

February 2016 | Initial Study

# CORONA DEL MAR HIGH SCHOOL SPORTS FIELD PROJECT

for Newport-Mesa Unified School District

*Prepared for:*

**Newport-Mesa Unified School District**

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## Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ADT	average daily traffic
amsl	above mean sea level
AQMP	air quality management plan
AST	aboveground storage tank
BAU	business as usual
bgs	below ground surface
BMP	best management practices
CAA	Clean Air Act
CAFE	corporate average fuel economy
CalARP	California Accidental Release Prevention Program
CalEMA	California Emergency Management Agency
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
cfs	cubic feet per second
CGS	California Geologic Survey
CMP	congestion management program
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level

## Abbreviations and Acronyms

CO	carbon monoxide
CO <sub>2</sub> e	carbon dioxide equivalent
Corps	US Army Corps of Engineers
CSO	combined sewer overflows
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	greenhouse gases
GWP	global warming potential
HCM	Highway Capacity Manual
HQTA	high quality transit area
HVAC	heating, ventilating, and air conditioning system
IPCC	Intergovernmental Panel on Climate Change
L <sub>dn</sub>	day-night noise level
L <sub>eq</sub>	equivalent continuous noise level
LBP	lead-based paint
LCFS	low-carbon fuel standard
LOS	level of service
LST	localized significance thresholds
M <sub>w</sub>	moment magnitude
MCL	maximum contaminant level
MEP	maximum extent practicable
mgd	million gallons per day
MMT	million metric tons

## Abbreviations and Acronyms

MPO	metropolitan planning organization
MT	metric ton
MWD	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O <sub>3</sub>	ozone
OES	California Office of Emergency Services
PM	particulate matter
POTW	publicly owned treatment works
ppm	parts per million
PPV	peak particle velocity
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
RMP	risk management plan
RMS	root mean square
RPS	renewable portfolio standard
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SIP	state implementation plan
SLM	sound level meter
SoCAB	South Coast Air Basin
SO <sub>x</sub>	sulfur oxides
SQMP	stormwater quality management plan
SRA	source receptor area [or state responsibility area]
SUSMP	standard urban stormwater mitigation plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TNM	transportation noise model

## Abbreviations and Acronyms

tpd	tons per day
TRI	toxic release inventory
TTCP	traditional tribal cultural places
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	urban water management plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
WSA	water supply assessment



# 1. Introduction

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Newport-Mesa Unified School District (District or N-MUSD) prepared this Initial Study to evaluate the potential environmental consequences associated with the construction and operation of the Corona del Mar High School (CdMHS) Sports Field Project at 2101 Eastbluff Drive, City of Newport Beach, Orange County. The District proposes to replace and reconfigure the existing natural-turf sports field with a synthetic-turf sports field and install bleachers with a maximum capacity of 1,000 seats (proposed project).

This Initial Study is a preliminary evaluation of the potential environmental consequences associated with the proposed project. As part of the District's approval process, the proposed project is required to undergo an environmental review pursuant to the California Environmental Quality Act (CEQA). The lead agency uses the initial study analysis to determine whether an environmental impact report (EIR) or a negative declaration is required. If the initial study concludes that the project may have a significant effect on the environment, an EIR must be prepared. Otherwise, a negative declaration or mitigated negative declaration (MND) is prepared.

## 1.1 PROJECT LOCATION

CdMHS is located at 2101 Eastbluff Drive (Assessor's Parcel Map Number 440-092-06), City of Newport Beach, Orange County, California (Figure 1, *Regional Location*). The CdMHS Sports Field Project would disturb approximately six acres at the northeast corner of the CdMHS campus and would not impact other areas of the campus. This six acres will be referred to as the "project site." The project site is bounded by Vista del Oro to the north, Eastbluff Drive to the east, student parking and tennis courts to the south, and turf athletic field to the west. The City of Newport Beach is surrounded by the cities of Costa Mesa and Irvine. The regional access to CdMHS is State Route (SR) 73, approximately 1.3 miles to the north. The CdMHS campus is irregularly shaped and bordered by Vista Del Oro to the north, Mar Vista Drive to the west and south, and Eastbluff Drive to the east (Figure 2, *Local Vicinity*).

## 1.2 ENVIRONMENTAL SETTING

### 1.2.1 Existing Land Use

The 37-acre campus is currently developed with high school classroom buildings, middle school enclave, administration, a gymnasium, a 350-seat performing arts center, three parking lots (student parking, faculty/visitor parking lot, and senior parking lot), 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, *Aerial Photograph*). For the 2015–16 school year, the campus houses 2,557 students—828 students in the 7–8 grade middle school enclave, and 1,729 students in 9th through 12th grade.

## 1. Introduction

The existing turf field and synthetic track are at the northeast corner of the campus and contain a score board, discus area, and long-jump area. A small storage hut and a storage box are at the northwest corner of the track and field, and trees are planted along the northern boundary, at the northeast corner, and at the southeast corner.

