recently learned about the proposed plan to build a new stadium at the high school. We do not support this for many reasons. There will be more noise issues, parking issues and traffic concerns. The neighborhood is already dealing with all of these issues and it will only get worse if this stadium is approved.

I would also like to add, my children will not be deprived if they go to a high school without a football stadium. I went to a hs that had to use our old stadium miles away, because there were no funds to build a new one when we got our new high school. My education and high school memories did not suffer because we didn't have a stadium.

Also, we very much support athletics; my husband and I were both collegiate athletes, and still support high school and college athletics.

Our vote will be no for the new stadium. We do however support new practice fields for all students to use. This will be a better use of funds and beneficial to more students. And there will be no impact to the residents in the surrounding neighborhoods.

Sincerely,

Vivien and Daniel Hyman
909 Almond Place

Sent from my iPhone

CC143-1

From: Teryn Clarke [mailto:terynclarke@yahoo.com]
Sent: Friday, March 24, 2017 6:34 AM
To: Newport- Mesa USD
Subject: CdM Football field

Hello,

I just want to express my concern about the football field complex proposed at CdM. As a resident of Newport Beach for over 35 years, I am sad to see how the school district has mismanaged this property. When I attended, we were at record low enrollment. Now, practically another city (Newport Coast) has been added to the enrollment, the middle school is also there. Traffic around the school is a complete disaster. Parking has not kept pace with the needs of the students, and the block scheduling limits the ability of most students to ride the bus or carpool.

Now, the school district wants to add more facilities within the 22 acres that already cannot provide the parking and roads it needs to accommodate student and parent use. This is a ridiculous proposal and I hope that the Board will limit trying to add more use to the already overtaxed area.

Best,

CC144-1

Teryn

Teryn Clarke, M.D.
Neurology

March 22, 2017

Ms. Ara Zareczny, Facilities Analyst, LEED/AP
Newport Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

Via Electronic Mail

Subject: Comments on Draft EIR for the Corona del Mar Middle and High School Sports Field Project

Ms. Zareczny:

We appreciate the opportunity to comment on the draft environmental impact report for the proposed Sports Field project at Corona Del Mar Middle and High School.

We have owned and resided in our home on Amigos Way for over Four (4) decades in the immediate neighborhood of Corona Del Mar (CDM) High School, which is located within the residential area identified on Figure 4–5, Photo E.

As such we can and will speak with personal and direct knowledge as to the countless issues that the seemingly endless expansion of both the High School and the latter built Middle School, let alone the extraordinary expansion of our Lady Queen of Angels Church, and it's private school (located directly across the street from the southern border of the CDMMS & CDMHS campus) have wrought on our once beautiful and peaceful neighborhood.

And to insure that there is no misunderstanding whatsoever as to our position on this convulsive matter – which the NMUSD has so successfully ‘pitted’ the long established communities of both The Bluffs (and the Seven (7) Associations contained within) and Eastbluff against the rest of Newport Beach. Much to their advantage in this now, three (3) year long ‘discussion’ of the above captioned ‘Sports Field’. We have long been in favor of a new track and better cared-for fields – and to suggest otherwise would be yet another, in a long, well documented ‘laundry list’ of insults that we have had to bear at the hand of both the School and more saliently, the NMUSD.

One undeniably troubling ‘Statement of Purpose’ is that while both the NMUSD as well as both CDMMS and CDMHS have long touted the importance of having the students *“at home each and every school night”* the Purported purpose of this ‘project’ is to allow for the students to establish and allow for *‘practice and play’* within the confines of the severally size-challenged campus *“at night”*! One need wonder why this obviously disingenuous belief has been allowed to be used as a fundamental motivating factor.

CC145-1

That said, there can be no doubt that residential areas are very sensitive areas and tend to be directly and negatively impacted by such changes as those propose in this EIR. The current uses at the school already impact the surrounding community by creating significant traffic delays and increased competition for street parking with residents each and every day the middle school and or high school are in session.

We believe that any project that intensifies uses at this particular school should not be permitted if it has a significant adverse impact on our residents unless those impacts are fully mitigated.

CC145-2

Given the current, daily paralyzing traffic, objectionable noise, student parking and student trash affecting the residential area surrounding the schools, we want the following significant impacts addressed in the mitigation measures:

Noise Study: The noise study failed completely to examine the costly effects of the proposed increase in noise to neighboring residents due to the increase in propose number of people to attend events and due to the use of an amplified equipment. The stunningly self-serving absence of any noise mitigation is troubling.

Noise is clearly identified to have a “significant adverse negative impact”.

CC145-3

The truth is, there is one true and obvious (though inconvenient to NMUS as it pertains to this project) mitigation to the obnoxiously unacceptable – clearly far and above the acceptable levels by the City of Newport Beach. And that is, and would be, to NOT install any form of an amplified and or Public Address (PA) system!

Lighting Study: The egregious decision to install any lights whatsoever on a Fifty (50) year old campus is, yet another slap-in-the-face for the long suffering residents of both Eastbluff and The Bluffs communities. Said proposed lights could be seen (day and night) from as far away as across the bay (West) and from the Pacific Coast Highway (South) both well over a mile away!

CC145-4

Furthermore, the proposed use of the highly inferior ‘halide lights’ instead of the advanced and far-superior LED lighting now readily available and in use, is deeply troubling. The refusal to even openly consider the installation of more effective (both in initial cost and future cost - and widely considered to be visually superior) LED lights is

irresponsible and clearly shows a well documented historical pattern as to lending a deaf ear and a blind eye to the legitimate concerns of the neighboring, long supportive, homeowners and residents.

CDMHS's countless and well-documented athletic achievements have and would continue to prosper under the current, existing conditions on both the main field and practice fields. The proposed installations of 80 to 90 foot light poles is not only Completely unnecessary but would result in an even more costly decrease in property values as well as offensive to look at both day and night. To suggest otherwise is, simply stated, yet another extension of the disingenuous promises made by both CDMMS & CDMHS and the school district to be "good neighbors",

Traffic Study: for the proposed project, the effect on traffic in the local surrounding streets for those seeking parking due to various overlapping events (I. E. Sporting events during school hours; events occurring at OLQA Church and / or school) must be considered. According to the traffic study identified in the EIR, such as overlapping conditions were not considered.

CC145-5

Furthermore, the traffic study did not take into account that there are two school institutions operating adjacent to each other, and did not evaluate the effect on traffic flow in the surrounding neighborhoods when both institutions have events on the same days and times. The traffic study ignored and failed to consider mitigation measures that would stagger starting hours at the institutions to separate traffic flows; and require better coordination between the two institutions. Mitigation measures must identify physical improvements to promote optimal in traffic the traffic did not analyze the effects of school / project traffic on emergency response vehicles (including police fire and ambulance) access to surrounding residential streets during peak traffic.

The traffic study is wrongly based on the assumptions that sporting events will only take place on the weekends as if this means our residents alter their traffic behaviors on Saturdays and Sundays also. This assumption is not correct. Friday constitutes a weekday for most residents in the area and Friday evening commute or typically weekday events. (Section 5: Environmental Analysis, page 5.9-26).

"The proposed sports field trips would not be generated on typical week days throughout the year. Total driveway trips of 650 are only expected on days when a 'varsity football game, graduation ceremony, or other special event fills the proposal sports field. Varsity football games are scheduled for Friday evenings

between late August and early December and graduation ceremonies occur in the month of June. The special events would not contribute to the typical daily volume you're around."

CC145-5

If the traffic study was based on the above quote, it is greatly flog given that Events or not limited to weekend days. Events can occur during the week determined in Tables 2-3 in which activities will be scheduled Monday through Saturday from 2 to 8 PM negatively affect traffic and noise levels. These negative effects affect our day-to-day quality of life and legal right to the quiet enjoyment of our home and our neighborhood.

The basis for your analysis does not acknowledge the hype on the traffic already occurring during peak travel times, several times a day. By the studies on count, they are up to 400 trips per day. Neighboring residents already complained that they cannot access their homes during specific times of the day and the added seating will compound this problem. Mitigation measures to address the existing condition adopted is part of the OLQA project have not resolved it. A salient fact that this study failed completely to mention, consider or state.

Parking Study: The parking study failed to address the current lack of adequate parking for existing use. A widely known problem that has existed for decades which both the NMUSD in Newport Beach city Council are very well aware of. Current usage is woefully inadequate and has been so for well over two decades. Said inadequacy has led to a daily dangerous overflow onto street parking. Adding additional activities do under this proposed project will have a compounding negative impact on our neighborhood residents at all hours of the day, seven days a week almost no compete for street parking during events.

CC145-6

Given that there is currently significant spillover of campus parking, on a daily basis, onto surrounding streets, parking spaces on the CDM campus life cannot be double-counted, and any study must consider that student space/space campus nonsporting about must be completely filled with sporting events, causing additional parking spill over onto the public streets. Mitigation measures must be proposed that provide adequate on site parking for all school related uses.

A parking structure would appear to be a feasible mitigation measure for parking issues already existing and exacerbated by the proposed project. Given the schools projected growth this mitigation measure warrants further evaluation.

Said 'Parking Study' failed completely to analyze the effect on parking when there are events at both schools institutions simultaneously. In addition OLQA church has events

Ms. Ara Zareczny
March 22, 2017
Page Five

and activities that utilize street parking, and effect which is not been considered in the study either. The parking study field also to examine the impact of parking overflow, displacing local. Local residents from parking near their homes. Mitigation measures such as instituting parking permit on surrounding streets should be further evaluated. The parking management plan adopted in the OLQ a EIR has not resolve this issue also.

Traffic Management Plan: (Proposed) should be annually evaluated to include public comment.

CC145-7

Trash: The EIR did not examine the effect of additional trash disposed on public streets (a decade old problem) from increased intensity of used cars by the proposed project and any potential impacts on storm water runoff.

CC145-8

In closing, please be advised that these are but a few of our very serious, often stated (dare I say legitimate) concerns of our family as well as countless neighboring residents in both the Bluffs as well as EastBluff residential communities. Concerns that we have made abundantly clear while appearing in speaking in front of both the Newport Mesa Unified School District Board of Trustees as well as the City of Newport Beach City Counsel on numerous occasions inclusive of but not limited to the original meeting unveiling of the then 'proposed' CDMHS Sports Stadium held at the Newport Beach library on February 5, 2014.

CC145-9

Thank you again for the opportunity to comment on the environmental impact report for the propose stadium project across the Delmar high school.

Respectfully

Paul Doremus, Trustee
The Doremus Family Trust

CC: Dana Black
Walter Davenport
Martha Fluor
Judy Franco
Charlene Metoyer
Vicki Snell
Karen Yelsey

Appendix

Appendix B4 DEIR Comments – Residents in Support (DD)

Appendix

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From: Jill Byers [mailto:jillgb@gmail.com]
Sent: Saturday, February 25, 2017 10:55 AM
To: Newport- Mesa USD
Subject: The much overdue and needed CDM Sports Field

Dear School Board Members:

As a parent of a CDM Sophomore and an incoming freshman, I was encouraged to read about the proposed new turf field for CDM.

I had worried that the neighbors had shut down this project and want to express my **STRONG SUPPORT** of the project.

It is a travesty that a school that has been around as long as CDM, in this wonderful community, with an excellent athletics program, has such a terrible (football) field. It literally took a child breaking his leg to get the field re-seeded, but what is really the standard these days is a turf field. I cannot think of another school that does not have one.

In conclusion, on behalf of my family, I just want to **THANK YOU** for continuing to work to get the students of CDM a proper sports field.

Please do not let the neighbors' "needs" for peace and quiet overrule the students' need for a safe field, where their fellow students and families can watch a game without having to drive miles across town to a different school for a **HOME** game.

Sincerely,
Jill Byers

From: Dana Flood [<mailto:dmbflood@roadrunner.com>]
Sent: Friday, March 10, 2017 9:42 AM
To: Newport- Mesa USD
Subject: Corona del Mar Field Project

Hello NMUSD,

I just wanted to take a moment to let you know that the CdM Field renovation has my full support. I am a parent of three children at Corona del Mar Middle and High School. All my children play sports that take place in the gym (Volleyball and Basketball). While my family wouldn't directly benefit from such a project, it is an extremely necessary upgrade to the facilities at CdMHS. It makes me very sad to see a bunch of neighbors who bought a house near a school, complain that school and sports activities take place at a school. Seems a little nutty. If you don't build a quality field with bathroom access, lights and appropriate seating on a school campus...**where do you build it?** This is the only option for our youth. The amount of children and families this helps is drastically outnumbered by the few that it impacts. The argument can be made that it really won't even impact them much once it is all said and done. The fears of a few neighbors should not be giving more weight than what is necessary and just for the masses.

Please approve a project that makes sense. Lighting, upgraded fields and bathroom facilities are a must. The number of seats are secondary as I don't think there is a seating problem on a regular basis.

Thank you,
--Dana Flood
(949) 510-7199

From: Chase Hartsell
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 12:41:23 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:13 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Lori Labruna [<mailto:applecart474@gmail.com>]

Sent: Friday, March 10, 2017 1:25 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Dear CDM and NMUSD,

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Please approve of the stadium project.

It will be a great contribution to our school environment, creating opportunities for students to come together, compete, strive as a team and root for their classmates. It will allow evening practices and for more spectators to enjoy competitions. It will inspire more students be involved and invested in their school and increase school spirit and good school culture.

Thank you,

Lori LaBruna

—

>

Celebrating a [50 year Legacy of Excellence](#)



From: David Hutchison [mailto:davehutchison@yahoo.com]

Sent: Friday, March 10, 2017 1:38 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

I am in favor of a complete renovation of the CDM field. Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Our students and future students deserve the best and we need to stay competitive with other communities. Thank you.

Dave Hutchison

(925) 577-0966

davehutchison@yahoo.com



From: Brett Hemphill [mailto:brett.hemphill@me.com]

Sent: Friday, March 10, 2017 1:39 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

I am an alumnus of CdMHS from the mid 80's and have one child attending with another to follow.

I always felt that we did not have a "home field". Now that an opportunity exists to create a great stadium with lighting, we need to take advantage of it.

I understand the concern of the neighbors. However, when one purchases property near a school (especially a high school), one must assume that there will be upgrades. Corona del Mar High School is one of a very small percentage of schools that does not have a stadium on or near their campus.

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Brett Hemphill
Hemphill's Rugs & Carpets
448 E 17th Street

Costa Mesa, CA 92627
949-722-7224

Website: www.RugsAndCarpets.com

Shop Online: www.HemphillsRugs.com

We recommend and sell Miele vacuums.

DO NOT use Dyson or Oreck vacuums.



From: Brian Flood [mailto:brian@brianflood.net]
Sent: Friday, March 10, 2017 2:01 PM
To: Newport- Mesa USD
Subject: CdM field renovation

Dear NMUSD Board,

I am in support of the proposed renovations to the CdM field. Three of my children are student at CdM High School and, although they will probably not be at CdM by the time the proposed renovations are completed, I think these renovations would be a benefit to future students and to the community as a whole. I think it is important that the plan include bathroom facilities, lights for evening use and adequate seating for spectators and students.

I used to own a home for 13 years on Aleppo Street, right across from CdM High School. I always found it hard to believe when my fellow Eastbbuff neighbors would complain about the impact of school activities (potential noise, parking issues, etc) when they chose to buy a home right next to a high school. In my opinion, if you buy next to a high school, then you buy knowing that that the school will have events that create some noise and some parking issues. For those opposed to the improvements at the CdM field, I wonder where they propose

to have these activities take place. You can't just say "not in my back yard" without a proposed solution as to where CdM High School should have these events.

Students of CdM deserve a place on campus there they can practice and participate in sports or other activities.

Thanks,

Brian Flood



Senior Loan Officer

Cell: 949-813-5058

Fax: 949-534-8015

brian@brianflood.net

brian.flood@everbank.com

NMLS ID: 322593

EverBank | 19800 MacArthur Blvd. Suite 510 | Irvine, CA 92612





From: Steve Horton/USA [mailto:Steve.Horton@cushwake.com]
Sent: Friday, March 10, 2017 2:01 PM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Steve Horton
76 Linda Isle
Newport Beach
408-726-1010

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via mail.

We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot

accept liability for any loss or damage caused by software viruses.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:16 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Melissa [<mailto:jaschoolstuff@yahoo.com>]

Sent: Friday, March 10, 2017 2:04 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

This letter is in support of the CDM High School Stadium Project. Our community will greatly benefit from the proposed changes to the run down conditions. CDM had many sports teams and children who take PE everyday who benefit from using the fields. However, I know that CDM shares the facilities with other local children and community members too. Upgrading the existing conditions would not only benefit the children at CDM High School and Middle School, but also many other children and community members who are allowed to use the space for something very important - exercise and physical activity. The planned improvements would help make it a much more comfortable and enjoyable experience to people of all ages who visit the stadium. For instance, I know that for the older people that I have visited the stadium way, the walk to the bathroom it's way too far. Having bathroom facilities closer to the field is a very important improvement. Lighting is also very important because as dusk hits it becomes very difficult to see and I often worry about the safety of the children when that side of the campus gets so dark. All of the improvements are important for reasons similar to those described above. Please do not stop this project from benefiting the lives of so many people who frequently use this facility.

Please approve the project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you for your consideration,

Melissa Krantz

From: Greg H
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:45:23 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

My son is a student at CDM high school and we also are homeowners in the East Bluff neighborhood.

CDM should have their own lighted fields to help offset the city-wide shortage for community sports and to provide self sufficiency and pride for the school.

We do not believe that lighting has a measurable detrimental affect on neighbor living conditions or on property values as compared to current conditions. Even if a study were to show a measurable difference, the needs of the entire Newport Beach area should be considered relative to the relatively small ring of homes directly near the high school.

Please help all of Newport Beach and especially the student body of CDM high school by supporting the development of top quality fields with lighting and needed seating.

After-all this is Newport Beach. Subpar facilities do not cut it.

Greg Hall
416 Onda, Newport Beach CA 92660

From: Tom
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:30:37 PM

I am an alumni from CDM High School and currently my daughter attends and my son will attend next year. Over the years I have seen improvements made to the school such as the swim facility and Enclave. As I am an avid supporter of CDM athletics and general enthusiast for kids sports a improved facility is necessary at CDM. I travel all over Southern California for sporting events and it is embarrassment to CDM at the lack of support that goes towards the athletic fields. While I am not looking to see the top of the line facility we need to improve are current facility to help support the students in athletics and help prevent injuries.

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Regards,

Tom Schriber

Sent from [Mail](#) for Windows 10



Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities
 Development Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

**CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS
 FIELD PROJECT
 Newport-Mesa Unified School District**

Dear Ms. Zareczny,

Please help to expedite the Corona Del Mar Middle and High School Sports and Field Project. As an active community member I feel that this project is well past due. This school remains one of our greatest community assets and resources. The school continues to nurture the highest caliber students and athletes and it is time that the student athletes have the facilities that are safe and support the hard work they put it in every day.

I recommend and agree to the following specifics pertaining to the plan:

- The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I support this project as I(we) believe it will enhance values.
- Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger

**3007 Rivoli, Newport Beach, CA 92660
 410-353-5046 eckert3709@gmail.com**

todd

seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields with reduced capacity and permanent lights, except with the following changes:

- Seating increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Thank you for your service to our community. I am certain that when you weigh the arguments you will realize that this is a project that will make our community stronger, safer and help to take us into an even greater future.

Respectfully,

William Todd Eckert

3007 Rivoli, Newport Beach, CA 92660
410-353-5046 eckert3709@gmail.com

March 10, 2017

Cynthia Roberts
1812 Port Abbey Place
Newport Beach, CA 92660

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg E
Costa Mesa, CA 92626

RE: Corona del Mar High School Sports Field Project

Dear Ms. Zareczny:

Please incorporate my comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. **Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
2. **Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
3. **Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
4. **Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
5. **Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
6. **Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
7. **Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I (we) support this project as I believe it will enhance values.
8. **Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as is. I therefore ask that seating capacity be increased to return to the original scope of purpose.
9. **Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Thank you for your time and consideration of this important project.

Best,



Cynthia Roberts

From: Kym Whitney
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:14:50 PM

It is vital to the stadium project that adequate upgrades are made to remedy the current sub-par athletic facilities offered at CDM high school.

The project must be approved with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Our students, faculty, parents, fans, and visiting schools deserve the same facilities as all other high schools. The athletics teams must also have access to the fields after daylight by use of lighting.

We are hopeful the right decision will be made & all facilities will be approved.

Respectfully,

The Whitney Family

From: Chris Cruttenden
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:52:48 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

After three generations of family attending CdMHS we are no closer to a decent stadium much less a field with lights.

As one of the more affluent areas in Southern California it is quite ridiculous that we don't have the ability to even practice in the early evening.

My parents, aunts, and uncles as well as myself, my kids and nephews have attended or are currently attending CdMHS – please approve this minor upgrade to the facilities.

If we are going to spend the money we should include a 1000 seat capacity. Currently, we hold all soccer and Lacrosse home games at CdMHS and the availability of more seats will make 0 difference in traffic. Seats are not the reason parents and students come to the games.

Additionally, why are we not building a football stadium to play varsity football games – last season Varsity played a total of 14 games including CIF. If half were home games that would be a total of 7 days out of the 365 days. It seems that the community is unreasonable regarding the perceived impact of s stadium and games played compared to the rest of the year.

Thank you for your consideration,

Chris Cruttenden
President
NetChemistry Inc.
4600 Campus Drive, Suite 101
Newport Beach, CA 92660

Direct 949-399-5382
Fax 949-399-5381



Please access the attached hyperlink for an important electronic communications disclaimer:
https://www.netchemistry.com/public/apps/displayContentArea.mpl?page_id=9710

From: Nik Froehlich
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:22:21 PM

All of our teachers, administrators, parents and of course all of our students work very hard to make CDM a top-notch school in both academics and in athletics. They go together to make a well-rounded person. We deserve to have a half decent stadium which at minimum should include concessions, restrooms, box office and lighting to accommodate the wide range of sports played on the fields.

We have a one time opportunity that comes only every 10 to 20 years to do this correctly.

Because we have the opportunity right now we should do the right thing and do it correctly, and not take the easiest path and put a patch on what we have right now.

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Nik Froehlich

Parent of four students at CDM and \$25,000 lifetime committed donor to the CdM foundation.

Comments Regarding Draft Environmental Impact Report, February 2017

CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT

Newport-Mesa Unified School District

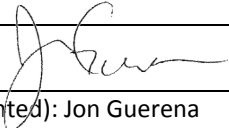
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- 1. Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
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- 8. Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

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- 1. Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- 2. Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature: 	Date: 3/12/2017
Name (Printed): Jon Guerena	Address: 41 Bodega Bay Dr. Corona del Mar CA 92625

From: Guerena, Jon (US - Costa Mesa)
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 1:42:27 AM
Attachments: [Comments Regarding Draft Environmental Impact Report-signed.pdf](#)

Dear NMUSD,

I am in support of the CDM sports field project, please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. The attached letter highlights my support for this effort.

Jon

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1

From: Fiona Farrell Ivey [mailto:fionaivey@sbcglobal.net]
Sent: Monday, March 13, 2017 1:20 PM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

As a parent of two children, one at CdM Middle school and one at CdM High, I am writing to urge our School Board and school district to please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating without any more delay.

Sadly, my daughter, a runner, will graduate before this this project sees completion, in any capacity. She has been attending and speaking up at your meetings since she was in junior high. We have watched her train for years on a sub-par track, often having meets in the dark, where parents and siblings sit on old metal bleachers and have no access to food or a restroom. Sadly, it only takes competing as a "visitor" at *any other* facility in *our district* or *others* to see how ancient and in need of improvement our field facilities are.

Our Middle School son uses these fields for PE. during the school day. Older kids use them for practice and play after school. Kids are repeatedly injured on the uneven grass which has patches of dirt and potholes. We have high school soccer player friends whose children have injured their ankles and knees on this terrible field—often requiring surgery with season-ending injuries. Yes, kids are having operations and spending months on crutches due to poor field quality! It's shameful.

Our son, a soccer player, will practice and play on these fields beginning next year. It is mind boggling that he will attend an award-winning, championship-earning school with such a subpar facilities. Not to mention

a school whose district has funds for this and has not used them to make any improvements.

As a community member, as a donor to the school, as a volunteer in our district, I am frustrated and ashamed at the duration of these meetings with lack of decision or result. I read in the paper and listen at Zone PAC meetings of other schools projects being completed already and then that CdM is having ANOTHER meeting. Another meeting where the same few angry neighbors (often without correct information or facts) rant and rave about the high school that has been there for FIFTY years having a sport's complex.

At the last meeting, the neighbors seemed confused that each sport has both a boys and girls' team as well as multiple levels—frosh/soph, jv and varsity. Yes, they all need a place to play and practice. Yes, seasons overlap. Yes, there is a need all year and even in the summer. Yes, sometimes they need to train at night due to field allocation or the heat, so lights would be helpful. This is not an outrageous request.

Enough. Please approve a project that replaces these obsolete, outdated, ancient facilities with modern ones. Not only will be it good for our children, it will raise the value of the grouchy neighbor's property and benefit the whole community—many of whom train on this track in the evenings and on weekends.

Turf, track, seats, lights, restrooms. If giving up a snack bar or press box makes this go any faster, so be it. Let's just give our kids, and our community, a decent facility with any more delay.

Thank you,

Fiona Ivey

From: Chandler Fincher
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 7:51:49 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

I am a freshman student at CdM and sports are an important component to my personal development and help me stay focused on my future. Football arena lacrosse keep me busy and help me avoid the pressures of drugs and alcohol that are prevalent in our society.

The facilities at CdM are some of the worst I have seen in all of Orange County. The 1000s of students at CdM HS and MS deserve arendndn environment and facilities to be their best.

The view of a few residents should not outweigh the future and safety of 1000s of children.

From: Ryan Fincher
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 8:03:23 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

The wants of a few Newport Beach residents should not outweigh the safety and opportunity of 1000s of CdM students for years to come.

These facilities will promote involvement in sports which decreases the opportunities for these youth to engage nefarious activities that are so prevalent in our beach communities.

With better facilities CdM will become an even more desirable campus, drive more families to move into Cdm district and thereby potentially INCREASING property values.

Thank you for taking the time to read my comments.

Ryan Fincher

From: Tim Britt
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 1:51:06 AM

First, thank you for all of your hard work and the time commitment you make to overseeing, managing and administering our schools. It is very much appreciated.

We have 4 kids and all of them will go to CDM High School. The current athletic field area is pathetic and effects hundreds of kids. The surfaces are negligently maintained, the facilities are embarrassing and the athletic programs suffer as a result. Most importantly, the kids that participate in all of the different programs that use these fields and a seriously compromised experience at CDM. This effects a large number of kids – Track, Lacrosse, Football, Soccer, etc.

All of the teams that use these facilities are exceptional teams and have great athletes. However, I believe participation would be higher and more kids would choose CDM if these facilities were adequate for the quality of programs CDM has the potential to have.

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you for your consideration.

Cheers,
Tim Britt

From: Shelley Hoff
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 10:08:06 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Mesa Unified School
 District

Ara K. Zareczny
 LEED AP Director,
 Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California
 92626

OR

Email to: feedback@nmusd.us

(Hint: take a picture with your
 smartphone and email it from
 there)

Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District

Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- 1. Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
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Shelley Hoff	Signature <i>Shelley Hoff</i>	Date March 13, 2017
Name (Printed)	Name (Printed)	Address 307 ½ Ruby Avenue Newport Beach, CA 92662



From: John Griffin/USA [<mailto:john.griffin@cushwake.com>]

Sent: Monday, March 13, 2017 1:16 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

This has gone on too long. Our students need and deserve facilities which are commiserate with the facilities provided by the district for other students within Newport Mesa as well as all of the state and country. We encourage you to proceed with the project which should include field renovation, lights, bathrooms, P A system, locker rooms, concession stands, and all other facilities necessary to provide a similar experience for all students in the district.

John Griffin

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via mail.

We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

Email to:
(Hint: take a picture
with your smartphone
and email it from
there) feedback@nmusd.us

Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District

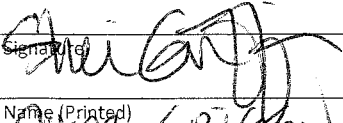
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Signature 	Signature	Date 3/17/17
Name (Printed) Sara K. Zareczny	Name (Printed)	Address 2001 Port Chelsea Pl Newport Beach 92660

From: Kelli Hamilton [<mailto:kellihamilton@cox.net>]
Sent: Monday, March 13, 2017 4:22 PM
To: Newport- Mesa USD
Subject: Cdm PROJECT

My husband and I strongly support the proposed Corona del Mar Middle and High School Project!!!! Cdm has an amazing sports program and our facilities are sub par. Drive by at night to see the kids running around the track in the dark. It is unacceptable. It has not changed since I graduated from CDM in 1989. This project will affect thousands of families in a positive way.

It is unfair how the high school is so overlooked in the community. Maybe some of the funds for the sculptures in the Civic Park could be used to improve the high school. Do you know when it rains they have to put buckets out all over school to catch the rain from the leaking roof?

This field project is long overdue.

Thank you

Kelli and John Hamilton

From: Allan Roman
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 10:26:31 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. We have a son and daughters that will be attending Corona del Mar High School in the very near future. We hope they continue playing sports well into high school. If they are forced to use other schools to practice/play games, then we will have to strongly consider enrolling our children at one of the neighboring parochial schools.

Please consider moving forward with the original stadium plans.

Thank you,

Allan/Tiana Roman

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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- 5. Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from approx. 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- 6. Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- 7. Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and we support this project as we believe it will enhance values.
- 8. Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. We therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

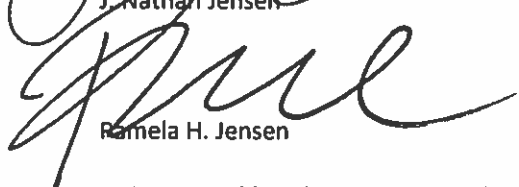
Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- 1. Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- 2. Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Sincerely,



J. Nathan Jensen



Ramela H. Jensen

1701 Port Ashley Pl., Newport Beach, CA 92660
March 13, 2017

From: Kevin Thompson
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 11:33:06 AM

I live in the Eastbluff neighborhood. I am in favor of expanding the high school sports complex.

There is a local group from the Home Owners Association which is concerned about parking and noise among other items.

Re:noise. The majority of the events will occur well before the noise curfews are in effect. I do not believe that home owners who knowingly purchase a house near a high school should expect a quiet neighborhood at all times. That is just not realistic, no more so than the house by a freeway asking cars not to drive late at night.

Re: parking. The local HOA has so many rules around parking they are very convoluted. One HOA does not allow you to park in the driveway of your home overnight. There are rules in some bylaws which dictate if you can store items other than a car in your garage.

In general, I think it is a better service to the community as a whole to have a more complete High School facility versus the private / individual rights as a member of the community.

I also feel the houses near the high school have an obligation to improve the school system the same as those not living near any school. I believe an improved sports complex will improve the total high school experience.

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my Verizon 4G LTE Droid

From: Steven Stein
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 8:47:09 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Our older son graduated CDM in 2011. These improvements have been in the works since he went to school. Its truly tragic that it takes this long to get something like this done. We now have a 7th grader at CDM and a 5th grader soon to be there and we are hoping to see it completed before they graduate. The complaints by the homeowners are lame, if you live near a high school you should expect to deal with all the activities of a high school. Thanks-Steve Stein

From: Ed St.Geme
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 8:38:26 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

This project is LONG over due, and should be the full, complete project – not the watered down version. CDM High School has been in place for 50+ years, and is top notch in all respects....except its athletic facilities. The students of CDMHS deserve to have what virtually every other high school student has in Orange County.

Let's finally get this project approved and completed, and enable the middle and high school students of CDM to thrive and achieve their maximum potential.

Sincerely,

Ed St. Geme

Ronald B. Maggard, Sr.

*3 Upper Newport Plaza
Second Floor
Newport Beach, CA 92660
(949) 251-1010
(949) 251-1070*

Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District

Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

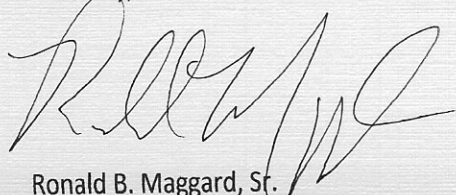
1. Noise. The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased. 2. Lighting. The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared. 3. Nighttime Use. The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays. 4. Traffic. The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing. 5. Parking. Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use. 6. Cost. The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1. 7. Property Values. Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values. 8. Alternatives. Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

1. Seating increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality. 2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Sincerely,



Ronald B. Maggard, Sr.
Dated March 14, 2017

From: Dickinson, Mark [BWIUS]
To: [Catherine Dickinson](#); [Newport- Mesa USD](#)
Subject: RE: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 2:50:53 PM

done

-----Original Message-----

From: Catherine Dickinson [<mailto:cdickins@me.com>]
Sent: Friday, March 10, 2017 6:22 PM
To: feedback@nmusd.us
Cc: Dickinson, Mark [BWIUS] <mdickins@ITS.JNJ.com>
Subject: [EXTERNAL] Comments on Final Environmental Impact Report-CDM Sports Field Project

Dear Sirs,

I am a Bluffs resident who lives in Avenida Campana. Please approve the project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. My child attends the school and I think the benefits to the CDM students out way the small changes to traffic and lighting the full plan will introduce. The activity at the school is a benefit to the community, not a problem.

Thanks for taking my views into account,

Best

Catherine Dickinson
507 Avenida Campana
Newport Beach
92660 CA

From: Zekry, Nazila
To: [Newport- Mesa USD](#)
Subject: CDM sport field project
Date: Tuesday, March 14, 2017 1:43:04 PM

Comments Regarding Draft Environmental Impact Report, February 2017

CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT

Newport-Mesa Unified School District

Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- 1. Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- 2. Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- 3. Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- 4. Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- 5. Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- 6. Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- 7. Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- 8. Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

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- 2. Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Nazila Armand

Please note that the information contained in this message and any files transmitted with it are privileged and confidential and are protected from disclosure under the law, including the Health Insurance Portability and Accountability Act (HIPAA). If the reader of this message is

not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited and may subject you to criminal or civil penalties. If you have received this communication in error, please notify the sender by replying to the message and delete the material from any computer. Thank you, Hoag Memorial Hospital Presbyterian and its Affiliates

From: Kim Cohen
To: [Newport- Mesa USD](#)
Subject: Corona Del Mar Sports Complex
Date: Tuesday, March 14, 2017 9:16:44 PM
Attachments: [Image.pdf](#)

To whom it may concern,

I am emailing you in support of upgrading the Corona Del Mar Sports Field ASAP. It is an utter disgrace how awful our fields are.

My son broke his ankle on the field and had to miss out on Club Soccer due to being in a cast, you are just lucky that you haven't been sued to this point for putting our kids at risk on these subpar fields. This past soccer season we played many of my sons club soccer friends who are at various schools including Santa Ana and Costa Mesa. The first comment was how awful our fields were for such an affluent area. My son practices at Mission Viejo High School. What an amazing facility where they care about the kids well being. Our School is one of the worst by far.

As far as home values being affected, this is a total joke to me. In every real estate contract and disclosure report, it has always been disclosed that there was a high school there. Dating back to Cdm's infancy. Why allow their homes to be upgraded yet the school that attracted them to the area is beyond sub par, old and needs much attention.

The reason Eastbluff's values are lower than other areas in Newport Beach isn't because it will have a state of the art Sports facility, its because it sits right below the flight path.

Another example of such properties are the prices on the other side of the Bay, by Mariners Dr, their values are lower due to the flight path. Again something they knew well when buying a property in Eastbluff or by Mariners Drive.

You are taking down the home values in Newport Beach by not allowing a state of the art facility. I live in Newport Coast, I pay higher taxes than Eastbluff, and I'm zoned for Corona Del Mar High. Most homeowners look for an area with a great school and community. By not upgrading the sports complex you are reducing our ability to sell our properties as CDM looks like an old school, with an old Sports Facility and certainly does not match the architecture of the new Gorgeous Middle School. Our kids are taught to take pride in their academics and appearances yet its hard to have pride in sports when you are constantly putting the students at risk.

Safety should be first, Keep our kids safe!

Kim Cohen

From: Kelly
To: [Newport- Mesa USD](#)
Subject: CDM FIELD!
Date: Tuesday, March 14, 2017 8:35:27 PM

Hello nmusd,

I am emailing the school district on behalf of my two brothers who have been injured due to the laziness of the district. Corona Del Mar campus is a great facility however the fields are a safety hazard to all. Not only to football but soccer lacrosse track and a plethora of other sports use the grass fields. The fields haven't had the proper maintenance and need to be revamped immediately. The pot holes, divots all serve to an uneven playing surface posing a safety hazard for Cdm's students and opposing high school teams . My brothers have both suffered from torn meniscus's from the unsafe playing field. I am demanding a renovation of the fields on behalf of the countless injured high school and middle school athletes. This is a simple fix to protect our athletes overall health so they can be successful in their sports endeavors.

Sincerely,
Kelly J. Griffin

From: Maria Redmanromer
To: [Newport- Mesa USD](#)
Subject: Cdm field
Date: Wednesday, March 15, 2017 12:55:27 PM

My youngest of 4 children is a freshman at cdm. I also moved to Eastbluff from the port streets 3 years ago. I knew there would be school traffic and all that goes with a school just like with Andersen elementary. My oldest son turned an ankle on those football fields and more so had road rash when they practiced in shorts and fell. Even my kids In PE felt the awful fields. I have first hand experience and we have not even had it that badly.

As for the neighbors that are fighting such minimal improvements I just don't understand it! It's not like there is a football game every Friday night. There maybe a Max of FIVE home games! They end by 9, and people are gone by 9:30. Soccer and lacrosse just wants to play home games safely and they will be done as early at 7 in the winter when it is dark. We just need lights!!! It's sad that a school so strong in academics and sports is "stuck" with unreasonable facilities with its size all due to neighbors who complain loudly. They knew where they were buying or renting a home and not much has changed. The parking for a football game will be less than for a school day! 1,200 seats is not much. Please consider a real stadium with bathrooms and more seats so we can do our part and host games. Why can Newport harbor residents deal with this and more - since we use their field, but Eastbluff residents can not?!!

It's just only fair and common sense there is a need for safety, use of many sports and the need to accommodate the students.

Thank you,

Maria Redman
545 vista flora

Sent from my iPhone

March 15, 2017

Newport-Mesa Unified School District
Attn: Ara K. Zareczny
LEED AP Director, Facilities Development Planning and Design
2985 Bear Street, Bldg. E Costa Mesa, California 92626

RE: **Draft Environmental Impact Report, February 2017 – Newport-Mesa Unified School District**
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT

Dear Ara K. Zareczny:

Please incorporate my comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project. Presently, I have two (2) daughters attending CDM high school, and I believe the school and community will definitely benefit from this project.

1. **Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
2. **Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
3. **Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
4. **Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
5. **Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing S92 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
6. **Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
7. **Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I support this project as I believe it will enhance values.
8. **Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

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2. **Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Thank you for your assistance. Please do not hesitate to contact me with questions.

Sincerely,



Anne M. Pauley

From: Lorene Kong
To: [Newport- Mesa USD](#)
Subject: CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District
Date: Wednesday, March 15, 2017 10:46:34 AM

Dear Board Members,

Though I am not a resident of the Newport Mesa School District, I am a user and visitor of the grounds at Corona Del Mar High School grounds. I believe the Sports Complex would be an great improvement to the school and community. Please see below.

Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District

Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. **Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
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3. **Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
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5. **Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes.

The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
6. **Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
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- 2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.**

Thank you,
Lorene Kong
39 Climbing Vine
Irvine, CA 92603

March 15, 2017

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

feedback@nmusd.us

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco

**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

Please incorporate my comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. **Public Input.** NMUSD failed to obtain adequate public input from the community and as such, the project has been scaled down in the DEIR where 6 of the 9 project objectives have been eliminated. There was never direct communication that concerns had to be in writing, so parents didn't know their kids' needs were not considered in the DEIR. Before the Final Environmental Report, I ask that NMUSD observe the intended purpose of the community input phase of the EIR by obtaining through legitimate unbiased survey, input from the general community so the EIR reflects the needs of the larger general population rather than as it does currently, the sentiments of a minute portion of the community affected by the project.

I have been told by school staff over the course of this process that becoming involved might risk disturbing negotiations unseen by the public. This is in direct conflict with the purpose of the community input phase of this project. The lack of support for the project in the DEIR seems directly related, as does the failure to directly communicate details of the process to CDM parents. Such suppression calls into question the legitimacy of the DEIR.

2. **Lighting.** Without lighting, staggered practices will not be possible so kids would still have to use off-campus fields. One of the main objectives of this project was to eliminate the use of offsite fields for the safety of the athletes. The use of permanent, high-tech 80-foot poles is the only viable alternative, as lower lights create more glare to neighboring homes because of the angle at which they would need to point.
3. **Portable lighting** is not a viable option because
 - a) they run on loud gas-operated generators, making coaching impossible and the noise would certainly be objectionable to neighbors;
 - b) the lights would be pointed horizontally, impairing athletes' vision and flooding to neighboring properties; and
 - c) there is a question of safety in filling gas-powered equipment with fuel near children at practice.

Thank you,

Janice Grace
 Although I am not speaking on behalf of any organization, I am
 Corona del Mar High School Parent
 Board Member, CDM Middle & High School PTA
 Director of Communications, CDM Middle & High School PTA
 Board Member, CDM Foundation

From: Janice Grace <janicegrace@cox.net> Sent: Tue 3/21/2017 1:48 PM
To: Ara K. Zareczny; Charlene Metoyer; Dana E Black; Newport-Mesa USD; Judith A Franco; Karen Yelsey; Martha Fluor; Superintendent; Vicki Snell; Walt Davenport
Cc:
Subject: CDM Sports Field Project

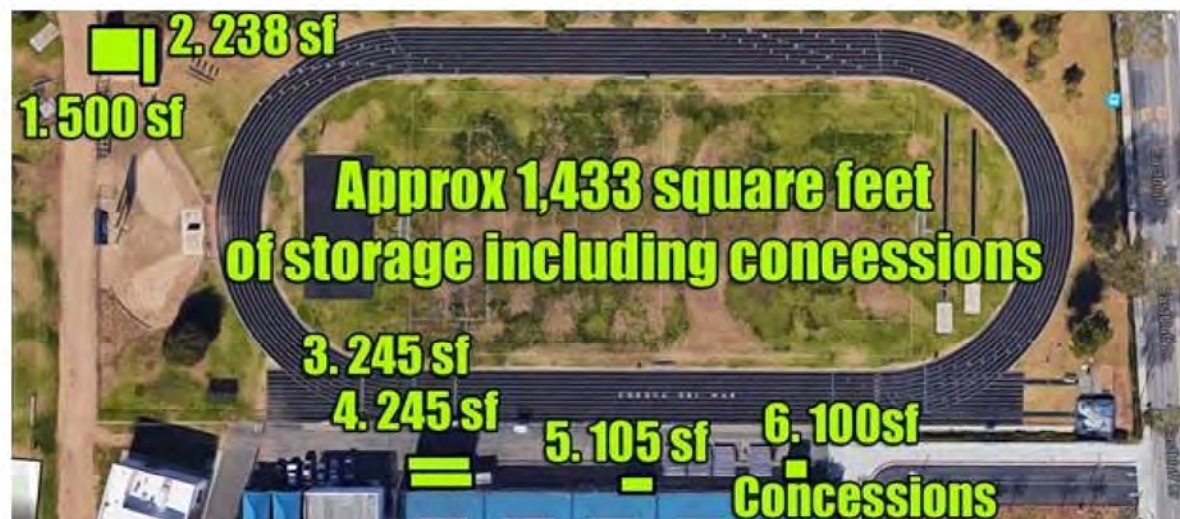
Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

Please incorporate my comments below into the Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

Restroom/ticket/concession building. In voting to keep spectator seating as-is, the DEIR describes the project as below the threshold that would require a separate restroom/ticket/concession building. However, there are 6 existing buildings including a concession stand containing over 1,400 square feet of storage area. The concession stand was purchased by the CDM School Boosters. To retain the facility's functionality, the concession stand and the storage must be replaced. See below.





Thank you,

Janice Grace

Although I am not speaking on behalf of any organization, I am
 Corona del Mar High School Parent
 Board Member, CDM Middle & High School PTA
 Director of Communications, CDM Middle & High School PTA
 Board Member, CDM Foundation

From: Jeff Fisher
To: [Newport- Mesa USD](#)
Subject: CDM Sports Field Project
Date: Thursday, March 16, 2017 12:54:07 PM

RE: February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL
SPORTS FIELD PROJECT Newport-Mesa Unified School District

Comments Regarding Draft Environmental Impact Report,

Please incorporate our comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. Noise. The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
2. Lighting. The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared. In comparison field lights have existed at Lincoln Elementary school for many years with very little impact to the surrounding neighbors who have experienced property value increases consistent with all of Newport Beach. Lighting also helps increase community safety as many of us walk or dogs at night and or exercise at night after work/day light.
3. Nighttime Use. The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays for home games only.
4. Traffic. The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: re-calibrating nearby streetlight timing.
5. Parking. Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use. Many families who have children at CDM also live in Eastbluff will now be able to walk to games rather than drive their cars.
6. Cost. The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
7. Property Values. Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much

opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and we support this project as we believe it will enhance values. Examples of where stadiums and fields have enhanced property values in a similar demographic area is our sister city Irvine. Irvine has continued to build large stadium type seating facilities with lights to hold sporting events at night. Irvine's property values have only risen since the first of such stadiums were built at Irvine high school over 30 years ago. More recently a similar stadium was built with lights at University High School. In no way have any of these facilities harmed property values in fact statistics show all surrounding home values in the field neighborhoods have gone up.

8. Alternatives. Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. We therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR: Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

1. Seating increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.

2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Respectfully submitted,

Jeff, Lisa, Jacob and Luke Fisher

1807 Newport Hills Dr East
Newport Beach 92660
(714) 803-6637

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development Planning and Design
 2985 Bear Street, Bldg. E Costa Mesa, California 92626
 Delivered via Email: feedback@nmusd.us

March 16, 2017

**RE: Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR
 MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District**

Dear Sir or Madam,

I was born in East Bluff in 1968 and continue to be a local resident. In this time, it's important to recognize that aside from the enclave, Corona del Mar is a high school that that hasn't seen any significant modernization from when it served a community a fraction of its size. It now serves the needs of all kids in the vast area of Newport Beach, Balboa, Newport Coast and Corona del Mar, moreover it serves middle school as well as high school students for which it wasn't initially designed. Many children are leaving to alternatives such as Sage Highschool in part because of better facilities, a prospect that at \$40,000 per annum is unreachable financially for a large group of children and their families. We need to prioritize education and related facilities for all children in the area, not just those that can afford to leave the district to pursue private education.

Please incorporate my comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. **Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
2. **Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
3. **Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
4. **Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
5. **Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
6. **Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
7. **Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I support this project as I believe it will enhance values.
8. **Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair

compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

1. **Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
2. **Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Many thanks in advance,



Dr. Lisa Kennedy
1854 Port Carlow Pl.
Newport Beach, CA 92660

From: Cathy Dean
To: [Newport- Mesa USD](#)
Subject: Full Support of CDM Stadium Project
Date: Sunday, March 19, 2017 9:19:01 PM
Importance: High

To Whom it May Concern:

I am in complete support of the proposed CDM stadium project as it was originally submitted. Given the number of kids that CDM supports, lighting is critical and necessary in order to provide staggered practices CDM needs.

I fully support the following original stadium plan

- * 1,000 seat stadium
- * restrooms
- * concession stand
- * storage
- * ticket booth
- * 2 turf fields
- * lighting

I've had three kids attend CDM, my youngest is a junior there now and plays lacrosse. We've had several injuries from the horrible conditions on the fields through football and lacrosse. I live in the Bluffs and am one neighbor who doesn't object to the additions. Please allow this project to move forward as planned.

Thank you for your consideration.

Catherine Dean
2702 Vista del Oro
Newport Beach, CA 92660

Current Student: Connor Dean

From: Nancy Fries
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 17, 2017 8:03:34 AM

Please approve a project that replaces the obsolete Corona del Mar High School sports facilities with upgraded fields, permanent lighting, restrooms, and appropriate seating.

In considering the project, please factor in the following:

Lights

- 1) Proposed 80-foot lights will not impact homes as much as lights on lower poles would due to ability to direct the lighting downward to the field, not outward to homes.
- 2) Lights would always be turned off no later than 8:00 p.m. thereby having little if any impact on people's ability to sleep.
- 3) Lights would enable CdM to stagger practices and games, thereby reducing volume of traffic in the afternoon.
- 4) Lights would be far less impactful to views than many other existing lights, such as Park Newport tennis courts and CdM pool lights.

Public Address System

- 1) Public address system would not be used on a daily basis, but rather only when games or meets are held on the field.
- 2) Speakers would be directed away from homes and toward stands to minimize sound to homes.

Traffic

- 1) Limiting seating to 600 would result in no measurable increase in attendance at events. Allowing seating of up to 1,000 would very occasionally increase traffic for just a few events per year. I believe CdM would never be the preferred facility for any large meets or games due to the parking issues.
- 2) Due to availability of lighting, timing of practices and events could be staggered to reduce the amount of traffic at any one time in the afternoon. Therefore, traffic and parking impact would be reduced.
- 3) The proposal does not include any entirely new fields; we already have two fields and this proposal is to upgrade one or both of them.

Overall comments

There is no question that NMUSD and the City of Newport Beach should have developed a new high school on a new, larger site years ago. The existing site is too small for the student body, traffic, and activities at the school. However, this is our reality; it is what we have, and both homeowners and CdM families need to make the best of it.

CdM families, especially the students, have made countless compromises in the quality of their high school experience—compromises including but not limited to: having “home” varsity football games off-site, struggling for parking, and sitting in traffic. CdM families have

also compromised with regards to the fields, backing off on a larger stadium project and waiting year after year while these proposals move through the process at a glacial pace.

Homeowners have also had to compromise and endure the less-than-desirable impact of having a high school nearby. However, the vast majority of current homeowners moved in after the high school was built. Even long-time homeowners watched as the student body grew and the school exceeded original capacity. These homeowners always had the option to move away from a school site. Despite being near a school — or perhaps because of it — property values have skyrocketed over the years. Enduring inconveniences goes with the territory of living near a school, and staying near a school was and is a choice. Nobody can expect a school, or any facility for that matter, to remain exactly as it was when built 50 years ago.

I believe that the proposed changes will actually help property values near the school. The fields are in sorry condition and the school's physical state does not reflect the quality of education there, nor the high standards for aesthetic beauty elsewhere in the community. In short, CdM is a dump. When our teams travel to other schools, we play on state-of-the-art fields with clean and comfortable stands and accessible restrooms. It is nothing short of embarrassing when visiting teams come to our school, in one of the most beautiful parts of the entire world, and see its decrepit state. If we allowed the parks, roads, or shopping center of Eastbluff to fall into a similar state, the homeowners would have none of it. They should have the same high standards for a school that reflects our community's priorities and commitment to our youth.

My own son was in 6th or 7th grade when I heard about the possibility of new fields. Now a junior and a key player on CdM's championship lacrosse team (ranked 9th in the entire Western US), he will never play on the proposed fields due to the time it has taken just to approve the project. In that same time span, my older son's private high school has: installed turf and a new track; built tennis courts; built a new science center; improved the parking and pick-up zones; and is about to complete a brand new pool. When a project is funded—as this stadium project is—it gets completed, and completed promptly. It is shameful that bureaucratic processes and homeowner discontent are keeping our students from having safe, clean and attractive fields. What are we waiting for? Let's make this happen already!

Nancy Fries
23 Gleneagles, Newport Beach
nancyfries@cox.net
949.230.9930

March 17, 2017

To Whom this Concerns,

My name is Jill Kormos and I have three boys who attended and still attend Corona del Mar Middle and High School. It is with utter disgust that I'm writing to you regarding CDM facilities. First, our sports programs at CDM are filled with amazing athletes and coaches. Many of our students win numerous awards and scholarships for their outstanding performances. Yet, when you go to our events our fields are embarrassing, our spirit is completely lacking, and other schools are in shock with how affluent Corona del Mar is but the school has such awful facilities. With the amount of taxes I pay to live where I live it is a disgrace that my children go to the one high school in Newport-Mesa with the most run-down, old, facilities around.

I have attended the meetings regarding improving our school's fields along with the East Bluff residence for the past three years and I leave these meetings shaking and disgusted. This has been going on well over 5 years that we have been arguing with the East Bluff people. Plus, the amount of time and revisions the district has made for these people. I don't understand why the board is so weak in doing what is right for the school. The people of East Bluff, knew when they were buying their property that a high school was here. If they bought their house next to a railroad, there would be loud noises and dust etc.... It is such a load of crap that we are still listening and bowing down to these people when they should not have moved next to a high school if they wanted a quiet neighborhood. Everyone knows that is not what you get when you buy next to a school. Every public high school has students, cars, sports, fields, and laughter. It's time to step up and do what's right for the City and School.

Thank you.

Sincerely,

Jill Kormos

16 jarden, Newport Coast, CA 92657

From: lwein@lwcapitalcorp.com
To: [Newport- Mesa USD](#)
Cc: [Larry Wein](#); [Shaynahope@aol.com](#)
Subject: CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Date: Friday, March 17, 2017 7:35:52 AM
Importance: High

TO:

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities
 Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District

Please incorporate our comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- 1. Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- 2. Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- 3. Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- 4. Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- 5. Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000 students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- 6. Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- 7. Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and we support this project as we believe it will enhance values.
- 8. Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. We therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- 1. Seating** increased from current capacity of 664 to a compromise that splits the difference between

current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.

2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

CDM is a top rated academic and athletic institution. The children deserve to have their own Athletic fields and stadium that they can take ownership of and be proud of. Travelling all over the area for our home games is not a reasonable or feasible long term solution. Every single other school in the NMUSD district either already has a stadium, or is in the process of building a stadium. Leaving CDM, as the only HS in the area, without its own stadium, is not fair to the children. There is a fair and reasonable compromised solution, as outlined above, that we can incorporate into the building plan, and we sincerely hope this approach is adopted. The days of us being homeless, of wandering and travelling to everyone else's stadium to play our games, should be over. We need and deserve a place that we can call HOME, and that serve the children and community in the future. Thank you for your consideration.

Respectfully yours,

Larry and Shayna Wein

7 Sawgrass Drive

Newport Beach, CA 92660

March 17, 2017



From: melmullane@gmail.com [mailto:melmullane@gmail.com] **On Behalf Of** Melissa Mullane
Sent: Monday, March 20, 2017 9:56 AM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

I am shocked on a regular basis when visiting other high schools in the area because their facilities are above and beyond what CDM's facilities are. We are a top school in the state for academics as well as athletics. Let's have our school facilities reflect that. I live in The Bluffs community as well as am a parent of a high school student at CDM and support highly the project that has been put forth by CDM.

Melissa and Mike Mullane

From: Edie Denning
To: [Newport- Mesa USD](#)
Subject: CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Date: Monday, March 20, 2017 1:23:50 PM

Newport-Mesa Unified School District
 Ara K. Zareczny LEED AP Director, Facilities Development Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

Dear Mr. Zareczny,

I have been a resident living in NMUSD for over 50+ years. I have attended schools in the NMUSD myself and my children have been born and raised in Newport Beach. They have attended Lincoln Elementary School and CDM-Middle and High School here in NMUSD. They have played various sports; soccer, lacrosse (Championship 2016) and football (State Champions 2013) and have practiced for countless hours on fields throughout our District for the duration of their superior education here at NMUSD. The current track/football/lacrosse fields are substandard. Potholes that can cause injury, are just one of the many issues that need to be improved for the safety of our children and visiting teams. The fields at CDMHS should reflect the same standards we hold to the education they receive. Please consider these changes written below, as they will create a lasting positive impact for our community for years to come.

Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District

Please incorporate my comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. Noise. The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
2. Lighting. The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
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7. Property Values. Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
8. Alternatives. Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR:

From: Barbara Scharnell
To: [Newport- Mesa USD](#); [Growth Newport Citizens for Responsible](#); gerrischerr@aol.com
Cc: [Scharnell Barbara](#)
Subject: CDM Football Field
Date: Monday, March 20, 2017 12:48:40 PM

There are eighteen townhouse within fifty-five fee of the field. All of these have second story bedrooms with windows overlooking the field. I am in this Plaza Homeowners group.

At least seventy people will be impacted on a daily, basis by lights and loud speakers. Please be mindful of there being no way to block the sound and lights at night. Also no double windows.

Those living here are working couples that have tried to enrich their children's educational experience. They do not come forward because of the possibility of their family members being ostracized or bullied at school.

This school and surrounding development was not designed for lights and speakers. Unfortunately, it was designed more as a "boutique" school. Over twenty years ago the same dilemma was encountered with the same answer, it will not work.

I vote for the plan of Newport Citizens for responsible growth.

Sincerely,

Barbara Scharnell

From: Beasy, Jay W.
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 21, 2017 12:36:00 PM

Please incorporate my comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- 1. Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- 2. Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- 3. Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
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In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- 1. Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- 2. Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Thank you for your time and consideration.

Sincerely,

Jay W. Beasy

400 Heliotrope Avenue
Corona Del Mar, CA 92625
(916) 425-3263 cell
(714) 560-7933 work
jbeasy@firstam.com

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.