The field does not have permanent bleachers, and competitive sporting events are played at Davidson Field at Newport Harbor High School in Newport Beach and LeBard Stadium at Orange Coast College (OCC) in Costa Mesa.

### 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, and access to the faculty/visitor parking lot, middle school loading zone, and high school senior parking lot is provided via Mar Vista Drive.

The school provides three parking lots: a student parking lot south of the sports field and accessed via two driveways on Eastbluff Drive; a faculty/visitor parking lot at the northwest corner of Mar Vista Drive and Eastbluff Drive, accessed from two driveways on Mar Vista Drive; and the senior parking lot west of the middle school enclave and accessed from two driveways on Mar Vista Drive.

## 1.2.2 Surrounding Land Use

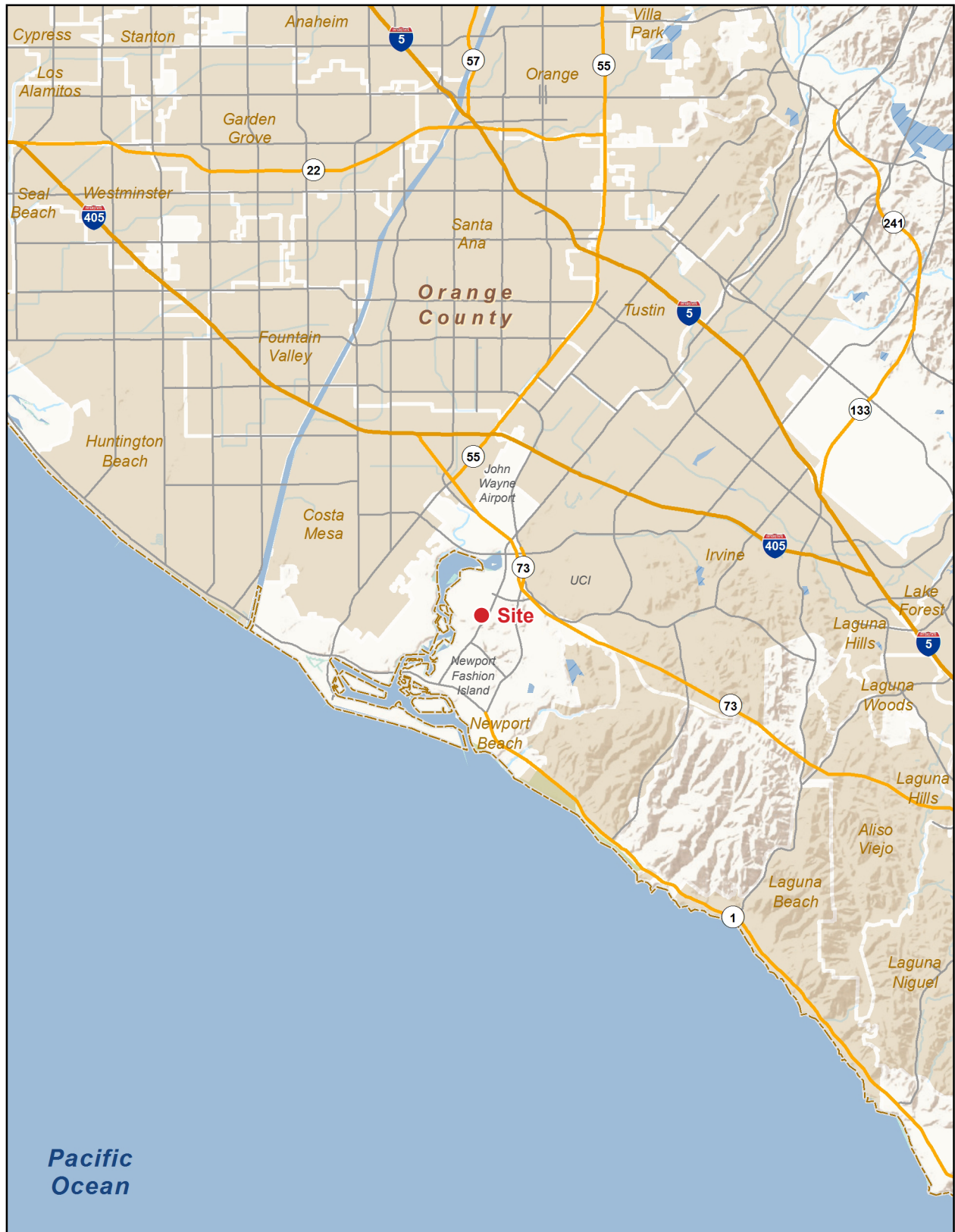
### Off-Campus Land Uses

The CdMHS campus is surrounded by residential and private institutional uses. Residential units are to the north of Vista del Oro and east of Eastbluff Drive, and Our Lady of Los Angeles church/school and Newport Community Counseling are south of Mar Vista Drive. Beyond the institutional uses to the south and west is open space; Upper Newport Bay is approximately one mile to the west and Big Canyon Park is 0.5 mile to the south. Other uses in the area include a country club near the southeast corner of Eastbluff Drive and Jamboree Road and Eastbluff Elementary School and Eastbluff Park, approximately 1,000 feet north of the high school.