If you received this email as a commercial message and would like to opt out of future commercial messages, please let us know and we will remove you from our distribution list.

Thank you.~

FAFLD

From: Roy Newton
To: [Newport- Mesa USD](#)
Subject: CDM sports field
Date: Tuesday, March 21, 2017 9:56:10 AM
Attachments: [ATT00001.txt](#)

To Whom It May Concern:

I am a homeowner in Eastbluff and many of us do NOT agree with the HOA position on the sports fields. We are 100% for the field and lights however our voice has been squashed by the violent opposition. The passion about this subject has caused fear of retribution from neighbors and friends. This neighborhood has pushed those that moved into the neighborhood for CDMHS underground in speaking about the fields. The two fields and perm lights on the track field will service 3 football teams, 6 soccer teams, 6 lacrosse teams, the complete boys and girls track teams, PE programs and freshman baseball.

We support lights and multiple fields so kids can stay on campus and train as a community. Many families have moved into Eastbluff for their children to grow up close to school and able to get to and from their sports without needing to Uber to practices and nearly all games. Shouldn't we be able to watch our sons and daughters achieve new heights within their respective disciplines?

Best Regards,
Roy R. Newton and
Leena Newton

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Ara K. Zareczny" <azareczny@nmusd.us>

Date: 3/21/17 5:28 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>

Subject: Fwd: CdM Sports Complex EIR Comments and Feedback

Ara Zareczny
714.580.8665

Begin forwarded message:

From: "Julie Means" <means4us@gmail.com<mailto:means4us@gmail.com>>

To: "Ara K. Zareczny" <azareczny@nmusd.us<mailto:azareczny@nmusd.us>>

Subject: CdM Sports Complex EIR Comments and Feedback

Dear Mr. Zareczny,
Director, Facilities Development, Planning and Design

Thank you so much for your work on the Corona del Mar Sports Complex.

The Newport Mesa School Board members are elected by the public to work for the best education interest of all of its students. This statement is listed on the front page of the NMUSD web site.

STUDENTS are the most important people that are represented by ELECTED School Board members.

It is time to PROVIDE THE FIELDS AND FACILITIES they need to do their best, in a healthy, safe and supportive environment ON THEIR OWN CAMPUS.

Please build a Sports Complex at Corona del Mar High School and Middle School that includes fields (artificial turf and natural turf) that have high tech lighting, a sound system, seating for up to 1,000, a concession stand, restrooms, a ticket booth and storage for equipment.

As the parent of two student athletes who attend Corona del Mar High School and Middle School, and a property owner in Corona del Mar for more than 20 years, I URGE YOU TO MOVE FORWARD NOW with the Sports Complex at Corona del Mar High School on behalf of the current students as well as those generations to follow.

The students at Corona del Mar High School and Middle School are amazing and accomplished people. About 75% of the student body plays sports.

Imagine the sense of ownership and pride that can be shown by the students at Corona del Mar High School if they had facilities that reflected their abilities.

The focus of sports complex project should be moving forward to do WHAT IS BEST FOR THE STUDENTS.

“We’re trying to get all of our sports back onto our campus,” and improve the safety on the field, Marsh explained in reply to a question about the reasoning for the project. “We’re (also) trying to standardize the quality of facilities across the district.”

- NMUSD Administrative Director of Facilities Support Services Tim Marsh,
from a news report in the Newport Beach Indy, April 1, 2016

The students currently have 3 fields to practice on. There is one upgraded grass field that the Varsity boys’ and girls’ soccer and lacrosse teams play on. There are two additional fields for practice and games that are in extremely poor condition. The worst field is the one in the center of the field where the most bleachers are located. (PLEASE SEE ATTACHED PHOTOS).

During the recent CIF Soccer playoffs, our boys’ Varsity Soccer Team HAD TO GIVE UP HOME FIELD ADVANTAGE – EVEN THOUGH THEY HAD EARNED IT THROUGH WINNING – BECAUSE THE CURRENT FACILITIES WERE UNABLE TO HANDLE THE MATCH DUE TO RAIN WHICH WOULD DAMAGE THE NEW GRASS FIELD AND ALSO THERE WEREN’T ENOUGH BLEACHERS TO ACCOMMODATE FANS OF BOTH TEAMS.

The CdMHS Boys’ Soccer Team advanced to the Quarterfinals of the CIF Varsity Boys’ Soccer Playoffs in February and played at Santa Ana Valley High School. This is a brand new sports facility that is surrounded by houses on all sides. It is a beautiful sports complex with lights, sound and bleachers. The community showed up to support their team – parents, neighbors, fans and cheerleaders. Plus, the facility also has two additional baseball fields that were lit up as well at the same time. (Please see attached photos)

The school board has done an incredible job of including the feedback from the community in this project, but a SCHOOL BOARD exists to SERVE THE STUDENTS, not neighbors who are complaining about a SCHOOL that EXISTED BEFORE they CHOSE TO PURCHASE PROPERTY NEXT TO A SCHOOL and UNDERNEATH THE FLIGHT PATH of John Wayne Airport.

The Corona del Mar High School Track Team competed at Laguna Beach High School just a few days ago on SATURDAY, MARCH 18. This site features the densest combination of housing and parking you could possibly imagine at this location, yet they hosted the Laguna Beach Trophy Invite Track Meet. It was a Saturday, so there were also multiple tourists in town for the weekend. (Please see attached photos)

At the community meeting that discussed the EIR, there were depictions of sound and light levels for the proposed project. It was clear that the proposed project has been thoroughly studied to provide the latest in technology and design that will serve the students while minimally affecting the neighborhood.

How do the decibels of the sound of the National Anthem being played before a game or meet; the sound of introductions of players at a high school soccer or lacrosse match or the announcements requesting athletes to check in for their events at a track meet compare to the decibels of many flights going over the homes of Eastbluff?

While we have waited nearly 2 years for the project to begin at Corona del Mar, the following have occurred:

The Costa Mesa High School Sports Complex opened on Friday, September 2, 2016. It was approved at the same time as the CdM Facility and is already completed. The High School’s football and soccer teams have already enjoyed the use of this complex for a FULL SEASON.

The Newport Harbor High School project to update its sports complex is in process and nearly complete (scheduled to be completed April 2017, according to the NMUSD web site).
This project is also surrounded by homes and neighbors.

I grew up in a small town in Minnesota, where my village chose to build a sports complex while I was in elementary school. It included an all-weather track, seating, lighting and a sound system. We were usually at the football games or track meets, but if we weren't at them, we could see or hear it since our house was located a block from the school. I felt only pride as district and regional events were held at our sports complex and was especially thankful to take my children there over the past few summers and show them where my friends and I set a district record in the 4 x 400 relay.

PLEASE move forward with the Sports Complex Project at Corona del Mar High School so that my children might have the same opportunity.

This project began when my son was in 8th grade at CdM Middle School and my daughter was in 6th grade at Harbor View Elementary.

Now my son is in 10th grade at CdM High School, running Varsity Cross Country and Track and playing Varsity Soccer and I hope this project will be done while he is still a student at Corona del Mar High School.

My daughter is now in 7th grade and ran cross country and also plans to run track for the Corona del Mar Middle School.

Board members are elected by the public to work for the best education interest of all of its students.

Please make the students of Corona del Mar High School and Middle School a priority as the board members pledged they would when they took office as a school board member.

With sincere thanks,

Julie Means

Proud Parent of a Corona del Mar High School Student Athlete (Varsity Cross Country, Soccer and Track)

Proud Parent of a Corona del Mar Middle School Student Athlete (Middle School Cross Country and Track)

Corona del Mar Homeowner

Corona del Mar High School Volunteer,

Cross Country and Track Team

Corona del Mar Middle School Volunteer,

Renaissance Program Currently and also 2013-2015

Harbor View Elementary Track Team Coach 2009-2016

Harbor View Elementary PFO Board Member 2015-2016

Harbor View Elementary School Site Council President

The Corona del Mar High School and Middle School Sports Complex

Comments and Visuals for the EIR by Julie Means



The current Corona del Mar High School Sports Field, Seating and Concession Stand



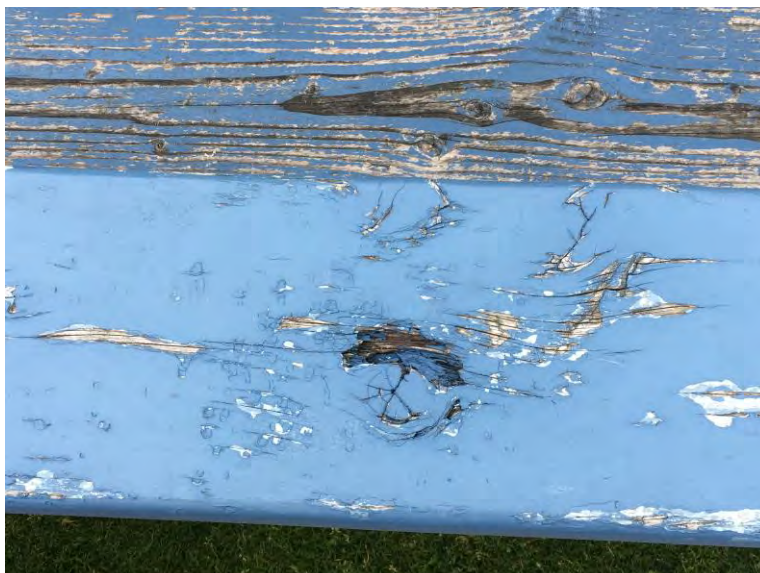
The Costa Mesa High School Sports Complex, completed September 2, 2016



Visitor Seating at Corona del Mar High School
for track meets and football games
Shown above and at right



Corona del Mar High School Home and Visitor seating for Varsity Girls and Boys Soccer and
Varsity Girls and Boys Lacrosse



This is a close up of the actual seating surface for fans of Soccer and Lacrosse



Corona del Mar High School Boys' Varsity Soccer Team vs. Santa Ana – Quarterfinal Playoffs of CIF- February 25, 2017
Please note proximity of homes



Santa Ana Valley High School – Quarterfinal Playoffs of CIF- February 25, 2017 Corona del Mar High School vs. Santa Ana
Please note SEATING, LIGHTS, SOUND SYSTEM, SEATING FOR FANS, SPORTS FIELD and CHEERLEADERS



Corona del Mar High School Track Team competes at Laguna Beach High School Trophy Invite – March 18, 2017



Please note proximity of homes all around the facility

From: Julie Means
To: [Newport- Mesa USD](#); [NMUSD Board of Education](#); [Superintendent](#)
Subject: Corona del Mar HS Sports Complex including PHOTOS of current facilities and communities where it works
Date: Wednesday, March 22, 2017 1:11:34 PM
Attachments: [Corona del Mar High School Sports Complex and Local Facilities Comparison.pdf](#)

Dear NMUSD School Board Members,
Dr. Navarro,
and Committee Members working on the
Corona del Mar High School and Middle School Sports Complex,

Thank you so much for your dedication to the students of the Newport Mesa School District.
Thank you also for your work on the Corona del Mar Sports Complex.

It is exciting to see that your commitment to the students is valued so highly that you have it posted on the front page of your web site.

“Board members are elected by the public to work for the best education interest of all of its students.”

Please move forward and build a Sports Complex at Corona del Mar High School and Middle School that includes the following:

- Upgraded fields
(artificial turf and natural turf –
at least 3 to replace current fields)
- High tech lighting
- A sound system
- Seating for up to 1,000 fans and spectators
- A 3,000 square foot building that would
house restrooms,
a concession stand,
a ticket booth and
storage for equipment

(*Please see attached photos of our current facilities and communities where this is working)

It is time to provide the fields and facilities that the STUDENTS of Corona del Mar High School and Middle School need to do their best, in a healthy, safe and supportive environment ON THEIR OWN CAMPUS.

Our children are the heart and soul of our existence, the primary focus in our lives, and our future.

As the parent of two student athletes who attend Corona del Mar High School and Middle School, and a property owner in Corona del Mar for more than 20 years, I urge you to move forward **NOW** with the Sports Complex at Corona del Mar High School on behalf of the current students as well as those generations to follow.

The students at Corona del Mar High School and Middle School are amazing and accomplished people. About 75% of the student body plays sports.

Imagine the sense of ownership and pride that can be shown by the students at Corona del Mar High School if they had facilities that reflected their abilities.

The focus of sports complex project should be moving forward to do **WHAT IS BEST FOR THE STUDENTS.**

“We’re trying to get all of our sports back onto our campus,” and improve the safety on the field, Marsh explained in reply to a question about the reasoning for the project. “We’re (also) trying to standardize the quality of facilities across the district.”

- NMUSD Administrative Director of Facilities Support Services Tim Marsh,
from a news report in the Newport Beach Indy, **April 1, 2016**

The students currently have 3 fields to practice on. There is one upgraded grass field that the Varsity boys’ and girls’ soccer and lacrosse teams play on. There are two additional fields for practice and games that are in extremely poor condition. The worst field is the one in the center of the field where the most bleachers are located. **(Please see attached photos).**

During the recent CIF Soccer playoffs, our boys’ Varsity Soccer Team **HAD TO GIVE UP HOME FIELD ADVANTAGE –**

EVEN THOUGH THEY HAD EARNED IT THROUGH WINNING –

BECAUSE THE CURRENT FACILITIES WERE UNABLE TO HANDLE THE MATCH

due to rain (play on the current grass field would damage it) and because THERE WEREN’T ENOUGH BLEACHERS TO ACCOMMODATE FANS of BOTH TEAMS.

The CdMHS Boys' Soccer Team advanced to the Quarterfinals of the CIF Varsity Boys' Soccer Playoffs in February and played at Santa Ana Valley High School. This is a brand new sports facility that is surrounded by houses on all sides. It is a beautiful sports complex with lights, sound and bleachers. The community showed up to support their team – parents, neighbors, fans and cheerleaders. Plus, the facility also has two additional baseball fields that were lit up as well at the same time. **(Please see attached photos).**

The school board has done an incredible job of including the feedback from the community in this project, but a **SCHOOL BOARD exists to SERVE THE STUDENTS,**

NOT neighbors who are complaining about a **SCHOOL that EXISTED BEFORE they chose to purchase property next to a school and underneath the flight path of John Wayne Airport.**

The Corona del Mar High School Track Team competed at Laguna Beach High School just a few days ago on SATURDAY, MARCH 18. This site features the densest combination of housing and parking you could possibly imagine at this location, yet they hosted the Laguna Beach Trophy Invite Track Meet. It was a Saturday, so there were also multiple tourists in town for the weekend. **(Please see attached photos).**

At the community meeting that discussed the EIR, there were depictions of sound and light levels for the proposed project. It was clear that the proposed project has been thoroughly studied to provide the latest in technology and design that will serve the students while minimally affecting the neighborhood.

How do the decibels of the sound of the **National Anthem** being played before a game or meet; the sound of introductions of players at a high school soccer or lacrosse match or the announcements requesting athletes to check in for their events at a track meet compare to the decibels of many flights going over the homes of Eastbluff?

While we have waited nearly 2 years for the project to begin at Corona del Mar, the following have occurred:

The Costa Mesa High School Sports Complex opened on Friday, September 2, 2016. It was approved at the same time as the CdM Facility and is already completed. The High School's football and soccer teams have already enjoyed the use of this complex for a FULL SEASON. **(Please see attached photo).**

The Newport Harbor High School project to update its sports complex is in process and nearly complete (scheduled to be completed April 2017, according to the NMUSD web site).

This project is also surrounded by homes and neighbors.

PLEASE move forward with the Sports Complex Project at Corona del Mar High School so that my children might have the same opportunity to play sports in a healthy and safe environment, just as other students in the district are doing.

This project began when my son was in 8th grade at CdM Middle School and my daughter was in 6th grade at Harbor View Elementary.

Now my son is in 10th grade at CdM High School, running Varsity Cross Country and Track and playing Varsity Soccer and I hope this project will be done while he is still a student at Corona del Mar High School.

My daughter is now in 7th grade and ran cross country and also plans to run track for the Corona del Mar Middle School.

Board members are elected by the public to work for the best education interest of all of its students.

- **Please make the students of Corona del Mar High School and Middle School a priority as you pledged you would when you took office as a school board member or when you signed on as a committee member of this project.**

With sincere thanks,

Julie Means

Parent of Corona del Mar High School and Middle School Student Athletes

Corona del Mar Homeowner

Volunteer, Corona del Mar High School and Middle School

Harbor View Elementary Track Team Coach 2009-2016; PFO Board Member 2015-2016; and School Site Council President

The Corona del Mar High School and Middle School Sports Complex

Comments and Visuals for the EIR by Julie Means



The current Corona del Mar High School Sports Field, Seating and Concession Stand



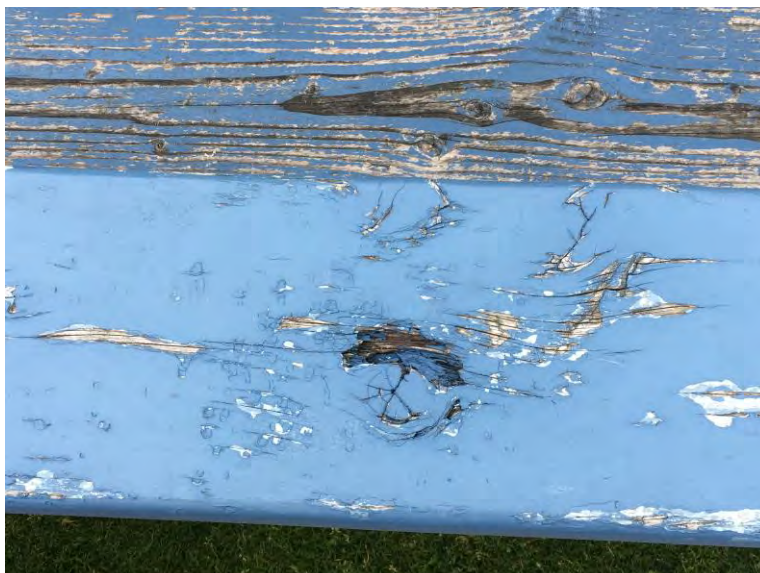
The Costa Mesa High School Sports Complex, completed September 2, 2016



Visitor Seating at Corona del Mar High School
for track meets and football games
Shown above and at right



Corona del Mar High School Home and Visitor seating for Varsity Girls and Boys Soccer and
Varsity Girls and Boys Lacrosse



This is a close up of the actual seating surface for fans of Soccer and Lacrosse



Corona del Mar High School Boys' Varsity Soccer Team vs. Santa Ana – Quarterfinal Playoffs of CIF- February 25, 2017
Please note proximity of homes



Santa Ana Valley High School – Quarterfinal Playoffs of CIF- February 25, 2017 Corona del Mar High School vs. Santa Ana
Please note SEATING, LIGHTS, SOUND SYSTEM, SEATING FOR FANS, SPORTS FIELD and CHEERLEADERS.

An example of amazing community support for a school.



Corona del Mar High School Track Team competes at Laguna Beach High School Trophy Invite – March 18, 2017

Please note proximity of homes and how a community and school can work together for students.



Please note proximity of homes all around the facility. A great example of a community and school co-existing.

Please include the following in the Corona del Mar Sports Complex:

- Upgraded fields (artificial turf and natural turf – at least 3 to replace current fields)
- High tech lighting
- A sound system
- Seating for up to 1,000 fans and spectators
- A 3,000 square foot building that would house restrooms, a concession stand, a ticket booth and storage for equipment



An artist rendering of the proposed Corona del Mar High School sports field.
— Photo courtesy Newport-Mesa Unified School District ©

Please MOVE FORWARD with the Sports Complex at Corona del Mar High School on behalf of the current students as well as those generations to follow.

Thank you!

-----Original Message-----

From: Ara K. Zareczny [<mailto:azareczny@nmusd.us>]

Sent: Thursday, March 23, 2017 8:16 AM

To: Dwayne Mears <dmears@placeworks.com>

Subject: Fwd: Corona del Mar High School PROPOSED Sports Field Project - Draft EIR Feb 2017

Ara Zareczny
714.580.8665

Begin forwarded message:

From: Hannah Lee <hannahflee@cox.net<<mailto:hannahflee@cox.net>>>

Date: March 22, 2017 at 4:48:45 PM PDT

To: <azareczny@nmusd.us<<mailto:azareczny@nmusd.us>>>, <cmetoyer@nmusd.us<<mailto:cmetoyer@nmusd.us>>>, <dblack@nmusd.us<<mailto:dblack@nmusd.us>>>, <feedback@nmusd.us<<mailto:feedback@nmusd.us>>>, <jfranco@nmusd.us<<mailto:jfranco@nmusd.us>>>, <kyelsey@nmusd.us<<mailto:kyelsey@nmusd.us>>>, <mfluor@nmusd.us<<mailto:mfluor@nmusd.us>>>, <superintendent@nmusd.us<<mailto:superintendent@nmusd.us>>>, <vsnell@nmusd.us<<mailto:vsnell@nmusd.us>>>, <wdavenport@nmusd.us<<mailto:wdavenport@nmusd.us>>>

Subject: Corona del Mar High School PROPOSED Sports Field Project - Draft EIR Feb 2017

Newport-Mesa Unified School District

Ara K. Zareczny

LEED AP Director, Facilities Development Planning and Design

2985 Bear Street, Bldg. E

Costa Mesa, California 92626

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco

First, thank you for all you do on behalf of our Newport Mesa Unified School District.

My daughter, Gigi Lee, is a current 10th grader at CDMHS, and also attended Middle School for 7th and 8th grade. She is a runner and was blessed under the excellent coaching of Bill Sumner to excel in both Cross Country and Track & Field while at middle school (received NMUSC awards for Girls) and as a 2nd year CDM Varsity Cross Country and Track & Field runner. Needless to say, she spends MUCH time at the track throughout the entire year.

A school with both an excellent academic AND athletic reputation should always strive toward providing the BEST in classrooms, teachers and facilities. Quite honestly, the improvements needed for the track/sports field along Eastbluff Avenue has been a long time coming, regrettably due to the lack of funding and mostly due to the very vocal objections of the neighbors. The funding was thankfully made available but is now at risk with the lack of a definitive decision by the Board to date.

We respectfully implore you to give greater consideration to the students which this improved Sports Field will serve, not just now, but especially for the future athletes of CDMHS. This can only help the already stellar reputation that CDM HS enjoys, and what other incremental improvements can be made to increase their national

ranking? I maintain that this is definitely one area that will be a huge improvement to what the district can provide to a community that cares deeply about the quality of education it has public access to as a resident.

With regard to how the Sports Field will impact the environment, these are my comments:

1. TRAFFIC WILL NOT BE SUBSTANTIALLY WORSENER BY THIS NEW FIELD, ESPECIALLY SINCE THE NUMBER OF SPECTATOR SEATING HAS BEEN CONFIRMED TO REMAIN AT THE LEVEL THAT WAS ALREADY EXISTING. By conceding this point to the residents, the initial goal of hosting football, and other larger events evaporated. From our personal experience just with Track Meets, we can not host CIF Pre-lims or Finals with insufficient seating, so essentially, there will not be much difference in traffic if things are as they already are.

2. TRAFFIC WILL ACTUALLY THIN OUT IF LIGHTING IS INSTALLED, AND THE SPORTS TEAMS CAN SPREAD OUT THEIR PRACTICES ACROSS A LONGER TIME FRAME THROUGHOUT THE AFTERNOON TO EARLY EVENING.

3. HAVING NO LIGHTING IS ACTUALLY DANGEROUS FOR OUR ATHLETES, AND WITH THE NEW TECHNOLOGY IN LED AND DIRECTIONAL SOPHISTICATION, THE 80' POLES WILL BE APPRECIATED WHEN USED APPROPRIATELY, WHICH THE SPORTS PROGRAMS WILL COMMIT TO DO. Its not like a public tennis court, where you flick on a timer switch and anybody has access to it. It will be properly maintained with protocols in place to make sure it is not abused.

4. Even with the seating being maintained at the same level, it is short-sighted to not have the restrooms, concession stands, storage and ticket booths. Please do it RIGHT and provide the necessary amenities so that the entire school can be served, ie events at the tennis courts and pool etc can also use these amenities so they are NOT WASTED. Our pool is such a nice facility, and its use for prestigious swimming and water polo events adds to the quality reputation of CDM High School.

I implore you to do as much as was originally proposed, and listen to your student and parent constituents as much as you listen to the residents. It has been proven that a school with an excellent reputation will increase property values, not decrease them. DO not let a small sample of residents undermine what has clearly been sorely needed at the school for a long time.

Thank you very much for incorporating my comments into the Environmental Impact Report for this project.

Sincerely,,

Hannah and Chuck Lee
41 Vernon
Newport Coast, CA 92657

Tel: 949-760-1380
hannahflee@cox.net<<mailto:hannahflee@cox.net>>
charlesklee@hotmail.com<<mailto:charlesklee@hotmail.com>>

From: Brigid Cianfrani
To: [Newport- Mesa USD](#)
Subject: CdM Sports Field Comments
Date: Wednesday, March 22, 2017 12:01:39 PM
Attachments: [Cianfrani Field Comments.pdf](#)

Hello there-

Please find our our comments on the CdM Sports Field attached to to this email. As parents of 4 children in this district, who have been very involved at multiple schools, we would like to add our thoughts to those making decisions about the CdM sports fields.

Between us, we have coached and refereed for AYSO soccer, coached Pilot Cup soccer, coached flag football, served as a Girl Scout leader for 7 years, have two club soccer players, have watched countless Little League games, served as a PTA board member (including president) at two schools and currently have a varsity cross country/track runner.

This means we have been all over the district and the local area and had the opportunity to play on and observe many local fields. It is disappointing that the CdM fields rank among the poorest fields in the greater area for both the players and the spectators.

We understand that the neighbors are not making this an easy process but we do hope that the fact that they chose to buy a home, under a major flight path and adjacent to a middle/high school is taken into consideration and the needs of the students become more pronounced in this process.

With appreciation for your efforts and understanding,
Brigid and Joe Cianfrani

2 Catania
Newport Coast, CA 9257

(parents of Sophia, Joey, Tommy and Callum)

From: Nicholas Rigali [mailto:rigalimail@gmail.com]
Sent: Monday, February 13, 2017 5:34 AM
To: Newport- Mesa USD
Subject: COM Sports Field Project

Hello,

My 3 boys will be attending CDM High School starting in 2024 and beyond, so I'm very invested in the new sports field project. I'm disappointed to hear that the current estimates for the bleachers are aiming for 1000 seat capacity. We were really hoping for a true stadium in the 3000-4000 seating range. **How do we get involved to help this project along? We know a lot of youngsters in the area whose families will be interested in this project too. Also, I'm an environmental engineer, and my husband works for PCL Construction, a leader in stadium construction across the country. There's got to be a way we can help this cause!**

DD1-1

Thanks,
Danielle Rigali

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/21/17 3:59 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Field proposal

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Lori Frome [<mailto:wfrome3@aol.com>]

Sent: Tuesday, March 21, 2017 3:57 PM

To: Newport- Mesa USD

Subject: Field proposal

Please accept this as our support for the turf fields with lights. We have a current 8th grader that will be playing sports on the fields his high school years. Thank you Lori & Walter Frome

-----Original Message-----

From: Annette Franco [<mailto:ayfranco@nmusd.us>] On Behalf Of Newport- Mesa USD
Sent: Monday, March 20, 2017 12:07 PM
To: Dwayne Mears <dmears@placeworks.com>; Ara K. Zareczny <azareczny@nmusd.us>
Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Gena Wueste [<mailto:genawu@yahoo.com>]
Sent: Monday, March 20, 2017 11:55 AM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thanks - Gena

Gena Wueste
Newport Strength
3845 Birch Street
Newport Beach, CA 92660
949.500.1793
www.newportstrength.com
www.genawuadvocare.com
Sent from my iPhone

From: Justin Wallin
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 10:20:16 AM

Hello, I'm writing as a parent of children in Harbor View Elementary, and of course as a CDM Resident (709 Heliotrope).

This letter is in regard to the CDM Sports Field Project, in support of completing the project according to the original stadium plan, including:

- 1,000 seat stadium
- restrooms
- concession stand
- storage
- ticket booth
- 2 turf fields
- lighting

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,

Justin I. Wallin, MBA
J. Wallin Opinion Research

data. driven. decisions.

mobile 714 906 2061

jwallin@jwallin.com

1601 Dove Street, Suite 255
Newport Beach California 92660

www.jwallin.com

From: JOHN HORTON
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:42:01 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Helena Li
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:37:15 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Harbilas, Costa
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:34:51 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

I am a concerned parent with two CDMHS students and another on the way.

Regards,

Costa Harbilas

From: Sondra Valentine
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:34:33 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you, Sondra Valentine

From: Bianca Sofonio
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:49:15 PM

Yes Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Karick Brown
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:41:38 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Rick Brown
Father of 3 CDM students and Newport Beach resident since 2000

Sent from my iPhone

From: Hamilton, John W.
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 9:15:58 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,

John Hamilton

John W. Hamilton, Jr.

Troutman Sanders LLP • 5 Park Plaza, Suite 1400 • Irvine, California 92614-2545

Main 949-622-2700 • Direct 949-622-2733 • Fax 949-622-2739

john.hamilton@troutmansanders.com • www.troutmansanders.com

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PORTLAND • RALEIGH • RICHMOND • SAN DIEGO • SAN FRANCISCO • SHANGHAI • TYSONS CORNER
• VIRGINIA BEACH • WASHINGTON, D.C.**

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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John W. Hamilton

TROUTMAN SANDERS

Direct: 949.622.2733

john.hamilton@troutmansanders.com

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privileged and confidential information solely for the use of the intended recipient. If you received this message in error, please delete the message and notify the sender. Any unauthorized reading, distribution, copying, or other use of this message (and attachments) is strictly prohibited.

From: Marymichael Neushul
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:40:03 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Eric Cernich
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:39:57 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Its crazy that neighbors complain about this and school kids parking in the neighboring streets. The school was here long before most of these residents. Get CDM the sports fields its teams deserve.

Regards,

Eric Cernich

From: John D'Angelo
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:36:52 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

*Thank you,
John*

John D'Angelo

RevX-IOT Billing and Business Support Systems

Tel: 949.432.3004 | www.revxsystems.com

From: Gart Sutton
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:35:57 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.



From: Mark Hartsell [mailto:mahartsell@yahoo.com]
Sent: Friday, March 10, 2017 1:40 PM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Dear Sir/Madam,

Please approve a project that replaces the obsolete facilities at Corona del Mar High School with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Every high school should have great sports facilities and this is a basic request for high school aged athletes.

Thank you,
Mark Hartsell

From: Ted Walter
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:30:33 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Thank you for your consideration.

Regards,

Ted

Edward B. Walter
President/Co-Owner
Complete Office of California, Inc.
12724 Moore Street
Cerritos, CA 90703
(949) 233-7184 Cell
(714) 880-1222 Office
(714) 880-1288 Fax
twalter@completeofficeca.com

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:12 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Patrick Truninger [<mailto:ptrun@me.com>]

Sent: Friday, March 10, 2017 1:22 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

DD4-1

Thanks
Patrick Truninger
2023 Yacht Defender
Newport Beach CA 92660

Sent from my iPhone

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:12 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Jocelyn Janz [<mailto:jocelyn.janz@me.com>]

Sent: Friday, March 10, 2017 1:20 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Jocelyn Janz

DD5-1

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:14 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: stan dreyfuss [<mailto:sdreyfuss7@gmail.com>]

Sent: Friday, March 10, 2017 1:31 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Stan Dreyfuss

Sent from my iPhone

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:14 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco

Public Relations Officer

Newport-Mesa Unified School District

Office: 714-424-5070

ayfranco@nmusd.us

Celebrating a [50 year Legacy of Excellence](#)



From: Todd Smith [mailto:smithtoddlaw@gmail.com]

Sent: Friday, March 10, 2017 1:33 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you.

Todd Smith

(949) 500-7978

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:14 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Mindy McCartney [<mailto:mindynik@me.com>]

Sent: Friday, March 10, 2017 1:34 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Mindy McCartney

607 Rockford Rd
Corona del Mar

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:14 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco

Public Relations Officer

Newport-Mesa Unified School District

Office: 714-424-5070

ayfranco@nmusd.us

Celebrating a [50 year Legacy of Excellence](#)



From: Grant Garbers [mailto:GGarbers@headwatersmb.com]

Sent: Friday, March 10, 2017 1:37 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Grant Garbers

Managing Director



620 Newport Center Drive, Suite 360

Newport Beach, CA 92660

949-706-6681 direct

949-285-8080 cell

ggarbers@headwatersmb.com



Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:16 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco

Public Relations Officer

Newport-Mesa Unified School District

Office: 714-424-5070

ayfranco@nmusd.us

Celebrating a [50 year Legacy of Excellence](#)



From: Sheri Griffin [mailto:sheri@griffin6.com]

Sent: Friday, March 10, 2017 1:56 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

NMUSD-

RE: CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you.

Sheri Griffin

2001 Port Chelsea Place

Newport Beach, CA 92660

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:16 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Katerina Boudova [<mailto:katkaflower@yahoo.com>]

Sent: Friday, March 10, 2017 2:13 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Junko Saber
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:28:00 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Rob Forrester
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:26:29 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

All the best,
Rob Forrester
Jillian Forrester
Olivia Forrester
Samantha Forrester

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:16 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

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-----Original Message-----

From: Heidi Rivas [<mailto:heidirivas4@gmail.com>]

Sent: Friday, March 10, 2017 1:39 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

The CdM Community will surely benefit from this project.

From,
Max Rivas

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:16 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Laura Weaver [<mailto:run4funlw92@yahoo.com>]

Sent: Friday, March 10, 2017 1:48 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Laura Weaver

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/10/17 2:16 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Cari Zylstra [<mailto:clzylstra1@gmail.com>]

Sent: Friday, March 10, 2017 1:55 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Our kids need this.

Thank you,

Cari Zylstra

From: Mott, Bryce R
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:25:14 PM
Attachments: [image001.png](#)

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thanks!

Best regards,

Bryce R. Mott

Senior Portfolio Advisor

Senior Financial Advisor-Wealth Management

NMLS ID # 851395

Merrill Lynch, Pierce, Fenner & Smith Inc.

520 Newport Center Drive, Suite 1900, Newport Beach, CA 92660

T 949.721.6165 F 949.336.2030

bryce.mott@ml.com

www.fa.ml.com/bryce.mott

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From: Lynnette Bennett
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:25:00 PM
Attachments: [image002.png](#)

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Lynnette Bennett
C.O.O.
lbennett@synergydr.com
130 E. Alton Ave.
Santa Ana, CA 92707
Direct: 714-824-3781
Fax: 877-260-5595



From: Jennifer Villarias
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 3:07:07 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sincerely,

Jenny Villarias

From: Tonia Goldschwartz
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:56:56 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

As a parent of current students at CDMHS I am 150% for the original stadium plans for a football field with lighting. It will be a very minimal inconvenience to the surrounding neighborhoods.

Thank you

Tonia Goldschwartz

From: Francine
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:56:26 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Francine Horton
9493221081

From: Jon Spotts
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:56:09 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. The student athletes at CDM urgently need this project in its full form.

From: Liz Morgan
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 2:50:09 PM
Importance: Low

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. We desperately need good facilities for our children.

Thank you,

Liz Morgan
CDM Parent

From: Karis Strauss
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:08:02 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Karis Strauss
Sent from my iPhone

From: Michele Barber
To: [Newport- Mesa USD](#)
Cc: [Michele Johnson Barber](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:07:52 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you, Michele Barber

Sent from my iPhone

From: Marko Barker
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 5:02:01 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Marko
(Father to Alexxa & Milan Barker)

M. C. Barker
President



Broker ~ Realtor® ~ e-PRO® ~ ABR

CA BRE # 00990602 | UT DRE # 5485266-PB00 | CA General Contractor's Lic. # 717079

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From: Peta Fasulo
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:52:28 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Pam Spruce
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:44:00 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Lucie Galvin
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:40:50 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Lucie Galvin
(Mom of CdMMS/HS Students currently in Grades 11th & 7th (& 4th) and a CdMMS/HS Alumna, Class of 1990)

From: Thomas Grabiell
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:39:44 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Tom and Carolyn Grabiell
400 Goldenrod Ave
Corona del Mar, CA 92625

From: Jeff Edwards
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:32:07 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.



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From: Gretchen Busick
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:19:33 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you

Gretchen and Nicholas Busick

From: JR Walz
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:13:54 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Lana Swensen
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 4:11:50 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Lana Swensen
Founder
www.Mpathy.net
949-356-2214

Sent from my iPhone

From: Gisela Landreville
To: [Newport- Mesa USD](#)
Cc: mtl678@yahoo.com
Subject: [CAUTION: POSSIBLE SPAM] Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 5:19:06 PM
Importance: Low

I support the project that replaces the facilities with upgraded fields, permanent lighting, bathrooms and appropriate seating.

Best regards,

Gisela Landreville
glandreville4@aol.com

From: Shane Cor Bin
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 5:18:11 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Nina Elisius
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 9:57:10 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Most importantly, we need 2 Turf Fields so we can prevent injuries on the back practice field due to the terrible field conditions

Nina Elisius
949-922-8112

Sent from my iPhone

From: Jennifer Healy
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 9:45:04 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Danny Newton
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 9:29:02 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Regards,
Danny Newton

Sent from my iPad

From: Teresa Roberts
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 8:48:19 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Craig Rodewald
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 8:17:38 AM

RE > CDM Sports Field Project:

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms & appropriate seating.

Cordially,

Craig Rodewald

From: ayu esa
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 7:04:10 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: John Gavin
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 6:25:27 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Susana Ertac
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 6:25:01 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Susana Ertac
949-836-2785
Sent from my iPhone

From: Nora Storm
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 12:22:04 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Nora Storm

Sent from my iPhone

From: Harun Ergul
To: [Newport- Mesa USD](#)
Cc: info@gerdapilates.com
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 8:51:19 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Adrienne Cord
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 7:48:50 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. The hardworking CDM athletes deserve a state of the art facility. This is a long overdue necessity.

Thank you for your consideration.

Adrienne Cord

From: Todd Jen
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 6:55:10 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Mollie Butcher
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 6:18:46 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Mollie Butcher
molliebrady@roadrunner.com

From: THOMAS OHEARN
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 4:34:55 PM
Attachments: [ATT00001.txt](#)

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Linda Colleran
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 4:11:26 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, concession stand and appropriate seating.

Our CDM students need these upgrades. Currently my daughter's soccer practices are split between cdm fields & off campus fields that are too far for the kids to after school.

Thank you

Linda Colleran
12 Belfort
Newport Coast, CA 92657
Parent of 9th & 11th grade CDM students

Sent from my iPhone

From: Steve Winners
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 12:34:29 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Steve Winners
+17149208836

From: Terese Harris
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 12:23:31 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Terese S. Harris, MD, FACOG
office 714-794-1818, cell 949-456-3808
<http://tereseharrismd.com>

< /html>

From: Tracy
To: [Newport- Mesa USD](#)
Subject: CDM Field
Date: Tuesday, March 14, 2017 8:06:28 PM

I feel strongly that the CDM High School deserves a great field that is safe. It is unbelievable that our community cannot afford to build a proper field and stadium. We should not have to send our kids to other schools to play their sports. I also know a lot of kids have gotten injured on our current field. I am for the necessary and needed improvements to our great high school.

Regards,
Tracy Zenz

From: Jennifer Gehl
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Wednesday, March 15, 2017 8:19:07 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: George Wu
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Wednesday, March 15, 2017 6:48:28 AM

Hello,

Please approve a project that replaces the obsolete CDMHS athletic field facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. While I sympathize with the immediate neighbors and the impact of having the school next door, that's the tradeoff they made when they purchased their homes next to the school. They get the convenience of having their kids walking distance to school in exchange.

Sincerely,
George Wu
1842 Port Taggart

From: Kim DiGiovanni
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 7:44:17 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Kim & John DiGiovanni
Parents of athletes

Sent from my iPhone

From: Peter Richards
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Wednesday, March 15, 2017 11:58:54 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Courtney Richards
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Wednesday, March 15, 2017 11:29:05 AM

To whom it may concern,

I am writing to ask that you please approve a project that replaces the obsolete facilities at Corona del Mar High School with upgraded fields, permanent lighting, bathrooms, and appropriate seating . This is long over due and will be greatly appreciated by the student athletes who work so hard and want to be able to proudly play on their own home field.

With great sincerity and appreciation,

Courtney Richards
NMUSD Graduate (Newport Elementary, Ensign Middle School & NHHS 1984)
and Parent (Harbor View Elementary, CdM Middle School (7th Grade) & CdMHS (10th Grade))

From: Garvey, Lisa
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Wednesday, March 15, 2017 1:24:15 PM
Attachments: [PRO -CDM Sports field project.pdf](#)
Importance: Low

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

CDM HS & MS is a phenomenal school with support far and wide. It is shame that we don't yet have a lighted stadium to support our students.

I 100% support the stadium project as outlined in the attached document.

Thank you,

Lisa Garvey

CDM Student Athlete Parent and neighbor of the CDM HS & MS Campus

=====

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=====

-----Original Message-----

From: Annette Franco [<mailto:ayfranco@nmusd.us>] On Behalf Of Newport- Mesa USD
Sent: Wednesday, March 15, 2017 2:11 PM
To: Dwayne Mears <dmears@placeworks.com>; Ara K. Zareczny <azareczny@nmusd.us>
Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: kerry Blower [<mailto:kerryblower@cox.net>]
Sent: Wednesday, March 15, 2017 1:45 PM
To: Newport- Mesa USD
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you
Kerry Blower

Sent from my iPhone

From: Kelly Mabry
To: [Newport- Mesa USD](#)
Subject: CDMHS field
Date: Thursday, March 16, 2017 12:54:10 PM
Attachments: [ATT00001.txt](#)

To whom it may concern:

The football team especially deserves to play on a nice field! As far as I know they are the only team that is consistently in the playoffs that doesn't have a nice safe field to play on, and they should be able to do so under the lights and in front of a home crowd. It's embarrassing!

I know this won't happen in my son's time at the school, but I know he has sprained his ankle more times than I can count and for a school who is in the headlines consistently for their sports, they should have a nice field to play on.

Thank you for your consideration!

Kelly Mabry

From: Preston Hartsell
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 12:38:59 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Theresa Hartsell
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 12:34:33 PM

Please Please Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

WE NEED THIS VERY VERY BADLY. ITS ONLY FAIR FOR OUR CHILDREN TO HAVE THE SAME FACILITIES AS OTHER SCHOOLS!!!!

Theresa Hartsell

From: Jan Stark
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 9:50:34 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

I live in Eastbluff one block from CDM school. I strongly support this improvement to the school athletic fields.

Jan Stark

From: Carol Lewis
To: [Newport- Mesa USD](#)
Subject: CDM Sports Field Project
Date: Thursday, March 16, 2017 10:59:14 AM

This is in regards to the much needed improvements on the CDM campus - specifically, the sports field project. As a parent of a CDM Student and another next year, I would like it to be known that we wish to request the approval of a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sincerely,

The Lewis Family
1854 Port Kimberly Pl
Newport Beach, CA 92660

From: Lana Swensen
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 10:30:40 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Lana Swensen
Founder
www.Mpathy.net
949-356-2214

Sent from my iPhone

From: Charles Black
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 10:02:15 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

This is an extremely important improvement project for our community. In order to maintain our property values, quality of life, and friendly nurturing community, it is imperative these upgrades and improvements are made.

Best regards,

Charles Black

Charles R. Black
949-233-3643

From: Amy Stewart
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 9:56:03 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Nancy Gadol
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 2:35:00 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

[Sent from Yahoo Mail on Android](#)

From: Charles Black
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 2:29:05 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Charles R. Black
949-233-3643

From: Jeff Denning
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 20, 2017 12:49:16 PM
Attachments: [CDMHS fields 3.20.17.pdf](#)
Importance: Low

Athletic events strongly benefit high school students and the community. The students of CDMHS have had to deal with sub-standard facilities for far too long, limiting practice time and lessening the sense of community that is promoted by these events.

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. My two children have now graduated from CDM, but we are very familiar with the difficulties of accommodating a large student body on a relatively small campus. The ability to hold practices and games after dark would be a huge benefit.

Please don't be swayed by the complaints of a few residents that fear the sound of student-athletes competing in sports events, which enhances their education and life skills. The vast majority of the community strongly supports enhanced high school facilities, and are counting on you to do the right thing.

From: Kymm Binnquist
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Thursday, March 16, 2017 4:05:10 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Kymm Binnquist

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Newport- Mesa USD <feedback@nmusd.us>

Date: 3/17/17 12:56 PM (GMT-08:00)

To: Dwayne Mears <dmears@placeworks.com>, "Ara K. Zareczny" <azareczny@nmusd.us>

Subject: FW: Comments on Final Environmental Impact Report-CDM Sports Field Project

Annette Franco
Public Relations Officer
Newport-Mesa Unified School District
Office: 714-424-5070
ayfranco@nmusd.us

Celebrating a 50 year Legacy of Excellence

-----Original Message-----

From: Greg Redman [<mailto:gregredman@me.com>]

Sent: Friday, March 17, 2017 12:48 PM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

To whom it may concern,

Please approve the CDM Stadium project for the benefit of the students and community. The project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. This facility will be multi-purpose and has the potential to generate revenue for the school/NMUSD. In these times of financial need, we should be embracing a safe and productive revenue resource such as this.

I am in full support and favor of the new facility.

Greg Redman
1821 Port Ashley Place
Newport Beach, CA 92660

From: Suzanne Gauntlett
To: [Newport- Mesa USD](#)
Subject: CDM Sports Complex - DEIR comment
Date: Thursday, March 16, 2017 5:21:12 PM

Dear NMUSD Board,

I think the best choice for the school site and which will serve the most students is the two field option with permanent lights.

Thank you,
Suzanne Gauntlett
5 Pelican Vista Drive
Newport Coast, CA 92657

From: Cathy Dean
To: [Newport- Mesa USD](#)
Subject: Full Support of CDM Stadium Project
Date: Sunday, March 19, 2017 9:19:01 PM
Importance: High

To Whom it May Concern:

I am in complete support of the proposed CDM stadium project as it was originally submitted. Given the number of kids that CDM supports, lighting is critical and necessary in order to provide staggered practices CDM needs.

I fully support the following original stadium plan

- * 1,000 seat stadium
- * restrooms
- * concession stand
- * storage
- * ticket booth
- * 2 turf fields
- * lighting

I've had three kids attend CDM, my youngest is a junior there now and plays lacrosse. We've had several injuries from the horrible conditions on the fields through football and lacrosse. I live in the Bluffs and am one neighbor who doesn't object to the additions. Please allow this project to move forward as planned.

Thank you for your consideration.

Catherine Dean
2702 Vista del Oro
Newport Beach, CA 92660

Current Student: Connor Dean

From: Rebecca Anderson
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 18, 2017 4:54:36 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Rebecca Anderson
Surterre Properties
949-433-1943

This email is intended solely for the person or entity to which it is addressed and may contain confidential or proprietary information. If you are not the named recipient, or you received this email in error, you are not authorized to copy, print, share, save, or rely upon this email; instead, please contact the sender immediately and delete this email and any attachments. Additionally, in accordance with applicable professional rules and regulations, please understand that any written advice contained in, forwarded with, or attached to this e-mail is not intended or written by the sender of this email to constitute, and must not be used as a substitute for, the advice of licensed engineers, lawyers and accountants.

From: Simone Oberreiter
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 17, 2017 9:23:42 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Stacy Gavin
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 17, 2017 7:11:18 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: John Gavin
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 17, 2017 6:58:32 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: David Klein
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 18, 2017 6:57:40 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

David Klein
Dkleinatl@att.net
404-790-5251



From: Patricia Chinnici [mailto:chinnici@trilliumgp.com]

Sent: Thursday, March 23, 2017 1:18 PM

To: Newport- Mesa USD

Subject: Corona del Mar Field Project

Dear NMUSD Board Members,

I wanted to take a moment to let you know that the CdM Field renovation has my full support. I am a parent of three children at Corona del Mar Middle School, all of whom are involved in sports and school activities.

This an extremely necessary upgrade to the facilities at CdMHS. I went to a Class D public school in Michigan with 55 people in my class (yes, I'm getting old) and our facilities had lights, bleachers, bathrooms and a full concession stand. Given the involvement of parents and students at CdM, I'm shocked that we don't have more up-to-date fields.

If you don't build a quality field with bathroom access, lights and appropriate seating on a school

campus...**where do you build it?** This is the only option for our youth and one that I hope you will support. Neighbor issues regarding lighting and noise can be adequately handled by time restrictions on the use of the fields.

Please approve a project that makes sense. Lighting, upgraded fields and bathroom facilities are a must.

Thank you,

Patricia Chinnici

949-632-0234

Mail to: Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

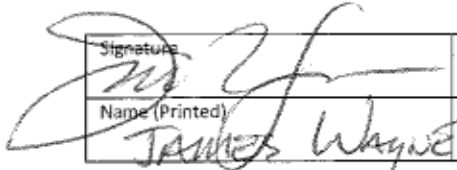
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature	Date 03/20/17
Name (Printed) James Wayne	Name (Printed)	Address 609 Seaward Rd. Corona Del Mar, CA 92625

From: Jim Wayne
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 20, 2017 3:43:18 PM
Attachments: [CDMHS new facility.pdf](#)

Dear NMUSD LEED AP Director,

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

This is long overdue. Issues have all been addressed and the school desperately needs it. See attached.

Long time CDMHS parents.

Thank You,

Jim and Gaylene Wayne
609 Seaward Road
Corona Del Mar, CA 92625
714-350-9696

From: murray Horton
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 20, 2017 3:24:26 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

With a school of quality of students and faculty that CDM HAS NOT TO HAVE the stadium and facilities that most schools in Southern California have is shocking and unacceptable. Lets take action now to bring us up to the standards that our students and the community deserve.

Murray Davis Horton

From: Jessica Rhee
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 2:17:42 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Jessica Rhee

From: Janel Flanigan
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 12:24:41 PM

To whom it may concern,

My son, a junior at Corona Del Mar High School, is soccer and football player. As a result of the very bad sports fields he has suffered multiple injuries his doctors and physical therapist have both confirmed the injury to his ankle is because of the bad fields at CDMHS. In a community where we pay the highest property taxes we have the WORST fields in the school district - why are we being punished and our kids being injured?

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,

Janel Flanigan

From: Tracy Teteak
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Sunday, March 12, 2017 12:18:55 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you and as a resident of The Bluffs on Vista Entrada I think there is a small, vocal minority who oppose this project and it is a shame.

From: GABRIELA GILBERT
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 3:37:17 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

sent from my iphone

From: Smith, Bob @ Newport Beach
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 3:10:16 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you!

Bob Smith
CBRE | Executive Vice President
Office: (949) 725-8527
Cell: (949) 584-4769

From: Dina M.
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 2:00:50 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

CDM deserves better quality fields and upgraded facilities. We pay premium tax dollars to live in this area and have our kids attend NMUSD yet our facilities don't compare to many other districts. Lighting is essential and needs to be part of the plan.

Thank you,
Dina Metcalf

Sent from my iPhone

From: Hansen, Gregory
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 10:30:50 AM

To whom it may concern,

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

We have two daughters at Harbor View Elementary and would love to have a nice stadium there when they go to that school! It will definitely be a great thing for the kids and sports program.

Greg Hansen
949-395-2788

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From: Edrie D
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 10:27:32 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Karin Lombardo
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 10:11:17 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. This is a must for our community and students. For such an "affluent" area, our facilities do not do us justice.

Karin Lombardo
949.933.5451

From: Ceci St.Geme
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 9:11:40 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Corona del Mar has some of the worst athletic fields in Orange County and is one of the only highschools without a stadium...even with a State Championship Football program. In addition these facilities are used by both a junior high and high school on campus.

From: Tay Sandoz
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 8:42:33 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Tay Sandoz

6 Chatelaine

Newport Coast, CA 92657

From: patricia rodewald
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 8:27:06 AM
Attachments: [PastedGraphic-9.tiff](#)

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

triciarodewald@gmail.com | [@triciarodewald](#) | www.linkedin.com/in/triciarodewald

From: Greg Bartz
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 8:13:36 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. The student athletes of our community deserve far better than the embarrassment that exists today!! Thank you.

Sent from Greg's iPhone

From: christine jen
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 8:12:06 AM
Importance: Low

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sincerely,
Christine jen

From: Cayson Fincher
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 8:04:52 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Students deserve a safe environment to play and prepare for their future. The current Fields at CdM are hazardous and promote injury.

From: CARLA Fincher
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 7:34:45 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Dan Boaz
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 7:19:51 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank You,

Dan Boaz
President | CEO | [AirFreight.com](#)
1-800-Air-Freight
4000 MacArthur Blvd.
Suite 600 – East Tower
Newport Beach, CA 92660
(800) 713-1000 **Toll Free**
(323) 284-7070 **Direct**
[www.AirFreight.com](#)
[Dan@AirFreight.com](#)

From: Jennifer Spotts
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 7:09:31 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Jennifer Spotts

From: tim wilson
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 7:07:04 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Tim Wilson

From: John Lucarelli
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 6:47:58 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

John Lucarelli

From: Victor & Natalie
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Saturday, March 11, 2017 6:23:30 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Jillian Forrester
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 9:47:05 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you!

Jillian Forrester

1506 Sandcastle drive

Corona Del Mar

CDM Daughters Olivia(10th grade)

And Samantha (7th grade)

Sent from Jillian's iPhone

From: Scott Tomlinson
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 8:50:18 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Ryan Taylor
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 8:25:53 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Ryan Taylor
RyanDeanTaylor@gmail.com
949-303-8396

Sent from my iPhone

From: B. Zanck
To: [Newport- Mesa USD](#)
Subject: CDM turf field and mini stadium
Date: Friday, March 10, 2017 8:07:16 PM

To Whom it may concern;

Please support the new AstroTurf fields, small seating and lighting at CDM high school. My son is an athlete that comes home with filthy clothes, polluted lungs and risks breaking his lower extremities daily due to the awful field conditions at CDM HS. I pay my taxes and understand that we are a "donner" HS and do not get our fair share of our money back to our classrooms.

Barry E. Zanck

Barry E. Zanck (like "Bank") President
Americap Direct Funding
Residential/Commercial lending
1201 Dove Suite 570
Newport Beach, CA 92660
(949)769-6570 www.americapdirect.com
CA DRE #01082108 NMLS #243592

From: Joe Stefano
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 7:33:39 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Joe Stefano
714.337.4484 cell

Sent from my iPhone

From: Peter Cordes
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Friday, March 10, 2017 6:36:02 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Best regards,

Peter Cordes
4600 Dorchester Rd.
Corona Del Mar, CA 92625



From: Lars H [<mailto:lars@exelor.com>]

Sent: Monday, March 13, 2017 8:29 AM

To: Newport- Mesa USD

Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Lars Hellgren
300 Avenida carlos
Newport Beach, CA 92660
949-219-0828

Attention: Ara K. Zareczny, LEED AP Director
 Newport-Mesa Unified School District
 Facilities Development Planning and Design
 2985 Bear Street, Bldg. E Costa Mesa, California 92626

Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District

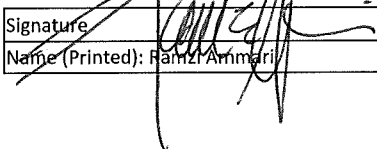
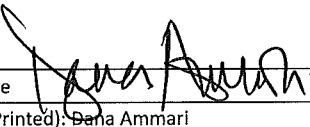
Please incorporate our comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

1. **Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
2. **Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
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5. **Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
6. **Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
7. **Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
8. **Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

1. **Seating increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000.** This project mitigated every objection, and in fairness, seating must be increased for functionality.
2. **Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth.** Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature 	Date: March 10, 2017
Name (Printed): Rami Ammari	Name (Printed): Dana Ammari	Address: 6 Seyne, Newport Coast, CA 92657.

From: Ramzi Ammari
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 12:21:48 PM
Attachments: [CDM Sports Field Project.pdf](#)

In response to the EIR on the proposed CDM sports field project, please find attached comments in favor of approving the project as proposed.
Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Regards
Ramzi & Dana Ammari
6 Seyne, Newport Coast, CA 92657

From: McRae, Joe
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 11:07:47 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Amy Bolt
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 10:55:04 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you,
Amy Bolt

From: Tracy P
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 10:19:45 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Jef Pene

From: Tracy P
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 10:18:33 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Tracy Pene

From: Shelley Hoff
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 10:03:50 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Thank you!!

Shelley Hoff

Parent and teacher in the district

From: Jay Gooding
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 9:41:51 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Regards,

Jay Gooding

From: Marianne Perkins
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Tuesday, March 14, 2017 5:00:30 PM

To whom this may concern,

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating. Our school is in desperate need of these improvements, and by upgrading and improving the local school facilities, this always helps the surrounding property values within the school boundaries.

Sincerely,
M. Perkins

From: TJ
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 9:13:08 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPhone

From: Alyssa Millman White
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 9:02:17 AM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Sabrina Newton
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 5:45:36 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

-Sabrina Newton

Sent from my iPhone

From: John Turner
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 5:42:03 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPad

From: sally2sun@aol.com
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 13, 2017 5:41:11 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Sent from my iPad

From: Charlotte Horton
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 20, 2017 3:12:25 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Charlotte C. Horton

Sent from my iPhone

From: Charles Wilcox
To: [Newport- Mesa USD](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 20, 2017 12:08:49 PM

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

Respectfully submitted,

**Charles S. Wilcox, Ph.D., M.P.A., M.B.A.

Executive Director

Pharmacology Research Institute

Encino ~ Los Alamitos ~ Newport Beach

www.priresearch.com



**CDM Parent

From: Jay Torgelson
To: [Newport- Mesa USD](#)
Subject: [CAUTION: POSSIBLE SPAM] Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Monday, March 20, 2017 8:07:23 PM
Importance: Low

Please approve a project that replaces the obsolete facilities with upgraded fields, permanent lighting, bathrooms, and appropriate seating.

From: Marshaleen Keith
To: [Newport- Mesa USD](#)
Cc: lukecketh@yahoo.com
Subject: CdM Sports Field Project
Date: Monday, March 20, 2017 7:01:55 PM
Attachments: [CdM Stadium letter 1.pdf](#)

To Whom it May Concern,

Attached please find our signed letter in support of approval of the CdM Sports Field Project. Our oldest son is a 7th grader at CdMMS and our younger son is a 5th grader at Lincoln Elementary School.

We support the proposed improvements and want our voice to be heard on this matter as such.

Sincerely,

Luke & Marshaleen Keith

The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

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2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Again, please consider the above changes as a positive change for NMUSD.
Go CDM! Go Seakings!

Thank you,

Edie Denning
7 Boardwalk
Newport Beach, CA 92660

From: Dan Byers
To: [Newport- Mesa USD](#)
Subject: CDM Middle & High School Sports Field
Date: Tuesday, March 21, 2017 3:20:08 PM
Attachments: [ATT00001.txt](#)

Please install lighting & bleachers at CDM as it would provide a much needed service in our community.

Please see attached letter.

Thank you

Dan Byers

From: Tiffanie Foster
To: [Newport- Mesa USD](#)
Subject: CDM Sports Field EIR
Date: Wednesday, March 22, 2017 4:13:12 PM

To Whom It May Concern:

My daughters will be attending CDM over the next 7 years and my family has a vested interest in a dynamic CDM campus.

I am writing because I am concerned that the draft EIR prepared for the CDM sports field project is inadequate and fails to incorporate several significant comments from members of the CDM community that mitigate and/or modify certain environmental impacts and mitigations identified in the draft EIR.

They are as follows:

- **Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
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- **Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than [8pm](#) except on game nights, in which case, is [10pm](#) some Fridays and Saturdays.
- **Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
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2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Thank you for your time and consideration. We look forward to a campus that brings together a sense of community and school spirit.

Tiffanie Foster

1935 Port Cardiff, Newport Beach, CA 92660

Sent from my iPhone

From: Foster, Mark
To: [Newport- Mesa USD](#)
Cc: [Foster, Mark](#)
Subject: Comments on Final Environmental Impact Report-CDM Sports Field Project
Date: Wednesday, March 22, 2017 2:41:31 PM
Attachments: [image001.png](#)

Ladies and Gentlemen:

My two daughters will be attending CDM over the next 7 years and my family as a vested interest in a vibrant CDM campus. I am also a real estate attorney with deep roots in the Newport Beach community.

I am writing because I am concerned that the draft EIR prepared for the CDM sports field project is inadequate and fails to incorporate several significant comments from members of the CDM community that mitigate and/or modify certain environmental impacts and mitigations identified in the draft EIR.

They are as follows:

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2. Building: Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Thank you for your consideration of these comments and welcome the opportunity to clarify or provide further comment

/s/ Mark E. Foster, 1935 Port Cardiff, Newport Beach, CA 92660

Mark Foster
Snell & Wilmer L.L.P.
600 Anton Boulevard, Suite 1400
Costa Mesa, California 92626
714.427.7435 (direct) | 714.427.7000 (main)
714.427.7799 (facsimile)
mfoster@swlaw.com www.swlaw.com



Denver, Las Vegas, Los Angeles, Los Cabos, **Orange County**, Phoenix, Reno, Salt Lake City, Tucson

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Mail to:
Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

Email to:
(Hint: take a picture
with your smartphone
and email it from
there!)
feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

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Signature <i>Marshaleen Keith</i>	Signature <i>Luke Keith</i>	Date 3/11/17
Name (Printed) Marshaleen Keith	Name (Printed) Luke Keith	Address 835 Amigos Way #17 Newport Beach, CA 92660
<i>cdm Parents</i>		

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
21985 Bear Street, Bldg. E
Costa Mesa, California 92626

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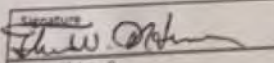
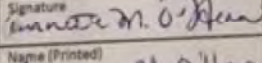
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Signature 	Signature 	Date 3-12-2017
Name (Printed) Thomas W. O'Hearn	Name (Printed) Annette M. O'Hearn	Address 712 MANABOR DR CORONA DEL MAR CA 92625

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017**Mail to:**

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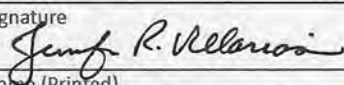

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Signature 	Signature 	Date March 10, 2017
Name (Printed) Jenny Villanosa	Name (Printed) Wealthy Villanosa	Address 43 Via Amanti N.C. CA 92657

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR

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**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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4 out of 6 Residents are over 18 casting vote
 2 out of 6 Residents are under 18

Signature <i>Lauren Mulvaney</i>	Signature <i>Brian Mulvaney</i>	Date 3/10/17
Name (Printed) Lauren Mulvaney	Name (Printed) Brian Mulvaney	Address 912 Ceras Place

Kyle
Kenneth

Kyle Mulvaney

Katharine & Kennedy Mulvaney
 B4-248 KENDALL MULVANEY

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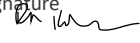
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- Field availability-will only be adequate for staggered practices if permanent lights are included. 2 turf fields improves quality of fields but does nothing to increase the number of existing fields.

Signature 	Signature 	Date March 10, 2017
Name (Printed) Ruth Kobayashi	Name (Printed) Don Kobayashi	Address 1416 Newporter Way Newport Beach, CA 92660

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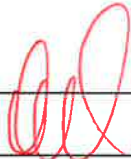
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Signature 	Signature	Date <i>3/10/17</i>
Name (Printed) <i>DAVID A. BEARD</i>	Name (Printed)	Address <i>415 AVOCADO AVENUE, CDM, CA</i>

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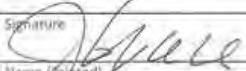
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Signature 	Signature	Date 3.10.17
Name (Printed) JANICE GRACE	Name (Printed)	Address 2007 PORT CARIDIFF PL 92660

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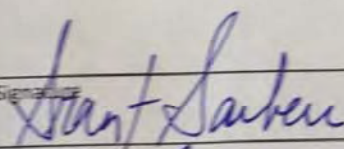
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Name (Printed) GRANT GARBERS	Name (Printed)	Address 4-JARDEN, NEWPORT COAST, CA 92667

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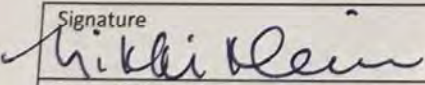
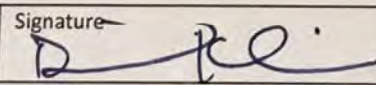
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Name (Printed) Nikki Klein	Name (Printed) David Klein	Address 1939 Port Locksleigh Pl NB, CA 92660

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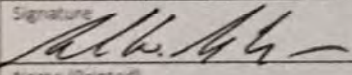
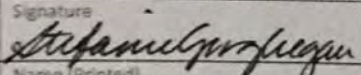
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Name (Printed) Michael Geaghogan	Name (Printed) Stefanie Geaghogan	Address 1842 Port Renwick, NB 92660

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Signature <i>Nancy Sargent</i>	Signature	Date <i>3/10/2017</i>
Name (Printed) <i>Tracy Sargent</i>	Name (Printed)	Address <i>1620 Arch Bay Drive Newport Beach CA 92660</i>

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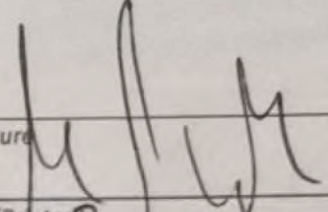
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Signature 	Signature	Date 3-10-17
Name (Printed) Peter Brosch	Name (Printed)	Address 2404 Vista Dorado

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Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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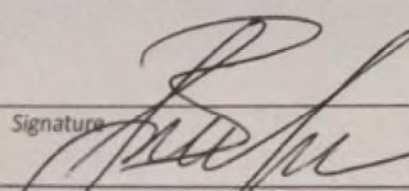
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Signature 	Signature	Date 3-10-17
Name (Printed) IRINA BARANOVA	Name (Printed)	Address 2104 VISTA DORADO NPO

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Ara K. Zareczny
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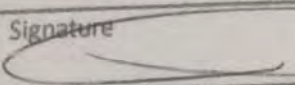
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Signature 	Signature Kara Pitkin	Date 3/10/2017
Name (Printed) JASON PITKIN	Name (Printed) KARA PITKIN	Address 429 Heliotrope Ave C.M., CA 92625

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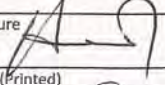
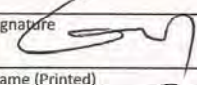
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Signature 	Signature 	Date 13 Mar. 2017
Name (Printed) Harun Engal	Name (Printed) Gerald Engal	Address 415 White Cap Ln. Newport Coast 92657 CA

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 Ara K. Zareczny
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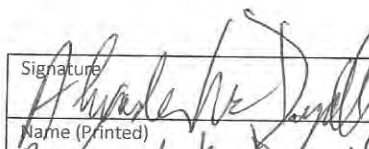
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Signature 	Signature	Date 3/11/17
Name (Printed) Alexander Noriega	Name (Printed)	Address 4213 Mariposa Ave., CDM 92625

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	Signature	Date
Lore Swatsek	Name (printed)	3/12/17
	Address	

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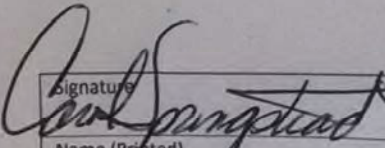
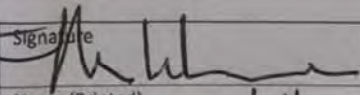
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Signature 	Signature 	Date 3-11-2017
Name (Printed) CAROL SPRUNGSTEAD	Name (Printed) MARVIN Willson	Address 10 Hermitage Lane N.B., CA 92660

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 Ana R. Zermeno
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Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Date: 3/10/17
Name (Printed): JEFF CYR	Name (Printed): Melvire Cyr	Address: 1939 Port Carney
		Newport Beach CA 92660

[Signature]
 Libiana Cyr

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Signature <i>Amy Kaplan</i>	Signature	Date <i>3/13/17</i>
Name (Printed) <i>Amy Kaplan</i>	Name (Printed)	Address <i>63 Old Course Drive, Newport Beach 92660</i>

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

Mail to:

OR

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DD219

feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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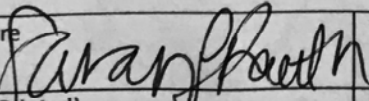
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Thank you!

Signature 	Signature	Date 3/13/17
Name (Printed) Sarah Rauth	Name (Printed)	Address 1903 Port Weybridge Plac NB, CA 92660

B4-263

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Signature <i>Kelli Hamilton</i>	Signature <i>[Signature]</i>	Date <i>3/13/17</i>
Name (Printed) <i>Kelli Hamilton</i>	Name (Printed) <i>John Hamilton</i>	Address <i>1836 Port Stanhope P Newport Beach, CA 92660</i>

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

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Name (Printed) JEFF TAYLOR	Name (Printed)	Address 60 VICTORIA, NB 92660

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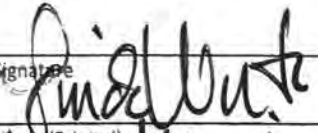

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Name (Printed) Linda Wirtz	Name (Printed) David Wirtz	Address 20 Vincennes Newport Coast CA 92657

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Signature <i>Jennifer Buckley</i>	Signature <i>Tim Buckley</i>	Date 3/14/2017
Name (Printed) Jennifer Buckley	Name (Printed) Tim Buckley	Address 37 Del Mar Newport Coast, CA

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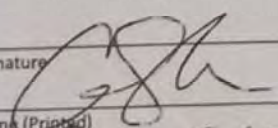
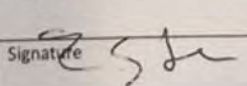
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Name (Printed) CECILIA ST GENE	Name (Printed) ED ST GENE	Address 1795 PORT CARLOW Newport Beach, CA 92660

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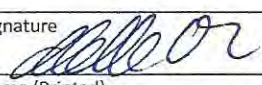
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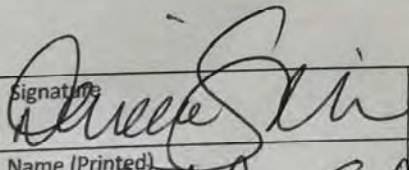
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Signature 	Signature	Date March 14, 2017
Name (Printed) DANETA SANADIKI	Name (Printed) DANETA SANADIKI	Address 17 DARTMOUTH NEWPORT BEACH, CA 92660

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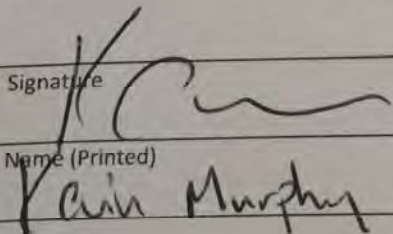
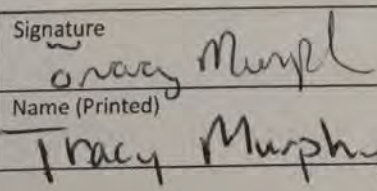
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Signature 	Signature 	Date March 14 th 2017.
Name (Printed) Karin Murphy	Name (Printed) Tracy Murphy	Address 1801 Port Sheffield Place Newport Beach CA. 92664

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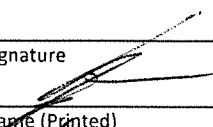
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Name (Printed) Don Fensinger	Name (Printed)	Address 1428 Newporter Way Newport Beach 92660

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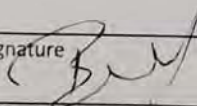
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Name (Printed) JOHN GARBUTT	Name (Printed)	Address 1900 Port Cardiff Newport Beach CA 92660

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Name (Printed) PAUL O KING	Name (Printed)	Address 2021 CAROB ST. NB 92660

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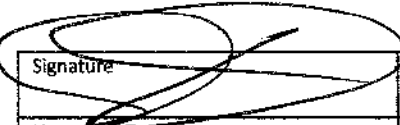
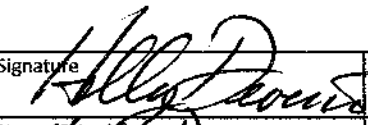
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Name (Printed) <u>Don Devman</u>	Name (Printed) <u>Holly Devman</u>	Address <u>1967 Port Nelson, NB</u>

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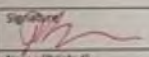
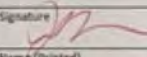
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Name (Printed) Joe Rosenblatt	Name (Printed) Joe Rosenblatt	Address 509 Avenida Lorenzo Newport Beach, CA 92660

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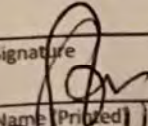
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Name (Printed) NIDA Hashimi	Name (Printed) Steve Hashimi	Address 1059 Paf Kimberly Rd N. B Ca 92660

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Signature	Date
<i>Jillian Anne Galt</i>	3/14/2017
Name (Printed)	Address
Jillian Anne Galt	1788 Port Tiffin Cr.
Jillian A Galt	Newport Beach, CA
	92660

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Name (Printed) Gina Polny	Name (Printed)	Address 2658 Vista Ornada, NB 92660

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Mail to: Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR

Email to:
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 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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Signature 	Signature	Date <u>3-14-17</u>
Name (Printed) <u>Kim Cohen</u>	Name (Printed)	Address <u>24 Whitesands dr</u> <u>Newport Coast</u> <u>CA 92657</u>

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Name (Printed) MELINDA DEVERE	Name (Printed) BRIAN DEVERE	Address 1845 PORT RENWICK RD. NEWPORT BEACH

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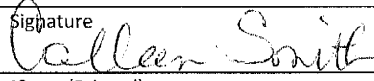
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Name (Printed) Colleen Smith	Name (Printed)	Address 1500 Valencia NB, CA 92660

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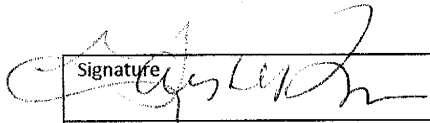
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Signature 	Signature	Date 3-15-17
Name (Printed) Gayle Rogers	Name (Printed)	Address 2625 W. Orion Ave. #1 SA, CA

92704



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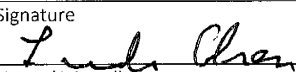
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Name (Printed) Robert Getter	Name (Printed) Linda Chen	Address 2607 Windover, Corona del Mar

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Signature <i>Norma Apodaca</i>	Signature	Date 3-16-17
Name (Printed) Norma Apodaca	Name (Printed)	Address 612 San Joaquin Plaza NB 92660

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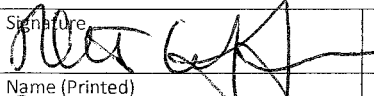
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Name (Printed) ROBERT WAINWRIGHT	Name (Printed)	Address 2001 POORE Chelsea NEWPORT BEACH CA 92660

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Signature <i>Annette Loscialpo</i>	Signature	Date <i>3/15/2017</i>
Name (Printed) <i>A Loscialpo</i>	Name (Printed)	Address <i>16791 Baruna Lane Huntington Beach CA 92649</i>

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Signature Rick Fellen	Signature	Date 3/16/2017
Name (Printed) R Fellen	Name (Printed)	Address 6771 Pimlico Circle Hunt Beach CA 92648

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

Email to:
(Hint: take a picture with your smartphone and email it from there) feedback@nmusd.us

Comments Regarding Draft Environmental Impact Report, February 2017 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT Newport-Mesa Unified School District

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Signature 	Signature 	Date 3/16/2017
Name (Printed) Lauren Damron	Name (Printed)	Address 6771 Pimlico Circle HB CA 92648

DD246
community to have a better facility. All will enjoy it and it will enhance value as families want
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to move into areas where school have SAFE facilities

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT**

and good spectator ~~access~~ **Newport-Mesa Unified School District**
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other cannot watch my boys play H.S. sports since she cannot climb rickety unstable bleachers.

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grandmothers & grandfathers & hell should have a comfortable access
to be a spectator. Sports, spectators and community all GREAT THINGS.

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Signature <i>Jill A. Manly</i>	Signature <i>John C. Manly</i>	Date 3.12.2017
Name (Printed) Jill A. Manly	Name (Printed) JOHN C. Manly	Address 2612 Mesa Dr. N.B.

Please turn
B4-290
OVER
92660
AS

Dear ~~Decision~~ Decision Makers

I believe supporting our children is the most important thing a community can do.

By not moving forward or limiting this project, what are you telling our children? "You are not worth it?" Let's send a different message. ~~They~~ ^{Kids, you} deserve our support as you work hard in school, on the field and on the track. We will give you the best we can to compete in class, on the track or on the field. We believe in you, in our future.

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

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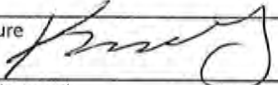
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Signature 	Signature	Date 03/15/2017
Name (Printed) Karine Parry	Name (Printed)	Address 32731 Pointe Sutton Apt. B Dana Point, CA 92629

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Newport-Mesa Unified School District
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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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Signature <i>Cynthia West</i>	Signature	Date 3/15/17
Name (Printed) Cynthia West	Name (Printed)	Address 8 Pavona Newport Coast

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Signature <i>Sydney McKeown</i>	Signature	Date <i>3-15-17</i>
Name (Printed) <i>Sydney McKeown</i>	Name (Printed)	Address <i>2918 Alta Vista Dr Newport Beach, Ca 92660</i>

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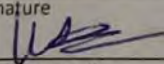
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Signature 	Signature	Date 3-15-17
Name (Printed) William McKeown	Name (Printed)	Address 2918 Alta Vista Dr Newport Beach, Ca 92660

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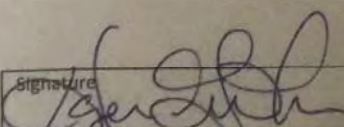
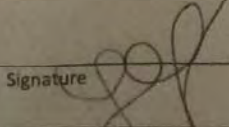
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Signature 	Signature 	Date 3/13/17
Name (Printed) PAUL HAGEN	Name (Printed) Paul Hagen	Address 22 REGENTS, NB CA 92660

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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

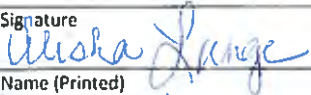
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature	Date 3/15/17
Name (Printed) ALISHA LANGE	Name (Printed)	Address 16 ROCKY POINT RD. CDM 92625

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Newport Mesa Unified School District
 Attn: E. Stearns
 1200 Air Avenue, Section 10000000
 Planning and Design
 1200 Air Avenue, Box 1
 Costa Mesa, California 92626

OR

Email to:
 stearns@nmsu.org
 stearns@nmsu.org
 stearns@nmsu.org

Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS HALL PROJECT
Newport Mesa Unified School District

Please incorporate (insert) comment below into the final Environmental Impact Report concerning the project located at Corona Del Mar Middle and High School Sports Hall Project.

1. **Noise.** The noise level in Table 3-2, Section 3.2 should also be improved if the current existing traffic is increased.
2. **Lighting.** The lighting as proposed in Table 3-2, Section 3.2. If for the use of permanent for foot path is appropriate based upon analysis in the EIR, which proves that with outdoor landscaping, the lighting should be for use that light.
3. **Nighttime Use.** The limitations on night use of the facility as described in Table 3-2 are acceptable, but note that there is no restriction on game nights, or other events (concerts and activities).
4. **Traffic.** The traffic mitigation efforts, Table 3-2, Section 3.2.1 are acceptable, including existing landscaping.
5. **Parking.** Newport Mesa parking lots are not off street parking spaces for those cars used for parking purposes. The proposed 1,000 car spaces would require 100 spaces, as the existing 100 car spaces parking spaces are adequate. Improving parking spaces resulting from 1,000 students, teachers and administrators, sometimes fairly used as a comparison for nighttime use.
6. **Cost.** The District meeting over the facility to offset increased transportation expenses is acceptable, as long as such efforts are limited within the mitigation efforts in Table 3-2.
7. **Impaired Safety.** Comments of this project stated that it will adversely affect road safety, which is a matter of concern. There is no such concern that it would affect safety which subsequently causes the needs of the community with with road safety, and that would be the problem as that would be a safety concern.
8. **Mitigation.** If the 1,000 cars in building that project, it is directly related to creating a facility with large parking capacity. Most of the problem would be increased by keeping the parking capacity, as is. (Cost) District will not parking capacity be increased to return to the original scope of project. Instead of keeping parking at current capacity, the city should affect a fair parking on parking capacity, including a balance of the current 100 and the proposed 1,000, available to use of the space to accommodate needs for facility facilities.

In addition, please incorporate the comments below into the final EIR.

Proposed Mitigation to the EIR: The city reasonably alternative would be the EIR as a 1.4.1 Community Plan Alternative 1. That would be the proposed capacity and permanent light, noise) with the following changes:

1. **Reducing increased noise impact capacity of EIR to a comparison that light that difference between current and the proposed 1,000. The current transportation expenses, and in terms, noise, since the increase for facilities.**
2. **Reducing.** Reducing the 1,000 cars that building that would increase noise, storage, alternative would increase safety. Reduced facilities that would use facility with noise, as that would be a safety concern.

[Signature] [Signature] [Signature]
 Ridge Anderson Chris Anderson J. Stearns et al. 10/16/16

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR

Email to:
 (Hint: take a picture
 with your smartphone
 and email it from
 there) feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

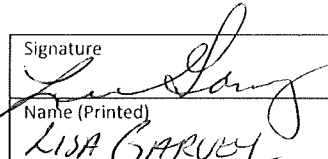
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature	Date 3/15/2017
Name (Printed) LISA GARVEY	Name (Printed)	Address 725 DOMINGO DR #2, NB 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
 Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR

Email to:
 (Hint: take a picture
 with your smartphone
 and email it from
 there) feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
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- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

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Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature <i>Vas Ewert</i>	Signature	Date <i>3/14/17</i>
Name (Printed) <i>VAS EWERT</i>	Name (Printed)	Address <i>37 SEA TERRACE Newport Coast, CA 92657</i>

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
 Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

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 and email it from
 there) feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

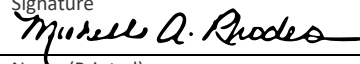
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature	Date 03-15-2017
Name (Printed) Michelle A. Rhodes	Name (Printed)	Address 17 Pelican Crest Dr., Newport Coast, CA 92657

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
Newport-Mesa Unified School District
Attn: S. Zaritsky
2020 AF Director, Facilities Development
Planning and Design
2980 West Street, Bldg. 2
Costa Mesa, California 92626

OR

Email to:
Send color photos
with your comments
and email return
address
fletcher@nmsud.org

**Comments Regarding Draft Environmental Impact Report, February 2017
CONCERNING: MAA MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

Please incorporate below comments into the Final Environmental Impact Report concerning the proposed Central
del Mar Middle and High School Sports Field Project.

1. **Notes.** The record will be Table 1-1, Section 1.1 should only be required if the current seating of 664 is increased.
2. **Lighting.** The lighting as mitigated in Table 1-1, Section 1.2.1 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
3. **Nighttime Use.** The limitations on night use of the facility as described in Table 1-1 are acceptable - not later than 10pm except on game nights, in which case, to 10pm some Fridays and Saturdays.
4. **Traffic.** The traffic mitigation efforts, Table 1-1, Section 1.3-1 are acceptable - negotiating nearby streetlight timing.
5. **Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000 seat theater capacity would require 334 spaces, as the existing 193 campus parking spaces are adequate. Daytime parking problems resulting from 2,000+ students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
6. **Cost.** The District setting out the facility to affect increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
7. **Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is no such guess that a modern facility which adequately serves the needs of the school community will add to real estate values, and (and) support this project as (and) believe it will enhance values.
8. **Alternatives.** Of the 3 alternatives in building this project, it is directly related to creating a facility with larger seating capacity. Most of the practices would be eliminated by keeping the seating capacity as is. (and) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives to the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.1.1.1 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

1. **Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
2. **Building.** Keeping the 1,000 square foot building that would house restrooms, storage, concession stand, and ticket booth. Without concessions and storage, our facility will remain as functionally obsolete as it has been for years.

Mark Spinnen *Joseph Thon* *3-14-17*
Mark Spinnen, Engineer, Mark Spinnen, Engineer, Mark Spinnen, Engineer
Manner 2001 Bamboo St., NE 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR

Email to:
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**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

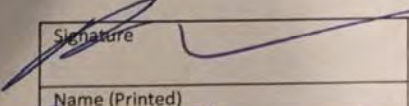
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
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- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
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- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature	Date 3/15/17
Name (Printed) Becky Charawate	Name (Printed)	Address 35 Marble Sands, Newport Beach 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Newport-Mesa Unified School District

Ara K. Zareczny

Mail to:

LEED AP Director, Facilities Development

Planning and Design

2985 Bear Street, Bldg. E

Costa Mesa, California 92626

OR**Email to:**(Hint: take a picture
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Comments Regarding Draft Environmental Impact Report, February 2017**CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT****Newport-Mesa Unified School District**

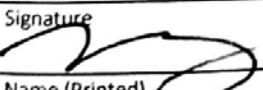

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Signature 	Signature 	Date 3/16/17
Name (Printed) Mollie Rosing	Name (Printed) James Rosing	Address 1461 Port Trinity Place
CDMHS '93	CDMHS '93	Newport Beach 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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and email it from
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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

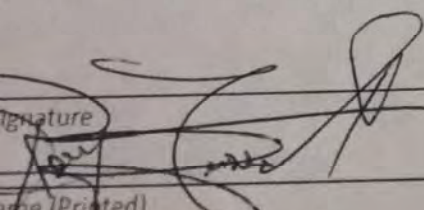
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	Signature	Date 3/15/17
ROY F HAGG	Name (Printed)	Address 26423 VERDUGO, MISSION VIEJO, CA. 9

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Mail to:
Newport-Mesa Unified School District
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LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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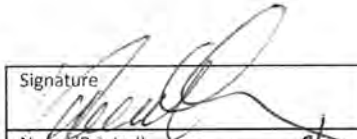
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Signature 	Signature	Date 3/15/17
Name (Printed) Vincent White	Name (Printed)	Address 12170 Glines Ct, Ntn CA 92782

While I don't live in the Newport Mesa school district, I regularly train at the site with Cal Coast Track Club and have coached the running programs for a school that competes with CdM at the site.

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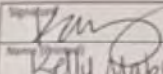
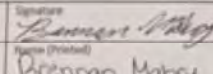
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Name (Printed) Kelly Mabry	Name (Printed) Brennan Mabry	Address 620 Begonia Avenue, Corona Del Mar, CA 92625

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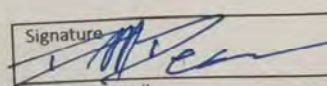
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Name (Printed) <u>Derek Dean</u>	Name (Printed)	Address <u>1219 Vista Huerta</u> <u>Newport Beach 92660</u>

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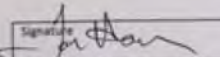
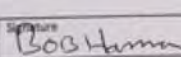
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Signature 	Signature 	Date 3-16-17
Name (Printed) Tara Hanna	Name (Printed) Bob Hanna	Address 11020 PAZ NB 92662

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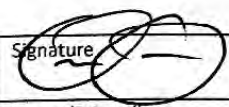

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Name (Printed) Orlina Owens	Name (Printed) Michael Owens	Address 18 Ronsard, Newport Coast 92657

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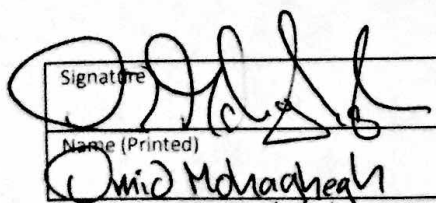
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Name (Printed) Amir Mohadjer	Name (Printed)	Address 3 Syreline, Newport-Cost 92657

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Signature <i>Brittany Vander Kaay</i>	Signature	Date 3/16/17
Name (Printed) Brittany Vander Kaay	Name (Printed)	Address 154 Quet Bay Ln Costa Mesa 92627

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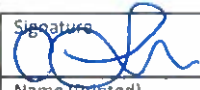
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Name (Printed) CHRISTINE LEWIS	Name (Printed)	Address 6 SAWGRASS DR., NEWPORT BEACH, CA 92660

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**Comments Regarding Draft Environmental Impact Report, February 2017
 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
 Newport-Mesa Unified School District**

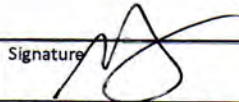
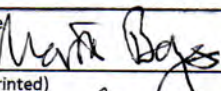
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Signature 	Signature 	Date 3/16/17
Name (Printed) CONRAD BOYSE	Name (Printed) MARIA BOYSE	Address 25 PEPPERTREE, NEWPORT BEACH CA 92660.

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

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 Ara K. Zareczny
 LEED AP Director, Facilities Development
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 2985 Bear Street, Bldg. E
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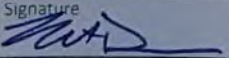
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Signature 	Signature	Date 03/16/17
Name (Printed) Mark Duss	Name (Printed)	Address 2220 Altavista, NB, CA

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
Mail to: Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

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Signature <i>Eve Lowey</i>	Signature <i>Eric Lowey</i>	Date <i>3/15/2017</i>
Name (Printed) <i>Eve Lowey</i>	Name (Printed) <i>Eric Lowey</i>	Address <i>470 Vista Trucha Newport Beach 92660</i>

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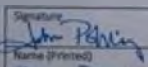
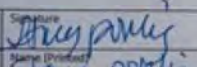
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Name (Printed) JOHN POTTING	Name (Printed) STACEY POTTING	Address 30 MARBLE CANYON NEWPORT BEACH 92660

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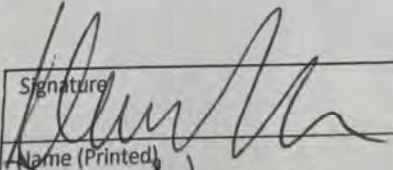
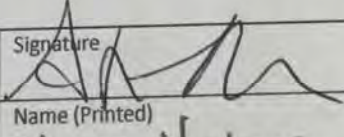
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Name (Printed) Dana Neiger	Name (Printed) Steve Neiger	Address 2 Sherwood, 92660

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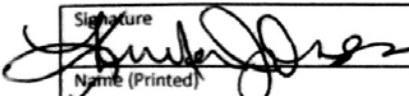
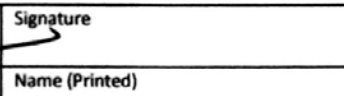
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Signature 	Signature 	Date March 16, 2017
Name (Printed) Arlene Johnson	Name (Printed) Arlene Johnson	Address 617 Peregina Ave CDM 92625

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Signature <i>Janine McDonald</i>	Signature	Date 3-16-17
Name (Printed) Janine McDonald	Name (Printed)	Address 1219 Sand Key, CDM 92625

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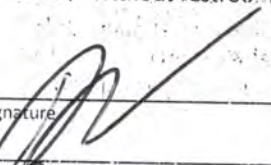
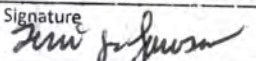
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Name (Printed) JAMES LARSON	Name (Printed) TERRI LAWSON	Address 1972 PORT MASON PLACE NM, CA 92660

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Signature 	Signature 	Date 3.16.17
Name (Printed) Nancy Gadol	Name (Printed) Bryan Gadol	Address 1954 Port Seabourne Way, NB 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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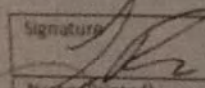
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Signature 	Signature	Date 3/16/17
Name (Printed) TERRENCE REID	Name (Printed)	Address 2540 PARK NEWPORT, NEWPORT BEACH, CA

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Signature <i>Allison Haight</i>	Signature	Date 3/16/17
Name (Printed) Allison Haight	Name (Printed)	Address 37 Via Amanti Newport Coast 92657

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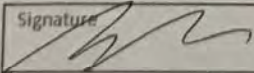
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Name (Printed) Garry Glessing	Name (Printed)	Address

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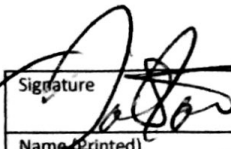
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Name (Printed) THOMAS STOWELL	Name (Printed)	Address 677 BEGNIA AVE CDM

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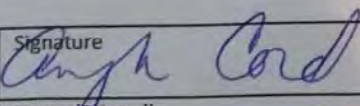
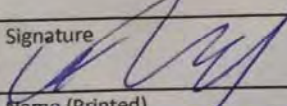
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Signature 	Signature 	Date 3-15-2017
Name (Printed) Angela Cord	Name (Printed) Bill Cord	Address 512 Seaward Rd. COM 92625

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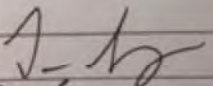
Public Input. NMUSD failed to obtain proportionate community input and as such, the DEIR scaled down the project so 6 of the 9 objectives have been eliminated. Parents never received direct communication that comments had to be in writing, so we didn't know our kids' needs were not considered in the DEIR. I have been told by school staff over the course of this process that becoming involved might risk disturbing negotiations unseen by the public - in direct conflict with the purpose of the community input phase of the DEIR. The lack of support for the project in the DEIR seems directly related, as does the failure to directly communicate details of the process to CDM parents. This calls into question its legitimacy. On March 16, 180 signed letters from supporters of the project that have been signed in the last 3 days were hand-delivered, proving that had supporters given proper notice, they would have been far more visible and active in this process.

Before the Final Environmental Impact Report, I ask that NMUSD observe the intended purpose of the community input phase by obtaining legitimate input from the general community so it reflects the needs of the larger general population rather than as it does currently, the sentiments of a minute portion of the community affected by the project.

Permanent Lighting. Without lighting, staggered practices will not be possible so kids would still have to use off-campus fields. One of the main objectives of this project was to eliminate the use of offsite fields for the safety of the athletes. The use of permanent, high-tech 80-foot poles is the only viable alternative, as lower lights create more glare to neighboring homes because of the angle at which they would need to point, and the management of portable lights is untenable.

Portable lighting is not a viable option because

- a) **Noise**-they run on extremely loud gas-operated generators (think gas-powered compressors or lawn blowers), making coaching impossible and the noise would certainly be objectionable to neighbors;
- b) **Glare**-the lights would be pointed horizontally, impairing athletes' vision and flooding to neighboring properties;
- c) **Safety**-there is a question of safety in filling gas-powered equipment with fuel near children at practice; and
- d) **Cost & Management**-the cost of leasing, repair, and maintenance and the manpower to manage portable lighting; aside from the fact that operating them would take valuable coaching time away from the athletes.

Signature	Address
	21 Landport
Name (Printed)	Newport Bch, CA 92660
Date	
3/17/17	

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Name (Printed) Charles Ry	Name (Printed)	Address 1037 Port Wheeler

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<i>[Signature]</i>	3-17-17
RICHARD VANDER KARY	MARY LEE VANDER KARY
	4600 COVE RD N.B. 92660

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cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco

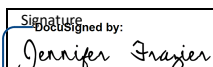
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Signature signed by: 	Address
Name (Printed) Jennifer Frazier	10 winthrop
Date 3/17/2017 10:28 AM PDT	Newport Beach, CA 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017**Mail to:**

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR**Email to:**

(Hint: take a picture
 with your
 smartphone and
 email it from there)

feedback@nmusd.us

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco


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Signature 	Address
Name (Printed) Charles Stanton Frazier	10 Winthrop
Date 3/17/2017 10:28 AM PDT	Newport Beach, CA 92660

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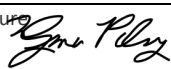
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Signature 	Signature	Date 3/15/17
Name (Printed) Gina Polny	Name (Printed)	Address 2658 Vista Ornada, NB 92660

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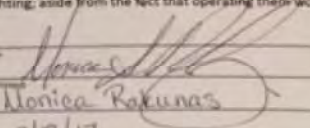
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Signature 	Address 1948 Post Nelson Pl. Newport Beach, CA 92660
Name (Print) Monica Rakunas	
Date 3/19/17	

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Signature <i>Greg Redman</i>	Signature	Date 3-19-17
Name (Printed) Greg Redman	Name (Printed)	Address 1821 Port Ashley Place Newport Beach, CA 92660

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Planning and Design
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Signature	Jennifer Niccol	Address	1978 Port Trinity Ct
Name (Printed)	Jennifer Niccol		Newport Beach, CA
Date	3/19/2017	B4-337	92660

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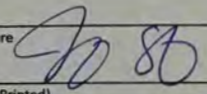
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Signature 	Address
Name (Printed) Jennifer Schafer	1701 Port Stirling Pl Newport Beach, CA
Date 3/19/2017	92660

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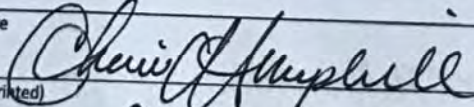
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Signature 	Address 1917 Yacht Camilla
Name (Printed) Cherie C. Hemphill	Newport Beach, CA
Date 3-19-17	92660

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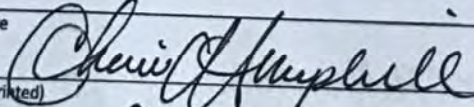
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Signature <i>Greg Redman</i>	Signature	Date 3-19-17
Name (Printed) Greg Redman	Name (Printed)	Address 1821 Port Ashley Place Newport Beach, CA 92660

Mail to:

LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

(Hint: take a picture
with your
smartphone and
email it from there)

feedback@nmusd.us

DD297

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor,
Judy Franco

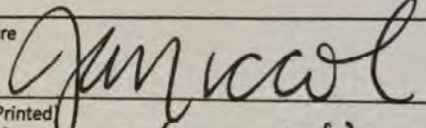
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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District

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Signature 	Address 1978 Port Trinity Ct Newport Beach, CA 92660
Name (Printed) Jennifer Niccol	
Date 3/19/2017	B4-342

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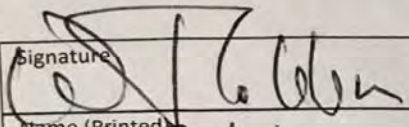
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Signature 	Signature	Date 3-16-17
Name (Printed) W.H. Robbins	Name (Printed)	Address 4515 Brighton Road Corona del Mar, CA 92626

Mail to:
Newport-Mesa Unified School District
Ara K. Zareczny
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Signature <i>Marilyn Gianulias</i>	Signature	Date <i>March 16, 2017</i>
Name (Printed) <i>Marilyn Gianulias</i>	Name (Printed)	Address <i>4515 Brighton Road Corona del Mar, CA 92625</i>

* my sister, children and grandchildren have all attended CDMHS. It is the only high school in the Newport-Mesa School District that does not have a Sports field to fit the needs of the talented children who attend this High School. The high school was established before the Bluffs condos were constructed!

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

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Signature <i>Karen B. Hurst</i>	Signature	Date 3/18/17
Name (Printed) Karen B Hurst	Name (Printed)	Address 1912 Port Bristol Circle

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Signature 	Signature 	Date 3/17/17
Name (Printed) Don Northrup	Name (Printed) Don Northrup	Address N Huntington CO NO

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 Ara K. Zareczny
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 Planning and Design
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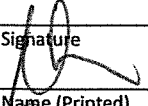
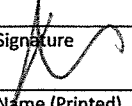
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Signature 	Signature 	Date 3/17/17
Name (Printed) Darcy Northrup	Name (Printed) Darcy Northrup	Address 11 Huntington Ct ND

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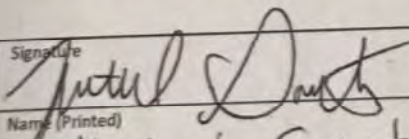
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Signature 	Address 844 Baywood Drive
Name (Printed) Michael Sonntag	Newport Beach, CA 92660
Date 3/17/17	

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
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Name (Printed) Jeanine Lim	Name (Printed)	Address 81 Monterey Pine, Newport Beach, CA 92657

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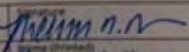
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Signature 	Signature 	Date 3/20/17
Name (Printed) Mike Mullane	Name (Printed) Melissa Mullane	Address 2191 Vista Entreda, Newport Mesa

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

Email to:
(Hint: take a picture
with your
smartphone and
email it from there)
feedback@nmusd.us

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco

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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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Signature	<i>Brian Nail</i>	Address	<i>1978 Port Trinity Circle</i>
Name (Printed)	<i>Brian N. Nail</i>		<i>Newport Beach, CA</i>
Date	<i>3/20/2017</i>		<i>92660</i>

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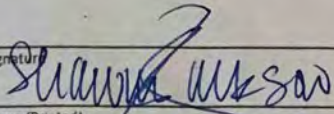
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Signature 	Address 1965 PORT CARDIFF PI
Name (Printed) Shawn Jackson	NEWPORT BEACH, CA.
Date 03/20/17	92660

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Signature	Caryl Karnick	Address	2216 Port Durness Pl
Name (Printed)	Caryl Karnick		NB CA 92660
Date	3/20/17		

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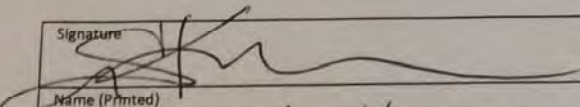
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Signature 	Address 2033 Yacht Defender
Name (Printed) Stephanie Kavanaugh	Newport Beach CA 92660
Date 3/20/17	

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Signature 	Signature	Date 3.20.17
Name (Printed) JEFFREY DENNING	Name (Printed)	Address 7 BOARDWALK, NB 92660

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Signature <i>James Casey</i>	Signature	Date <i>3-20-17</i>
Name (Printed) <i>James Casey</i>	Name (Printed)	Address <i>1843 Seadrift Dr., Corona del Mar</i>

92625

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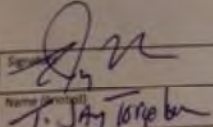
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Signature 	Signature	Date 3/20/17
Name (Printed) T. Jay Torpeben	Name (Printed)	Address

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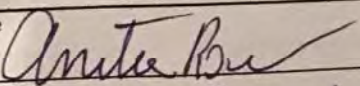
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Signature 	Address 216 Abalone Ave
Name (Printed) Anita Rousek	Newport Beach, Ca
Date 3-20-2017	92667

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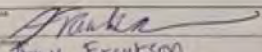
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Signature: 	Address: 1971 Port Seabourne
Name: Amy Frankson	Newport Beach, CA
Date: 3/20/17	92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Newport-Mesa Unified School District
 Ara K. Zareczny
Mail to: LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR

Email to:
 (Hint: Take a picture
 with your
 smartphone and
 email it from there)
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cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor,
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Signature: <i>Paula Bowyer</i>	Address: 1724 Newport Hills Dr. W
Name: Paula Bowyer	Newport Beach CA
Date: 3/21/17	92660

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Signature	<i>Brad Gossen</i>	Address	<i>428 Morning Canyon Rd.</i>
Name (Printed)	<i>Brad Gossen</i>		<i>Corona del Mar, CA</i>
Date	<i>3/21/17</i>		<i>92625</i>

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Signature	<i>Michelle Gouvrion</i>	Address	<i>3116 Sapphire Ave.</i>
Name (Printed)	<i>Michelle Gouvrion</i>		<i>NB CA 92662</i>
Date	<i>3/21/17</i>		

I support turf fields and permanent lights!!
mg

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Signature: <i>Ara S. Zaretsky</i>	Address: 2527 Blackthorn St.
Name: <i>Ara S. Zaretsky</i>	Newport Beach, CA
Date: <i>3/21/17</i>	92660

Mail to:
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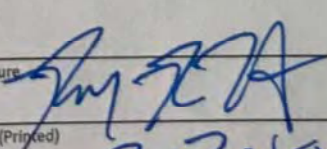
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Signature 	Address
Name (Printed) Roy R. NEWTON	2521 BLACKTHORN ST NEWPORT BEACH, CA
Date 3/17/17	92660

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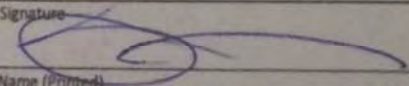
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Signature 	Address 2238 Port Aberdeen
Name (Printed) Sosan Ordobadian	Newport Bch, CA 92660.
Date 3/20/17	

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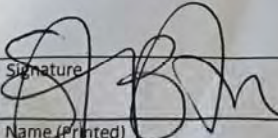
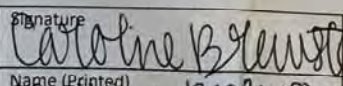
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- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

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- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature 	Date 03.20.17
Name (Printed) Stacie Brewster	Name (Printed) Caroline Brewster	Address 121 Old Course pr. Newport Beach, CA 92660

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Signature 	Signature	Date 3/21/17
Name (Printed) Dennis Bress	Name (Printed)	Address 110 AGATE AVE NEWPORT BEACH, CA 92662

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Signature <i>Yolanda Dolak</i>	Signature	Date <i>3/21/2017</i>
Name (Printed) <i>Yolanda Dolak</i>	Name (Printed)	Address <i>1801 Seadrift Drive, CDM, CA 92685</i>

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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Signature <i>Rhonda Moore</i>	Signature <i>Rex Moore</i>	Date <i>3.21.2017</i>
Name (Printed) <i>Rhonda Moore</i>	Name (Printed) <i>Rex Moore</i>	Address <i>1708 Newport Hills Dr. NIB - CA - 92660</i>

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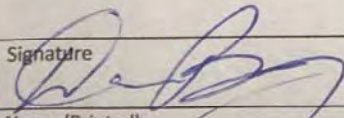
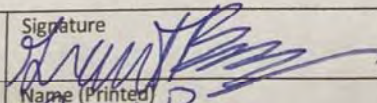
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Signature 	Signature 	Date 3/21/17
Name (Printed) DANIEL Byers	Name (Printed) Grant Byers	Address 224 Coral Ave, NPB, CA 92662

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cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco


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 - d) **Cost & Management**-the cost of leasing, repair, and maintenance and the manpower to manage portable lighting; aside from the fact that operating them would take valuable coaching time away from the athletes.

Signature 	Address 2107 Aralia St
Name (Printed) Joseph Jones	Newport Beach, CA
Date 3/21/17	92660

Newport-Mesa Unified School District
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Signature <i>Dana Caldwell</i>	Signature	Date <i>3-21-17</i>
Name (Printed) <i>Dana Caldwell</i>	Name (Printed)	Address <i>11 Boardwalk Newport Beach</i>

CA
92660

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Signature <i>Mark Redman</i>	Signature	Date 3-21-17
Name (Printed) Mark Redman	Name (Printed)	Address 545 Vista Flaga, Newport Beach

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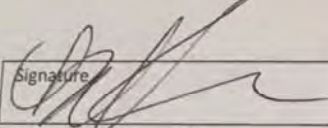
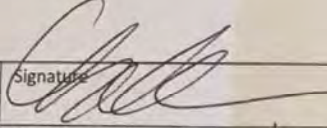
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Signature 	Signature 	Date March 21, 2017
Name (Printed) TALAL BENAMER	Name (Printed) TALAL BENAMER	Address 17 Portsmouth Newport Beach CA

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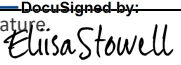
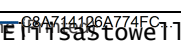
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DocuSigned by: Signature 		Signature	Date 3/21/2017
Name  08A714108A774FC		Name (Printed)	Address 527 Seaward Rd, Corona del Mar

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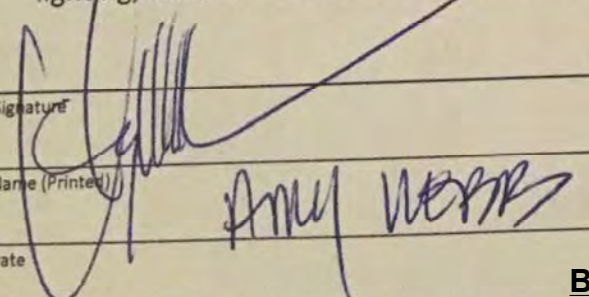
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Signature	Address
	41 Royal St Geneva
Name (Printed)	Newport Beach, CA
Date	9/26/10

B4-376

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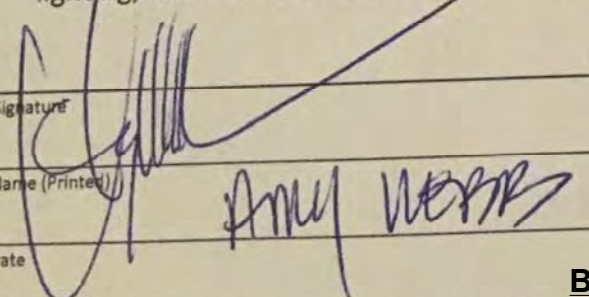
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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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Signature	Address
	41 Royal St Geneva
Name (Printed)	Newport Beach, CA
Date	9/26/10

B4-377

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:
Newport-Mesa Unified School District
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LEED AP Director, Facilities Development
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2985 Bear Street, Bldg. E
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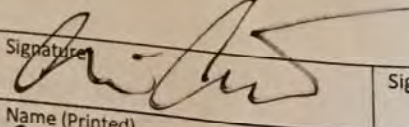
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Signature 	Signature	Date 3/21/17
Name (Printed) Chris Crutten	Name (Printed)	Address 301 Apolena, NB 92662

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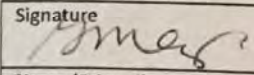
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Signature 	Signature	Date 3/21/17
Name (Printed) Gwen Cruttenden	Name (Printed)	Address 301 Apolera Ave, Newport Beach

92662

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Signature <i>Heather Goren</i>	Address <i>1404 Sea Ridge Dr</i>
Name (Printed) <i>Heather Goren</i>	<i>Newport Beach CA 92660</i>
Date <i>3/21/17</i>	

Rental Property

*2320 Vista Huefta
Newport Beach CA 92660*

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Residents who chose to purchase a home under a flight path and next to a High School should have an expectation of noise.

Signature <i>Brigid Cianfrani</i>	Signature <i>Joseph Cianfrani</i>	Date 3/22/17
Name (Printed) Brigid Cianfrani	Name (Printed) Joseph Cianfrani	Address 2 Catania Newport Coast, CA 92657

As the parents of 4 children who play soccer and run track, we strongly support these comments and urge the board to incorporate these changes so the Cdm students have fields equal to the rest of the district. Thank you!

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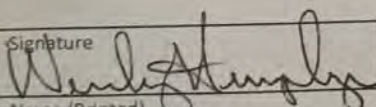
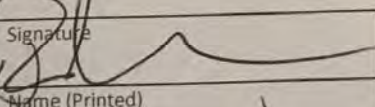
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Signature 	Signature 	Date 3/21/17
Name (Printed) Wendy Humphreys	Name (Printed) Brad Humphreys	Address 1747 Port Manleigh Cir. Newport Beach 92660

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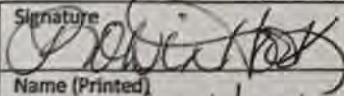
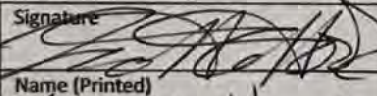
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Signature 	Signature 	Date 3/21/17
Name (Printed) Robin Hook	Name (Printed) Scott Hook	Address 1800 Port Westbourne Pl. N.B. CA 92660

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Signature <i>Tracy Murphy</i>	Signature	Date <i>March 21, 2017</i>
Name (Printed) <i>Tracy Murphy</i>	Name (Printed)	Address <i>1801 Portshof Road NB 92660</i>

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Signature <i>Andrea Donahue</i>	Signature <i>Terry Donahue</i>	Date <i>March 22, 2017</i>
Name (Printed) <i>Andrea Donahue</i>	Name (Printed) <i>Terry Donahue</i>	Address <i>707 North Bay Front BL 92662</i>

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017**Mail to:**

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR**Email to:**

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 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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Signature 	Signature 	Date 03/22/2017
Name (Printed) Goda Landresille	Name (Printed) Michael Landresille	Address 18 Flare, Newport Coast

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Signature <i>P. Rose</i>	Signature <i>NR</i>	Date 6/20/17
Name (Printed) PEGGY ROSE	Name (Printed) NICHOLAS ROSE	Address 9 Via Emilia, Newport Coast CA 92657

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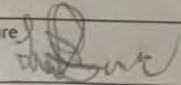
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Signature 	Signature	Date 3/22/17
Name (Printed) Mike Sullivan	Name (Printed)	Address 1918 Seadrift dr. CDM 92625


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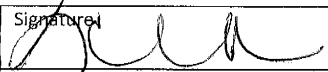
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Signature 	Signature	Date 3/21/17
Name (Printed) SCOTT CLEMMER	Name (Printed)	Address 1500 TOLUCA TERRACE COSTA MESA, CA 92626


 SCOTT CLEMMER

CDM Middle and High School S..

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Newport-Mesa Unified School District
 Ara K. Zareczny
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Signature <i>Maria Puertas</i>	Signature <i>Maria Puertas</i>	Date <i>3/24/17</i>
Name (Printed)	Name (Printed)	Address

*MARIA PUERTAS**321 Onyx Ave**Newport Beach**92662***B4-390**

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Signature <i>John Cross</i>	Signature <i>Sarah Cross</i>	Date 3/20/17
Name (Printed) John Cross	Name (Printed) Sarah Cross	Address 419 Vista Flora Newport Beach, CA 92660

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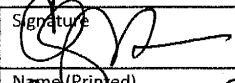
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Signature 	Signature	Date 3/22/17
Name (Printed) Catherine Bartz	Name (Printed)	Address 2237 Port Carlisle Pl Newport Beach CA 92660

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AKB

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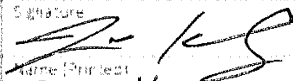

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Signature 	Signature 	Date MARCH 14, 2017
Name (Printed) JINI KENNEDY	Name (Printed) GERARD KENNEDY	Address 9 BARRIER REEF CDM, CA 92625

AC

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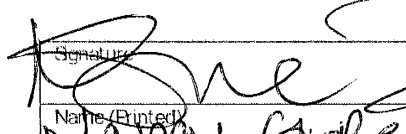
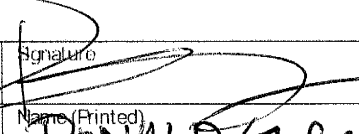
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Signature 	Signature 	Date 3/15/17
Name (Printed) Nancy Gore	Name (Printed) DONALD GORE	Address 302 Pivoli NB 92660

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

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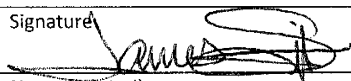
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Signature 	Signature	Date 3/14/2017
Name (Printed) JAMES SMITH	Name (Printed)	Address 1500 VALENCIA, NEWPORT BEACH CA

02060

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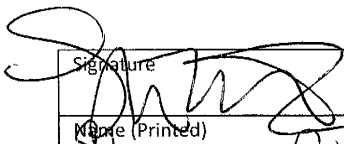
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Signature 	Signature	Date 3-15-17
Name (Printed) Shannon Pietro	Name (Printed)	Address 2626 Vista del Oro NB

92660

AS

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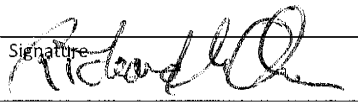
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Signature 	Signature	Date 3-13-2017
Name (Printed) RICHARD E. ORR	Name (Printed)	Address 2917 Corte Parafino NB, CA 92660

A8

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Signature 	Signature 	Date 3/12/17
Name (Printed) Sonia L. Greer	Name (Printed) Steve W. Greer	Address 26 Drake's Bay Dr, CDM, CA

92628

JANICE GRACE
Web Developer

*Delivered
17 copies*

AG

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ment

949.413.7848

webideation.com

cc: Dr. Frederick Navarro, Karen Yelsey, Vicki Snell, Charlene Metoyer, Dana Black, Walt Davenport, Martha Fluor, Judy Franco

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- 177* ~~180~~ **1. Public Input.** NMUSD failed to obtain proportionate community input and as such, the DEIR scaled down the project so 6 of the 9 objectives have been eliminated. Parents never received direct communication that comments had to be in writing, so we didn't know our kids' needs were not considered in the DEIR. I have been told by school staff over the course of this process that becoming involved might risk disturbing negotiations unseen by the public - in direct conflict with the purpose of the community input phase of the DEIR. The lack of support for the project in the DEIR seems directly related, as does the failure to directly communicate details of the process to CDM parents. This calls into question its legitimacy. Today, I am hand-delivering *177* ~~180~~ signed letters from supporters of the project that have been signed in the last 3 days, proving that had supporters given proper notice, they would have been far more visible and active in this process.

Before the Final Environmental Impact Report, I ask that NMUSD observe the intended purpose of the community input phase by obtaining legitimate input from the general community so it reflects the needs of the larger general population rather than as it does currently, the sentiments of a minute portion of the community affected by the project.

- 2. Permanent Lighting.** Without lighting, staggered practices will not be possible so kids would still have to use off-campus fields. One of the main objectives of this project was to eliminate the use of offsite fields for the safety of the athletes. The use of permanent, high-tech 80-foot poles is the only viable alternative, as lower lights create more glare to neighboring homes because of the angle at which they would need to point, and the management of portable lights is untenable.
- 3. Portable lighting** is not a viable option because
- a) **Noise**-they run on extremely loud gas-operated generators (think gas-powered compressors or lawn blowers), making coaching impossible and the noise would certainly be objectionable to neighbors;
 - b) **Glare**-the lights would be pointed horizontally, impairing athletes' vision and flooding to neighboring properties;
 - c) **Safety**-there is a question of safety in filling gas-powered equipment with fuel near children at practice; and
 - d) **Cost & Management**-the cost of leasing, repair, and maintenance and the manpower to manage portable lighting; aside from the fact that operating them would take valuable coaching time away from the athletes.

Thank you,

Janice
Janice Grace

Although I am not speaking on behalf of any organization, I am
Corona del Mar High School Parent
Board Member, CDM Middle & High School PTA
Director of Communications, CDM Middle & High School PTA
Board Member, CDM Foundation

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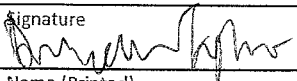
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Signature 	Signature	Date 3-15-17
Name (Printed) Victoria Taylor	Name (Printed)	Address 60-Victoria 92660

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Name (Printed) Paige Danton	Name (Printed)	Address 9 Castaways North

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Signature 	Signature	Date 3, 15, 2017
Name (Printed) Nico Pence	Name (Printed)	Address 322 Amethyst, Newport Beach

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Handwritten initials: Xf

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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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Signature <i>Ben Berzon</i>	Signature <i>Ben Berzon</i>	Date <i>3/15/17</i>
Name (Printed) <i>Ben Berzon</i>	Name (Printed) <i>Ben Berzon</i>	Address <i>338 Vista Trucha</i>

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

AK

Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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Signature <i>[Signature]</i>	Signature	Date 3/15/17
Name (Printed) Ann M. Rosensitto	Name (Printed)	Address 509 Avenida Lorenzo, Newport Beach, CA 92660

I live across the street from B4-404 and I fully support building a new athletic facility. The potential noise and traffic are not a concern.

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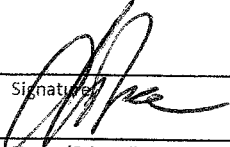
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Signature 	Signature	Date 3-14-17
Name (Printed) Charles Lee	Name (Printed)	Address 41 Vernon

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Signature 	Signature	Date 3-15-17
Name (Printed) J.R. Means	Name (Printed)	Address 1218 Keel Dr.

B4-406

CDM, CA
92625

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Signature <i>Lucy Zhang</i>	Signature <i>Lucy Z</i>	Date <i>03.13.17</i>
Name (Printed) <i>Lucy Zhang</i>	Name (Printed) <i>Lucy Z</i>	Address <i>6 Winthrop NB, 92660</i>

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Signature 	Signature	Date 3/15/17
Name (Printed) Anne-Marie Shui	Name (Printed)	Address 23 Dorian, Newport Coast, CA 92657

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Signature <i>Kristina</i>	Signature <i>Kristina</i>	Date <i>3-15-17</i>
Name (Printed) <i>Kristina</i>	Name (Printed) <i>Kristina N</i>	Address <i>436 vista roma, Newport beach, 92660</i>

Narinyan

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Name (Printed) Jaya Tewari	Name (Printed) Jaya Tewari	Address 17 Belmont

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Signature 	Signature Amy Elliott	Date 4/14
Name (Printed) AMY ELLIOTT	Name (Printed) AMY ELLIOTT	Address 1931 POA CHINA BLVD

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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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Signature <i>Aaron Buchwald</i>	Signature	Date <i>15 MAR 2017</i>
Name (Printed) <i>AARON BUCHWALD</i>	Name (Printed)	Address

my daughters run at cdm its one of the best programs in the country with **B4-412** one of the worst facilities its far past time to fix this

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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Signature	Signature	Date 3-15-17
Name (Printed) Katie Sullivan	Name (Printed)	Address 2608 Bungalow Pl.

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AS

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Signature <i>Martha Beauchamp</i>	Signature	Date <i>3-15-17</i>
Name (Printed) <i>Martha Beauchamp</i>	Name (Printed)	Address <i>83 Ocean Vista NB 92660</i>

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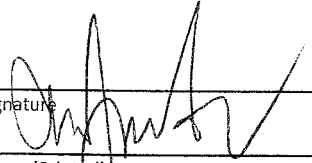
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Signature 	Signature	Date March 15, 2017
Name (Printed) Caroline Sullivan	Name (Printed)	Address 2608 Sailhouse Ln

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Signature <i>Angeliki Harris</i>	Signature	Date 15-3-17
Name (Printed) Angeliki Harris	Name (Printed)	Address 3827 Park Green dr.

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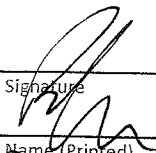
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Signature 	Signature	Date 3-15-17
Name (Printed) Patricia Sewski	Name (Printed)	Address 2131 ARNOLD ST NB CA 92660

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AL

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Signature <i>Megan Harby</i>	Signature	Date 3-15-17
Name (Printed) Megan Harby	Name (Printed)	Address 685 Vista Bonita

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Signature 	Signature 	Date 03/15/17
Name (Printed) Ava Sorensen	Name (Printed) Ava Sorensen	Address 1945 Port Carney Place

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Name (Printed) Amanda Reynoso	Name (Printed)	Address 21 Cervantes, Newport Beach CA

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2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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Signature 	Signature	Date 3/15/17
Name (Printed) Mackenzie Storm	Name (Printed)	Address 1939 Port Bristol Cir.

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RF

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Signature <i>Allie Yacovel</i>	Signature	Date <i>3-15-17</i>
Name (Printed) <i>Allie Yacovel</i>	Name (Printed)	Address <i>26 Shoreline Newport Coast, CA</i>

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Signature 	Signature	Date 3/15/17
Name (Printed) Sami Mather	Name (Printed)	Address 2415 Bunya St Newport Beach 92660 CA

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Handwritten initials

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Signature <i>Kelly Kobayashi</i>	Signature	Date 3/15/17
Name (Printed) Kelly Kobayashi	Name (Printed)	Address 1416 Newporter Way

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Signature <i>Maya Buchwald</i>	Signature <i>Maya Buchwald</i>	Date 3/15/17
Name (Printed) Maya Buchwald	Name (Printed) Maya Buchwald	Address 1425 Seaview dr

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Name (Printed) GEORGE LANFORD	Name (Printed) GEORGE LANFORD	Address 4009 Rivoli



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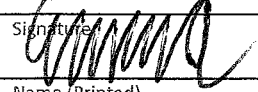
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Name (Printed) Emma St. Geme	Name (Printed)	Address 1795 Port Carlow Circle Newport Beach CA, 92660

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Name (Printed) Alyssa McKenzie	Name (Printed)	Address 719 1/2 Iris Ave.

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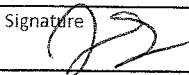
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Name (Printed) John Schlegel	Name (Printed)	Address 505 Fernleaf Ave.

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

Email to:

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CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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Signature 	Signature	Date 3/15/17
Name (Printed) Katie Nguyen	Name (Printed)	Address 19 Ocean Ridge Drive

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Signature 	Signature	Date 3/15/17
Name (Printed) Hailee Hefner	Name (Printed)	Address 609 Rainier Way



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Name (Printed) Bella Anderson	Name (Printed)	Address 101 Newport Hills Dr. W

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Signature 	Signature	Date 3/15/17
Name (Printed) Caroline Casey	Name (Printed)	Address 2100 Aralia St.

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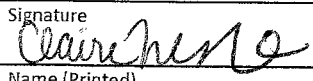
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Signature 	Signature	Date 3/15/17
Name (Printed) Claire Neuschul	Name (Printed)	Address 3418 Quiet Cove

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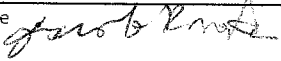
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Signature 	Signature	Date 3/15/17
Name (Printed) Jacob K. Zareczny	Name (Printed)	Address 2985 Bear Street

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
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Signature 	Signature	Date 3/15
Name (Printed) Joey Caramori	Name (Printed)	Address 2 Catalina

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Signature <i>Angela Cargile</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>Angela Cargile</i>	Name (Printed)	Address <i>6 Harcourt, Newport Coast 92657</i>

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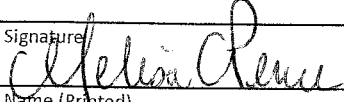
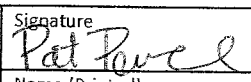
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Signature 	Signature 	Date 3/15/2017
Name (Printed) MELISA PENCE	Name (Printed) PAT PENCE	Address 322 AMETHYST, NEWPORT BEACH

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

AK

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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Email to:
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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**



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Signature 	Signature 	Date 3-15-17
Name (Printed) Kathleen Hillebrandt	Name (Printed) Zowie Hillebrandt	Address 155 Promontory Dr. West Newport Beach, CA 92660

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AS
Student

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Signature <i>Annabelle Boudreau</i>	Signature	Date <i>March 15, 2017</i>
Name (Printed) <i>Annabelle</i>	Name (Printed)	Address <i>1930 Port Albans Place</i>

*Boudreau**cdm***B4-440***Newport Beach, CA*

I'm an incoming runner & run on the track every Tuesday night & I would like to run in the field & have a good time.

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Signature <i>Patricia W Bondreau</i>	Signature <i>Mark A. Bondreau</i>	Date <i>15 March 2016</i>
Name (Printed) <i>Patricia Bondreau</i>	Name (Printed) <i>Mark A. Bondreau</i>	Address <i>1930 Port Albans Pl</i>

My daughter is currently in 8th grade and will be running track and EC in high school. This would benefit the students of the school and the town.

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Signature 	Signature	Date March 15, 2017
Name (Printed) Gregory Barker	Name (Printed)	Address 2233 Port Carlisle NB

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Signature	Signature	Date
Name (Printed) <i>Peter P. Mes</i>	Name (Printed)	Address <i>20 Gail Parby, WB 92660</i>

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Signature	Signature	Date <u>3/15/17</u>
Name (Printed) <u>Teri Pitchess</u>	Name (Printed)	Address <u>20 Capistrano Blvd NB 92660</u>

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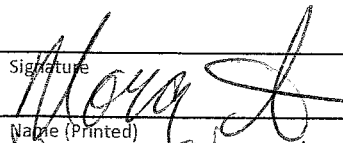
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Name (Printed) Nora Storm	Name (Printed)	Address 1939 Port Bristol Cir.

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Name (Printed) Josh Means	Name (Printed)	Address 1218 Keel Drive

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Signature 	Signature	Date 3/15/17
Name (Printed) Amy Owen	Name (Printed)	Address 11 Colonial Dr. NB, CA 92660



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Ara K. Zareczny
LEED AP Director, Facilities Development
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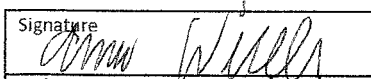
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Name (Printed) Anna Wilde	Name (Printed)	Address 1948 Port Seabarnes Way

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Signature 	Signature	Date 3/15/17
Name (Printed) Nikki Senske	Name (Printed)	Address 2131 Aralia St.

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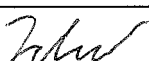
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Signature 	Signature	Date 3/15/2017
Name (Printed) Zikai Hui	Name (Printed)	Address 2901 Perla

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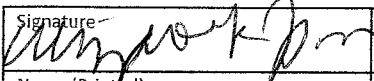
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Signature 	Signature	Date 3/15/17
Name (Printed) Elizabeth Prado	Name (Printed)	Address 101 Old Course Dr.

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Name (Printed) Arba Fallahzadeh	Name (Printed)	Address 43 Harcourt Newport Coast

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Name (Printed) Suzanne	Name (Printed) Arenal	Address

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Name (Printed) Lexie Johnson	Name (Printed)	Address 1830 Pop Barmouth Pl. Newport Beach, CA

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Signature 	Signature 	Date 3/15/17
Name (Printed) Will Solomon	Name (Printed)	Address 2821 Carob St.

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017



Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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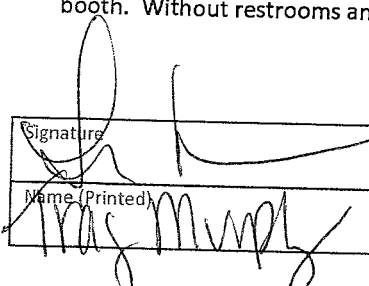
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Signature 	Signature	Date March 15, 2017
Name (Printed) Iris Murphy	Name (Printed)	Address 1801 Port Sheffed

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Signature 	Signature	Date 3/15/17
Name (Printed) EMMA SCOTT	Name (Printed)	Address 2 MONTREAU X

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Signature 	Signature	Date 3/15/17
Name (Printed) Alex Ianni	Name (Printed)	Address 21 Old Course Drive

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Signature <i>Caitlin Purdy</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>Caitlin Purdy</i>	Name (Printed)	Address <i>1842 Port Sheffield</i>

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Name (Printed) McKenna	Name (Printed) McKenna	Address 1801 Port Sheffield Newport Beach CA

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Signature 	Signature 	Date 3/15/17
Name (Printed) Juliette Marneau	Name (Printed)	Address 404 Dahlia

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Name (Printed) Kendall Gore	Name (Printed)	Address 3062 RIVOLI NEWPORT BEACH

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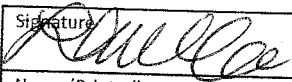
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Name (Printed) Layno Owen	Name (Printed)	Address 11 Colonial Drive



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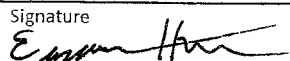
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Signature 	Signature	Date March 15, 2017
Name (Printed) Elizabeth Holton	Name (Printed)	Address 1959 Port Locksleigh

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

OR

Email to:

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Signature	Signature	Date 3/15/17
Name (Printed) Mason Moxes	Name (Printed) Mason Moxes	Address 2 Yorkshire

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Signature <i>Sumner Warden</i>	Signature	Date 3.15.17
Name (Printed) Sumner Warden	Name (Printed)	Address 34 Marisol

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Signature 	Signature 	Date 3/15/17
Name (Printed) Brandon Geller (student)	Name (Printed) Brandon Geller (student)	Address 2607 Wilshire Dr., CDM, CA 92625

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Handwritten initials

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Signature <i>Austin Lechealey</i>	Signature <i>Austin Lechealey</i>	Date <i>3/15/17</i>
Name (Printed) <i>Austin Lechealey</i>	Name (Printed) <i>Austin Lechealey</i>	Address <i>21 Whitesands Newport Beach CA</i>

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ALJ

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Signature <i>Hamison</i>	Signature <i>Hamison</i>	Date 3/15/17
Name (Printed) Hamison Lin	Name (Printed) Hamison Lin	Address Newport Costa 91100 + Orange

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KJ

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Signature <i>adrian</i>	Signature <i>adrian</i>	Date <i>3/15</i>
Name (Printed) <i>adrian francis</i>	Name (Printed) <i>adrian francis</i>	Address <i>Newport beach 1512 valencia</i>

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Signature 	Signature 	Date 3/13
Name (Printed) Alex Britton	Name (Printed) Alex Britton	Address WB 92660

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Signature 	Signature	Date 3-14-17
Name (Printed) Rick Herr	Name (Printed)	Address 3595 Garnetson Ave Corona CA 92881

B4-473

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H

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 Newport-Mesa Unified School District**

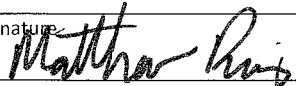
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Signature 	Signature	Date 3-14-17
Name (Printed) MATTHEW Ruiz	Name (Printed)	Address 11633 Humber Dr Mira Loma

B4-474

CA 91752

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017*AF***Mail to:**

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

OR**Email to:**

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Signature <i>Carolanne McAndrew</i>	Signature	Date <i>3/14/17</i>
Name (Printed) <i>CAROLANNE McANDREW</i>	Name (Printed)	Address <i>3022 RIVERWAY AVE, LAJUNTA, CALIF 92037</i>

B4-475

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KS

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Signature <i>[Signature]</i>	Signature	Date 3/15/17
Name (Printed) Diana Sullivan	Name (Printed)	Address 2608 Bungalow Pl. CDM CA 92625

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Name (Printed) <u>Mark Gleason</u>	Name (Printed)	Address <u>706 K-Thompson Dr</u>

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Signature 	Signature	Date 3/14/2017
Name (Printed) Bryce Clabaugh	Name (Printed)	Address 240 Newport Center Dr.

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AS

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Signature <i>ASHLEY TRESTER</i>	Signature	Date 3-15-17
Name (Printed) Ashley Trester	Name (Printed)	Address 669 Vista Bonita

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AK

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Signature <i>Sara Cogle</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>Sara Cargile</i>	Name (Printed)	Address <i>6 Harcourt Newport Coast</i>

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Handwritten initials

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Name (Printed) Sutton Barbato	Name (Printed)	Address 998 Emerald Bay

B4-481 Laguna Beach, CA 92651

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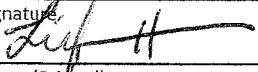
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Name (Printed) Leif Hellgren	Name (Printed)	Address 300 Avenida Carlos



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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

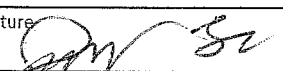
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Signature 	Signature	Date 3/15/17
Name (Printed) Daniel Le	Name (Printed)	Address 2151 Loggyn

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
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Signature 	Signature	Date 3/15/17
Name (Printed) lauren TUCKER	Name (Printed)	Address 2319 LAUREL PL

RLB

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Signature <i>Julie Bork</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>JULIE BORK</i>	Name (Printed)	Address <i>2233 PORT CARLISLE PLACE</i>

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Signature 	Signature	Date march 15
Name (Printed) ava donaldson	Name (Printed)	Address 2010 barranca

X6

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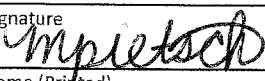
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Name (Printed) Maggie Pietsch	Name (Printed)	Address 9 Turnberry Dr. NB, CA 92660

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Signature 	Signature	Date 3/15/17
Name (Printed) Brigitte Lambardo	Name (Printed)	Address 231 Poppy Ave, CDM

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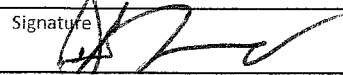
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Name (Printed) Joe Rosenshtau	Name (Printed)	Address 509 Avenida Lorenzo

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Signature <i>Devan Grace</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>Devan Grace</i>	Name (Printed)	Address <i>2007 port cardiff</i>

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Costa Mesa, California 92626

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**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

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Signature <i>Chris Wendland</i>	Signature	Date 3/15/17
Name (Printed) Chris Wendland	Name (Printed)	Address 2613 Mesa Drive

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to:

Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
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Signature <i>Aly Lozano</i>	Signature	Date 3/15/17
Name (Printed) Aly Lozano	Name (Printed)	Address 5 Oak tree Dr. Newport Beach CA 92666

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Handwritten initials

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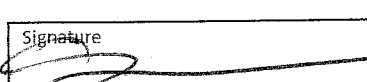

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Signature 	Signature 	Date 3/15/17
Name (Printed) Samantha Hayt	Name (Printed) MATTHEW HOYT	Address 204 Via Eholi, NB CA 92663

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Signature 	Signature	Date 3/15/17
Name (Printed) Raquel Powers	Name (Printed)	Address 127 Liberty

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Signature <i>Ian Turner</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>Ian Turner</i>	Name (Printed)	Address <i>2906 carob st.</i>

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Signature	Signature	Date 3-15-17
Name (Printed) Jack Elliott	Name (Printed)	Address 1931 Port Claxidge Pl.

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Name (Printed) Thuy Pham	Name (Printed)	Address 43 PACIFIC MIST

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Name (Printed) Lana DeBanch	Name (Printed)	Address 424 De Sola Terrace

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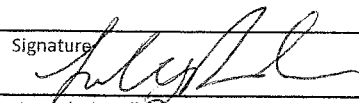
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Name (Printed) Lily Dolan	Name (Printed)	Address 437 Heliotrope Ave



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there) feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**


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Signature 	Signature	Date 3/15/17
Name (Printed) Leah Klein	Name (Printed)	Address 1939 Port Locksleigh Pl

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
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Name (Printed) Jaydin Moses	Name (Printed)	Address 30 Valerio

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Handwritten initials

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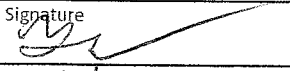
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Signature 	Signature	Date 3/15/17
Name (Printed) Teddy Barber	Name (Printed)	Address 1947 Vista Canadal

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Name (Printed) <i>Tiber Egol</i>	Name (Printed)	Address <i>415 White Cap Lane</i>

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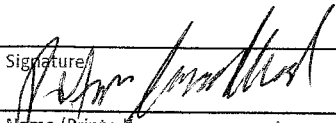
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Name (Printed) Peter Hallingshead	Name (Printed)	Address 741 Arroyo Way

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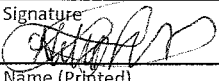
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Name (Printed) Abbas Ahmad	Name (Printed)	Address Ambrose, Newport Coast, CA

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Name (Printed) Sierra Hurson	Name (Printed)	Address 17 Adrianna, Newport Costa, CA 92657

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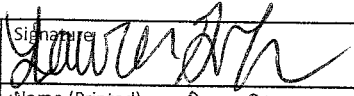
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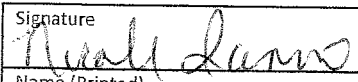
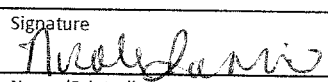
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Signature 	Signature 	Date March 15, 2017
Name (Printed) Nicole Fanni	Name (Printed) Nicole Fanni	Address 2000 Course Dr.

AS

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Mail to:
Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
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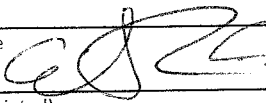
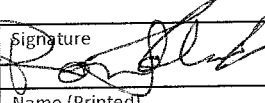
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Signature 	Signature 	Date 3/15/17
Name (Printed) Erin Schoenbaum	Name (Printed) Ronald Schoenbaum	Address 24 Marisol, Newport Coast, CA 92657

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Name (Printed) Emma Montgomery	Name (Printed)	Address 16 Catania Newport Coast, CA

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Signature <i>Ben Flierl</i>	Signature	Date <i>3/15/17</i>
Name (Printed) <i>Ben Flierl</i>	Name (Printed)	Address <i>720 Heliotrope Ave.</i>

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Name (Printed) AVA MCKENZIE	Name (Printed)	Address 719 1/2 INS AVE

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Signature 	Signature	Date 3/15/17
Name (Printed) Maelle Lorenz	Name (Printed)	Address 9 Barrier Reef

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Name (Printed) Sophia Landreville	Name (Printed)	Address 18 Fiore, Newport coast, CA 92657

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Name (Printed) Bella Gerken	Name (Printed)	Address 350 Evening Canyon Road

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Signature 	Signature	Date 3/15/2017
Name (Printed) Sam Rorb	Name (Printed)	Address 495 Old Newport Blvd Suite 11300

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Signature 	Signature	Date 3-15-17
Name (Printed) Kylie Tatsu	Name (Printed)	Address 601 Margaret Ave. 92625

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Newport-Mesa Unified School District
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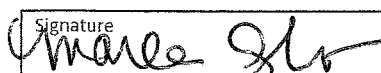
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Signature 	Signature	Date 3/15/17
Name (Printed) Maria Glabman	Name (Printed)	Address 1434 Newporter Way Newport Beach CA 92660

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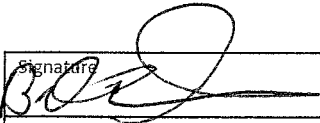
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Signature 	Signature	Date 3/15/17
Name (Printed) BILL STORM	Name (Printed)	Address 116 Via Quito NB 92663

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AS

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Name (Printed) <i>Tim Storm</i>	Name (Printed)	Address <i>1939 Port Bristol NB 92660</i>

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Signature 	Signature	Date 3/15/17
Name (Printed) Justin Casey	Name (Printed)	Address 410 Arroyo Vista Grande

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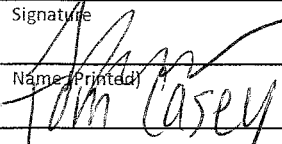
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Signature 	Signature	Date 3/15/17
Name (Printed) Tom Casey	Name (Printed)	Address 2100 Aralia St.

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AB

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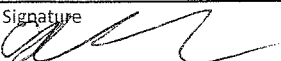
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Name (Printed) Caroline Prado	Name (Printed)	Address 101 Ad Course Dr

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Name (Printed) Janei Flanigan	Name (Printed)	Address 628 De Anza

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Name (Printed) Lisa Sensle	Name (Printed) Travis	Address Newport Beach 92660

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Signature 	Signature	Date 3/15/17
Name (Printed) W. LEWIS GRACE	Name (Printed)	Address 2007 PORT CARDIFF PL NB CA 92662

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

ASL

Mail to: Newport-Mesa Unified School District
Ara K. Zareczny
LEED AP Director, Facilities Development
Planning and Design
2985 Bear Street, Bldg. E
Costa Mesa, California 92626

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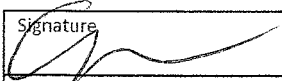
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Signature 	Signature	Date 3/15/17
Name (Printed) Alysa R. Rober	Name (Printed)	Address 2304 LA Linda Pl NB CA 92660

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Signature 	Signature	Date 3/15/17
Name (Printed) Amy C Peters	Name (Printed)	Address 2298 La Linda Ct. NB 92660

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Name (Printed) Ara K. Zareczny	Name (Printed)	Address 10 Corona Ct NB

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Name (Printed) Bridgid Kenelly	Name (Printed)	Address 9 Barrier Reef CDM 92625



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Signature 	Signature	Date March 15, 2017
Name (Printed) Emily Palhetas	Name (Printed)	Address 2 Summer House Lane

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Signature 	Signature	Date 3/15/17
Name (Printed) NIKITA ARSHAR	Name (Printed)	Address 26 BARGEMON

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Name (Printed) Miguel Villegas	Name (Printed)	Address 1335 Abelia

B4-534


Irvine 92606

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OR

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Signature 	Signature	Date 3/14/17
Name (Printed) Thomas A. Wilson	Name (Printed)	Address 1450 Madison St. Turin, CA 92680

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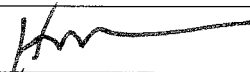
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Name (Printed) HAB. B	Name (Printed)	Address 2075 Hunter, DR NE CA 92660

B4-536

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Signature 	Signature	Date 3-14-17
Name (Printed) JAMES MCCULLOCH	Name (Printed)	Address 3012 BROAD ST. NEWPORT BEACH, CA

IMPORTANT! SUBMIT NO LATER THAN 5 PM MARCH 22, 2017

XJ

Mail to:

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

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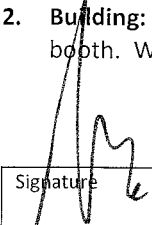
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Signature 	Signature	Date 3/14/17
Name (Printed) Mark Dismore	Name (Printed)	Address 937 Emerald Bay Laguna Beach

B4-538

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Signature 	Signature	Date 3/14/17
Name (Printed) Arman Hunigah	Name (Printed)	Address 317 Santa Tomas Ln 92622

B4-539



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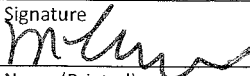
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Signature 	Signature	Date 3/14/17
Name (Printed) MA Immer	Name (Printed)	Address 308 Costa Mesa CA 92627

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Signature 	Signature	Date 3/14/17
Name (Printed) Giana Soichamer	Name (Printed)	Address 9861 Spinnaker Pl., Huntington Bk or 92646

B4-541

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Name (Printed) Carrie Sherburne	Name (Printed)	Address 23848 Skyline Mission Viejo, CA 92692

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Name (Printed) Thomas D. Hutchison	Name (Printed)	Address

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Signature 	Signature	Date 3/14/17
Name (Printed) DENNIS RYAN	Name (Printed)	Address

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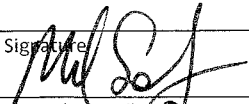
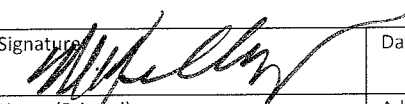
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Name (Printed) MICHAEL ZARECZNY	Name (Printed) MIKE KELLEY	Address

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 CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
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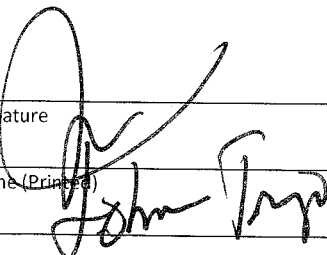
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 2985 Bear Street, Bldg. E
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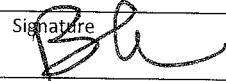
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Signature 	Signature	Date 3/14/17
Name (Printed) Brandon Kajita	Name (Printed)	Address 9782 Cathay Cir H.B., CA 92648

B4-547

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Name (Printed) Dan Arzonait	Name (Printed)	Address 18381 Cranbrook Santa Ana

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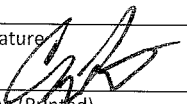
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Name (Printed) Casey Fetzner	Name (Printed)	Address 20106 Spectrum 92618

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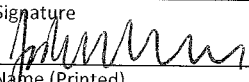
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Name (Printed) SUSAN WILLIAMSON	Name (Printed) SUSAN WILLIAMSON	Address 1. Cape Anderson N.B. Ca. 92660

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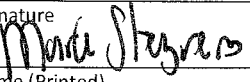
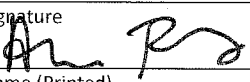
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Name (Printed) MARIA STEYERS	Name (Printed) ASHLEE POWERS	Address 127 Liberty, NB CA 92660

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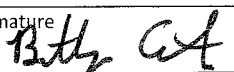

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Signature 	Signature 	Date 3-14-17
Name (Printed) Kurt Whittington	Name (Printed) Joshua Gomez	Address

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Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
 Costa Mesa, California 92626

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Name (Printed) Robert Blackwell	Name (Printed)	Address

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Name (Printed) Juan A. Morales	Name (Printed)	Address 19112 Oceanport Ln. #6 92648 HB, CA

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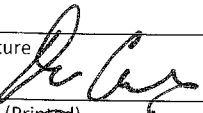
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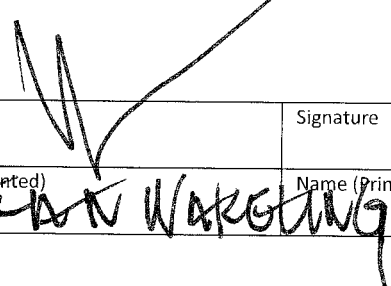
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Signature <i>Alex Styb</i>	Signature <i>Alex Styb</i>	Date <i>3-14-17</i>
Name (Printed) <i>Alex Styb</i>	Name (Printed) <i>Alex</i>	Address

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Name (Printed) Christian Cushing-murray	Name (Printed)	Address 1261 Skyline Dr. Santa Ana 92705

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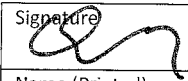
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Signature 	Signature	Date 3/14/17
Name (Printed) Kathleen Cushing Murray	Name (Printed)	Address 1261 SE Skyline Dr Santa Ana 92705

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Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
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 Costa Mesa, California 92626

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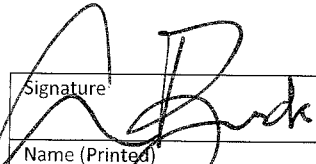
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Signature 	Signature	Date 3/14/17
Name (Printed) ANN(IE) BECK	Name (Printed)	Address 509 CARNATION AVE CDM, CA 92625

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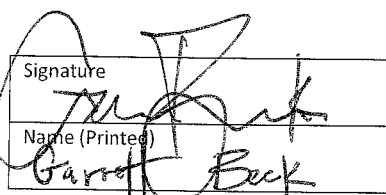
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Name (Printed) Garrett Beck	Name (Printed)	Address 509 Carnation Ave ODM, CA 92628

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Name (Printed) Ken Russell	Name (Printed)	Address

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RL

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Signature <i>On Matthew Lee, M, 001</i>	Signature <i>On Matthew Lee, M, 001</i>	Date <i>3/14/17</i>
Name (Printed) <i>On Matthew Lee, M, 001</i>	Name (Printed) <i>On Matthew Lee, M, 001</i>	Address <i>2245 Village Ln, Apt 112 Rancho, CA 91768</i>

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Signature <i>J. Madera</i>	Signature <i>J. Madera</i>	Date <i>3/14/16</i>
Name (Printed) <i>Jose Madera</i>	Name (Printed) <i>Jose Madera</i>	Address <i>2214 W 9th St, Santa Ana, CA 92703</i>

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Signature 	Signature	Date 3-13-17
Name (Printed) Julia Holt	Name (Printed)	Address 3595 Garretson Ave Corona, CA 92882

B4-569

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Name (Printed) DAVID R. SHOSTAK	Name (Printed)	Address 23816 VILLANA, Mission Viejo, CA 92692

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Signature <i>Adam Van Berckelaer</i>	Signature	Date <i>3/14/17</i>
Name (Printed) <i>Adam Van Berckelaer</i>	Name (Printed)	Address <i>2123 Union Ave. Costa Mesa</i>

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Signature	Signature	Date 3/14/17
Name (Printed) Jorge Jubaz	Name (Printed)	Address 642 N. JAMES PL. ANAHEIM CA 92801

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Mail to:

Newport-Mesa Unified School District
 Ara K. Zareczny
 LEED AP Director, Facilities Development
 Planning and Design
 2985 Bear Street, Bldg. E
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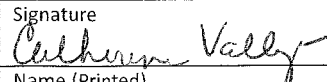

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Signature 	Signature 	Date 03-14-2017
Name (Printed) Catherine Valley	Name (Printed)	Address 32322 Ridgeway Ave CN 94677 CA

B4-573

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Signature 	Signature	Date 3/14/17
Name (Printed) Alexander Mercado	Name (Printed)	Address 24901 Mendocino Ct

B4-574

Laguna Hills CA 92653

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Signature 	Signature	Date 3/15/17
Name (Printed) Nick Smith	Name (Printed)	Address 1500 Valencia



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Name (Printed) Cristina Lozano	Name (Printed)	Address 5 Oak tree Dr.

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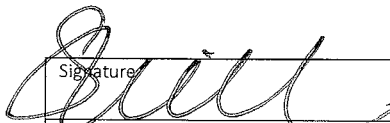
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Signature 	Signature	Date March 16 17
Name (Printed) Gloria Apodaca	Name (Printed)	Address 1014 Sandcastle csm

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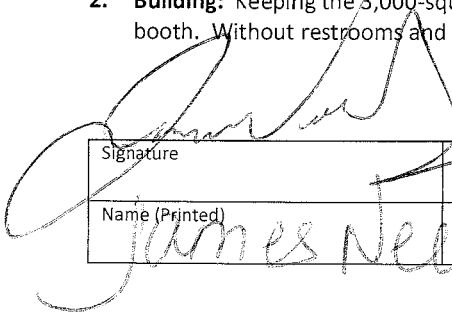
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Signature 	Signature	Date 3-14-2017
Name (Printed) James Neely	Name (Printed)	Address 11211a Florence Newport beach 92663

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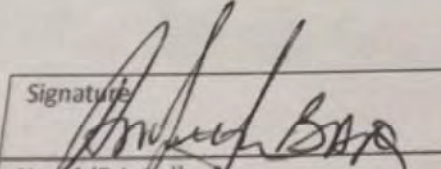
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Name (Printed) Ara K. Zareczny	Name (Printed)	Address Bluffs - CA 92660

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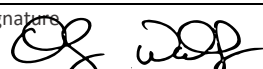
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Signature 	Signature 	Date 03-10-2017
Name (Printed) Mark R. Walls	Name (Printed) Olga D. Walls	Address 138 Mercer Way, Costa Mesa, CA 92627

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there) feedback@nmusd.us

**Comments Regarding Draft Environmental Impact Report, February 2017
CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD PROJECT
Newport-Mesa Unified School District**

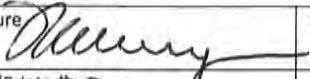
Please incorporate my(our) comments below into the Final Environmental Impact Report concerning the proposed Corona del Mar Middle and High School Sports Field Project.

- Noise.** The sound wall in Table 1-1, Section 5.5 should only be required if the current seating of 664 is increased.
- Lighting.** The lighting as mitigated in Table 1-1, Section 5.1-3 for the use of permanent 80-foot poles is acceptable based upon analysis in the DEIR, which proves that with modern technologies, the lighting impact will be far less than feared.
- Nighttime Use.** The limitations on night use of the facility as described in Table 3-1 are acceptable: not later than 8pm except on game nights, in which case, is 10pm some Fridays and Saturdays.
- Traffic.** The traffic mitigation efforts, Table 1-1, Section 5.9-1 are acceptable: recalibrating nearby streetlight timing.
- Parking.** Newport Beach parking code requires one off-street parking space per three seats used for assembly purposes. The maximum 1,000-seat bleacher capacity would require 334 spaces, so the existing 592 campus parking spaces are adequate. Daytime parking problems resulting from 3,000± students, teachers and administrators cannot be fairly used as a comparison for nighttime use.
- Cost.** The District renting out the facility to offset increased maintenance expense is acceptable, so long as such activities are limited within the mitigation efforts in Table 1-1.
- Property Values.** Opponents of this project stated that it will adversely affect real estate values, which is a matter of conjecture. There is as much opinion that a modern facility which adequately serves the needs of the school community will add to real estate values, and I(we) support this project as I(we) believe it will enhance values.
- Alternatives.** Of the 9 objectives in building this project, 6 are directly related to creating a facility with larger seating capacity. Most of the priorities would be eliminated by keeping the seating capacity as-is. I(we) therefore ask that seating capacity be increased to return to the original scope of purpose. Instead of keeping seating at current capacity, the EIR should reflect a fair compromise on seating capacity, somewhere in between the current 664 and the proposed 1,000, especially in view of the many accommodations made for nearby residents.

In addition, please incorporate the comments below into the Final EIR:

Proposed Alternatives in the DEIR: The only reasonably acceptable alternative listed in the DEIR is 1.6.4 Community Plan Alternative 3: Two Fields With Reduced Capacity and Permanent Lights, except with the following changes:

- Seating** increased from current capacity of 664 to a compromise that splits the difference between current and the proposed 1,000. This project mitigated every objection, and in fairness, seating must be increased for functionality.
- Building:** Keeping the 3,000-square foot building that would house restrooms, storage, concession stand, and ticket booth. Without restrooms and storage, our facility will remain as functionally obsolete as it has been for years.

Signature 	Signature	Date <u>3/10/17</u>
Name (Printed) <u>John E. Majors</u>	Name (Printed)	Address <u>2021 Port Providence, NB 92660</u>

Appendix

Appendix C Board Policy on Use of School Facilities under the Civic Center Act

Appendix

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**NEWPORT-MESA UNIFIED SCHOOL DISTRICT
RULE AND REGULATION**

USE OF SCHOOL FACILITIES UNDER THE CIVIC CENTER ACT

INTRODUCTION

California law permits the Governing Board of a school district to grant the use of school buildings or grounds for public, literary, scientific, recreational, or educational meetings, or for the discussion of matters of general or public interest. The Board of Education may also establish such terms and condition of usage as it deems proper, subject to the limitations, requirements, and restrictions set forth in the Education Code of the State of California.

The schools are more and more becoming centers where both children and adults may learn and where community groups may meet to serve common needs. It is important that definite rules and regulations be formulated to implement adopted policies relating to the use of school facilities under the Civic Center laws.

These rules and regulations define which groups are eligible to use the school facilities, outline the application procedure, set forth the conditions for use of specific areas, and establish a table of charges for such use. The rules will be defined within the district's administrative regulations.

The fee schedule will be increased on an annual basis by the CPI for the Orange County/Los Angeles area. The fee schedule will be brought back to the Board for review at least every three years.

1. **Application Procedure:** All facility use outside the normal school day must have approved permits, including school activities. No exceptions.
 - .1 An application for use of facilities may be obtained at any school site, or at the Newport-Mesa Unified School District, Facilities, Maintenance and Operations office, located at 2985 Bear Street, Building E, Costa Mesa, CA 92626.
 - .2 Each site requested requires a separate permit, though multiple dates at a single site may be listed on the same permit. If multiple rooms at a site are requested for multiple dates and/or times, please indicate which rooms correspond to which dates and/or times (example: three dates requested, with use of library on first date, and MPR on other two dates).
 - .3 Please read entire application before submitting.
 - .4 Applications are to be filled out completely. Incomplete applications will be returned.
 - .5 Application times must include set up and clean up time (minimum 15 minutes on each side).
 - .6 Applications by outside groups must be submitted not later than 21 days prior to event, and no earlier than 180 days prior.
 - .7 An application is not valid without authorizing signatures from District officials.
 - .8 An application is non-transferable to other user groups.
 - .9 The user must keep an approved copy of the application available at all times during the event, and it must be presented if requested by a school official.

- .10 Due to the needs of school athletic programs, outside user groups may apply for athletic facilities (gyms, pools, fields) use no earlier than 180 day prior to their season. Outside users may be displaced due to changes in school program calendars.
- .11 Priority of Use – In the priority of use categories below, youth activities conducted for NMUSD students will have preference over adult activities.
 - Regular school programs, including Summer school activities.
 - City-sponsored and/or school-connected youth programs
 - Other local youth activities.
 - City adult programs
 - Other adult programs

2. Insurance

- .1 All non-school related applications are subject to Certificate of Liability Insurance and signed endorsement requirements.
- .2 Certificate of Liability Insurance must be in the amount of \$1 million property damage and \$1 million bodily injury. The district at its discretion may require a high level of insurance for some activities.
- .3 On the Certificate, under the *Description of Operations / Locations / Vehicles / Special Items*, the location, the date(s) and the type of activity must be listed.
- .4 A special endorsement from the insurance carrier listing Newport-Mesa Unified School District as additionally insured must be attached to the Certificate of Liability Insurance. This endorsement is a separate page. Listing Newport-Mesa Unified School District at the bottom of the Certificate of Liability Insurance is not sufficient.
- .5 A Hold Harmless Agreement may be requested if the nature of the event requires it.
- .6 All outside companies providing services for a user group must adhere to the same insurance requirements.

3. Non-Profit Status – 501(c) 3

- .1 All groups claiming non-profit **501(c) 3** status must be registered with the State of California.
- .2 Paperwork indicating such status must be on file in the Facilities, Maintenance and Operations office.
- .3 Documents must be filed annually if the group has ongoing use.

4. User Groups: User groups fall into four basic categories, and are as follows:

- .1 School Groups & School Support Groups:

- a) School Groups or School Support Groups organized to promote NMUSD youth and activities. May include, but is not limited to PTA, PFO, school board associations, school employee associations, school affiliated sports groups (CIF & site clubs), professional educational associations, school advisory councils, Camp Fire Girls, Girl and Boy Scouts, and/or public agencies.
 - b) School Support Groups whose fundraising efforts are directly beneficial to youth or NMUSD activities, such as school athletic or performing arts booster groups.
 - Applications must be submitted and approved for the event prior to use.
 - The District provides insurance for school events, unless the event requires outside service. The outside service must provide the District with their own Certificate of Insurance prior to the event. Youth groups must provide their own insurance as well.
 - No fees will be assessed for use of buildings, although time before or after normal working hours, weekends and holidays may require a custodial fee. Any damage to the property or excessive trash clean up will be billed to the user group.
- .2 Non-Profit and Community based groups which do not use their proceeds for the benefit of NMUSD students.
- a) May include, but is not limited to, senior citizens' organizations, other public entities such as Water District and Coastline Community College and enrichment courses for which fees are charged.
 - Applications must be submitted for the event prior to use.
 - Group must have proper insurance on file with the District
 - Fees will be assessed for facility usage. Custodial fees may be charged for time before or after normal working hours, weekends and holidays. Any damage to the property or excessive trash clean up will be billed to the user group.
- .3 For-Profit groups that support the District mission statement but include open enrollment to all students in or out of the District.
- a) Youth programs whether they are 501(c)3 or not, must have at least 70% of participants reside within the District boundaries. Rosters with names, addresses and phone numbers must be submitted with applications.
 - b) For profit organizations which charge fees and do not expend their proceeds for the benefit of NMUSD students i.e. Club Sports and Science Club.

- c) May include, but not limited to, homeowners associations, for-profit organizations, or other restricted uses not open to the general public, and religious services.

- Applications must be submitted and approved for the event prior to use.
- Group must have proper Certificate of Insurance on file with the District.
- Fees will be assessed for facility usage. Custodial fees may be charged for time before or after normal working hours, weekends and holidays. Any damage to the property or excessive trash clean up will be billed to the user group.

.4 For-Profit Groups - All groups that do not fall in categories above.

- a) Adult programs whether they are 501(c)3 or not, must have at least 70% of participants reside within the District boundaries. Rosters with names, addresses and phone numbers must be submitted with applications. All other adult program's fees shall be based on the For Profit fee schedule.

- Applications must be submitted and approved for the event prior to use.
- Group must have proper Certificate of Insurance on file with the District.
- Fees will be assessed for facility usage. Custodial fees may be charged for time before or after normal working hours, weekends and holidays. Any damage to the property or excessive trash clean up will be billed to the user group.

5. **General Guidelines for Facilities Use** - Including facilities that fall under the Joint Usage Agreement between the cities of Costa Mesa and Newport Beach, the following rules / requirements shall apply.

- .1 See specific sections for more information.
- .2 School events have priority. Site specific Joint Use Agreements may alter priority assignments, specifically at the pools.
- .3 Facilities will be closed on District holidays unless other arrangements have been made with the Facilities office. Groups using facilities during holidays will be billed for custodial charges and any other fees as appropriate.
- .4 With the exception of pools, gyms, fields, and theaters, use is limited to between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, and 9:00 a.m. to 11:00 p.m. Friday and Saturday. Special requests for extended time must be submitted in writing, and will be considered on a case by case basis.

- .5 User groups are not permitted to enter the facilities before their start time, and may not remain in the facilities past their end time.
- .6 California Vehicle Codes are enforced at all times. Dangerous driving or parking which blocks staff or restricts emergency access will result in a revoked permit.
- .7 Parking is restricted to designated areas. Parking is not permitted on the blacktop playgrounds, fields, or other areas. Vehicles may be cited for infringements.
- .8 Alcohol, tobacco, firearms, fireworks, hay and animals are not permitted on District property at any time.
- .9 User groups are responsible for placing trash into their proper receptacles. Clean up of excessive trash left behind will be billed to the user groups.
- .10 Invoices are due and payable before the event. Future use is contingent upon prompt payment.
- .11 Facilities are to be left in the same condition as they were found. Please place chairs and tables in their original configurations.
- .12 Facilities shall not be used for purposes of advancing any doctrine or theory subversive under the Constitution of the United States.
- .13 No gambling of any kind shall be conducted on, or in, District facilities.
- .14 In accordance with the District's Civility Policy #7325, user groups shall ensure that no profane language or other disorderly or unseemly conduct is allowed.
- .15 Fees are charged for a three hour minimum.
- .16 Failure to comply by rules and regulations may result in suspension of use of privileges for up to a maximum of one (1) year.
- .17 Any repairs required due to damage caused during facilities use will be billed to the user group and the group may be suspended from future use of facilities.
- .18 Outside user groups may not be on school premises at any time during school hours.
- .19 If a school site is hosting a tournament, play, etc., from outside user groups, the school site will be responsible for all costs incurred.
- .20 City, State and Federal laws will be enforced on District property.

6. Building Use Requirements / Rules - Including facilities that fall under the Joint Usage Agreement with the cities of Costa Mesa and Newport Beach, the following requirements / rules apply.

- .1 Rooms are to be left in the same condition as they were found. Please place tables and chairs in their original configurations.
- .2 Please turn off all lights and equipment used.
- .3 Please remove any and all decorations put up during use.
- .4 Any repairs required due to damage caused during facilities use will be billed to the user group and the group may be suspended from future use of facilities.
- .5 Use of kitchens requires staff from Nutrition Services to be present. Outside caterers may not use cafeterias or kitchens, or any of the equipment for the serving of meals to groups. Accordingly, user is responsible for payment of fees for services rendered.
- .6 The following buildings are not available for use by outside groups: computer labs, administration building, science buildings, dark rooms, home economics rooms and industrial arts. Use of computers in classrooms is prohibited as well.
- .7 Building use at Estancia High School carries a higher charge due to the design of the air conditioning system.
- .8 Groups using the auditoriums or stages may not disturb, move, or change any of the existing equipment except with the permission of the school administrator or the Facilities office and must be done under the supervision of the appointed school custodian who is in charge of the facility.
- .9 Please contact the Facilities, Maintenance and Operations office for any requests for site alterations or improvements.
- .10 Custodial fees may be charged for the entire time that a user group is occupying a building.

7. **Field Use Requirements / Rules** – Including facilities that fall under the Joint Usage Agreement with the cities of Costa Mesa and Newport Beach, the following requirements / rules apply.

- .1 School events have priority.
- .2 Do not attempt to manually bleed sprinkler lines or adjust the watering schedule. Any broken pipes or sprinkler heads caused by a user group will be billed to the user.
- .3 Burning lines into the fields are not permitted.
- .4 Please indicate how fields will be utilized, including dimension and number of areas to be used.

- .5 Playing on wet fields is not permitted. User groups will be billed for any damage to fields. Please contact the mudlines for the cities of Costa Mesa (714) 424-5041 and Newport Beach (949) 644-3211 x 1758.
- .6 Spraying of pesticides is not permitted. If pest problems are present, please notify the Facilities, Maintenance and Operations office at 714) 424-7530.
- .7 Please notify the district immediately of any hazardous conditions found on the fields 714) 424-7530.
- .8 Placement and delivery of trash bins and portable toilets must be coordinated with the District.
- .9 Use that exceeds one hour requires that restrooms be opened, unless prior arrangements have been made for the placement of a portable toilet. Do not use fields as restrooms.
- .10 Field closures will be scheduled by the district; user groups must schedule activities accordingly.
- .11 At the conclusion of games, practices, and activities, user groups must leave quickly, quietly and leave the facility clean and clear of debris.
- .12 Two activities may not occur at the same facility unless separate fields are available.
- .13 No permanent structures may be erected or assembled on the fields.
- .14 Elementary aged youth activities may not occur in the same areas as middle and high school aged youth activities.
- .15 Amplified sound is not permitted.
- .16 Portable lights are not permitted.
- .17 Metal cleats are not permitted
- .18 Please contact the Facilities Office at 714-424-7530, or visit the Maintenance and Operations section of the NMUSD website (www.nmusd.us) with any requests for site alterations or improvements, such a fences, dugouts, etc.

8. Pool Use Requirements / Rules

- .1 Please observe all rules and regulations posted inside the pool area.
- .2 The district does not provide lifeguards; it is the responsibility of the user group to obtain a certified lifeguard.
- .3 Glass is not allowed within the pool area at any time.

9. Youth Sports Group Requirements / Rules

- .1 School events have priority. In-season, non-school team sports have secondary priority.
- .2 Youth sports groups must abide by the facility and field use requirements.
- .3 Youth sports groups must provide a game schedule at the beginning of their season.
- .4 Youth sports must have adult supervision at all times.
- .5 Coaches may not receive pay through participant fees.

10. Loss of Facilities Use Privileges – Users shall be assessed penalties by the permitting agency. Facility users permitted by a City under a Joint Use Agreement will be subject to the individual City's penalty process.

- .1 Infractions of the rules may result in loss of use of school facilities.
- .2 Loss of privileges may result in a loss of an individual use or loss of use privileges for up to one year.
- .3 If an individual applied for the use of facilities for an organization the loss of use is for the entire organization not the individual that applied for the use.
- .4 If a user has been notified by the district of loss of facilities use privileges, they may appeal the decision through the following appeal process:
 - a) Notify the Facilities, Maintenance, and Operations Office in writing of the users desire to have a hearing held on their behalf. Include copies of all pertinent documents about the facilities use and the letter indicating the loss of facilities use. Request should be submitted within thirty days of the user's notification of loss of use.
 - b) The hearing panel will consist of the following district staff: Director of Maintenance and Operations or designee, Director of Student Services or designee, and Principal of the school site where the use occurred or their designee.

USE OF ARTIFICIAL TURF FIELDS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
School in Session: 7 am - 8 pm (Practice)	School in Session: 7 am - 8 pm (Practice) 7 am - 10 pm (Games)	9 am - 8 pm (Practice) 9 am - 10 pm (Games)	10 am - Dusk
School not in Session: 8 am - 8 pm (Practice)	School not in Session: 8 am - 8 pm (Practice) 8 am - 10 pm (Games)		
*Use of Lights: Practice - until 8 pm	Use of Lights: Practice - until 8 pm Games - until 10 pm	Use of Lights: Practice - until 8 pm Games - until 10 pm	NO USE OF LIGHTS

PLEASE NOTE:

No private outside use--only public agencies are allowed to use artificial turf fields within the approved times if they are available. After practice the lights would be on at approximately 40% of full level for fifteen minutes for cleanup. After games the lights would be at approximately 40% of full level for one hour for clean-up, except for clean-up for Homecoming, Battle of the Bell, and Battle of the Bay.

Public Address systems are only to be used for games and special events, such as opening day for sports teams, track meets, or graduations. Public Address systems will be turned off after the final announcement asking everyone to leave the facility.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

USE OF NATURAL TURF FIELDS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
<u>NOT LIGHTED</u> School in Session: 7 am - Dusk or 8 pm (Whichever is earliest)	<u>NOT LIGHTED</u> School in Session: 7 am - Dusk or 8 pm (Whichever is earliest)	<u>NOT LIGHTED</u> 9 am - Dusk or 8 pm (Whichever is earliest)	<u>NOT LIGHTED</u> 10 am - Dusk
School not in Session: 8 am - Dusk or 8 pm (Whichever is earliest)	School not in Session: 8 am - Dusk or 8 pm (Whichever is earliest)		
<u>WITH LIGHTS</u> School in Session: 7 am - 8 pm	<u>WITH LIGHTS</u> School in Session: 7 am - 8 pm	<u>WITH LIGHTS</u> 9 am - 8:00 pm	NO USE OF LIGHTS
School not in Session: 8 am - 8 pm	School not in Session: 8 am - 8 pm		

PLEASE NOTE:

Public Address systems may only be used for special events such as opening day for sports teams or graduation and Flag Deck on school days.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

USE OF TENNIS COURTS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
8 am - 8 pm	8 am - 8 pm	8 am - 8 pm	10 am to Dusk (No Use of Lights on Sundays)

PLEASE NOTE:

Lights may be used as necessary to light courts during approved use.

USE OF POOLS

MONDAY - THURSDAY	FRIDAY	SATURDAY	SUNDAY
5:30 am - 9 pm	5:30 am - 9 pm	5:30 am - 9 pm	10:00 am - 8 pm**

PLEASE NOTE:

Lights may be used as necessary during the year to accommodate the use from 5:30am-9:00pm. Lights will be dimmed to approximately 40% of full level for fifteen minutes at the end of use, for cleanup.

No use of whistles at pools before 7:00 am.

Public address systems may only be used for games and meets.

The Superintendent or his designee(s) may allow occasional use outside these hours. Requests must be made at least 60 days in advance.

**Existing Users can use pools on Sundays until 9 pm through October 23, 2016.