### On-Campus Uses

The project site is at the northeast corner of the CdMHS 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. Across the project site's northern boundary, Vista del Oro, are 2-story residential units; across the eastern boundary, Eastbluff Drive, are single-family residential units on a slight slope.

Figure 1 - Regional Location  
1. Introduction



## 1. Introduction

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*PlaceWorks*

## 1. Introduction

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Figure 3 - Aerial Photograph  
1. Introduction

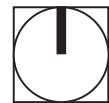


— School Boundary

--- Project Boundary

0 300  
Scale (Feet)

Source: Google Earth Pro, 2015



PlaceWorks



## 1. Introduction

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## 1. Introduction

### 1.3 PROJECT DESCRIPTION

#### 1.3.1 Proposed Land Use

The proposed project consists of replacement and reconfiguration of the existing natural-turf field and synthetic track with synthetic-turf field and track, and 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 approximately 3,000-square-foot building with two ticket booths, two restroom areas, a main concession area, and storage. Approximately 6 acres of the approximately 37-acre campus would be disturbed. The proposed site plan is shown in Figure 4, *Proposed Site Plan*.

#### Demolition and Clearance

Several existing field structures, such as goalposts, score board, and storage structures, would be demolished and removed; all vegetation, including 30 trees along Vista del Oro and Eastbluff Drive, would be removed and cleared and the area graded as part of the project.

#### Sports Field and Bleachers

The 700-seat home side bleachers would be on the south side of the field and provide 7 rows of seats (11 feet tall and 250 feet wide) and a press box. The 300-seat visitor side bleachers would be on the north side of the field and provide 2 rows of seats (3 feet tall and 225 feet wide). Other field improvements would include ADA ramps for the bleachers, high- and long-jump areas, shot put area, and goalposts. Ten-foot and four-foot chain-link fencing would be provided around the parameter of the field.

#### Lighting System

Nighttime lighting would be provided by four to six 80-foot light poles, three on the back side of the home bleachers and three on the back side of the visitor bleachers. The proposed lighting control system would have various lighting modes that could be programmed for different events. The football mode averages 50 foot-candles on the football field; field events average 38.2 foot-candles on the long- and high-jump areas; and track events average 25 foot-candles on the running track.

#### Public Address System

The proposed project would provide a public address system with speakers installed/mounted on the light poles or other structural supports systems and directed down toward spectators on the same side.

#### Use and Scheduling

The proposed project would facilitate various sporting practices and events currently occurring on campus or at other District campuses. The events held the new facility would be based on the expected number of spectators for events based on available historical attendance data and events that exceeded the seating capacity would be scheduled at other facilities.

## 1. Introduction

Based on attendance at CdMHS football games for the past three years, the highest recorded attendance at a varsity football game was 4,454 spectators in 2013 for the California Interscholastic Federation (CIF) game played at OCC's LeBard Stadium. Other varsity football games, including homecoming games, ranged from 231 to 646 spectators. The highest spectator attendance is projected for the fall football games. The maximum attendance for other sporting events (e.g., boys and girls lacrosse, soccer, cross country, and track) would range between 300 to 500, and the average attendance would range between 100 to 200. The proposed sports field is designed to accommodate non-high-profile regular games with projected attendance of less than 1,000 spectators and expanded practice use. Games that would exceed 1,000 spectators would continue to be played at Newport Harbor High School's Davidson Field with 5,000-seat capacity and OCC's DeBard Stadium with 7,600-seat capacity.

As shown in Table 1, in general, the track and field would be used for school's athletic activities from 2 PM to 9 PM during the week and from 9 AM to noon on Saturdays. Although no specific schedules for soccer and lacrosse contests have been provided, very few contests would go past 9 PM during the winter and spring seasons. Only football games would continue past 9 PM, and they would be scheduled to end by 10 PM.

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 football / track-and-field facility.

Although it is anticipated that most varsity football games would likely be scheduled off-site at the larger fields, games with smaller anticipated crowds may be scheduled at this new facility. 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 performances, cheerleaders, use of the PA system, and ending by 10 PM. All other smaller events would have lesser impacts, so these varsity football games are considered the "worse case" condition for environmental impacts, and as such will be the focus of the environmental review.

## 1. Introduction

**Table 1 CdMHS 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	9pm	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	9pm	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
Girls' Soccer Contests	20	TBD	TBD	TBD	400	100	60	Rarely
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
TRACK FIELD:								
B&G Lacrosse PR	5 wkly	Mon–Fri	2pm	6pm	25	5	25–75	Yes
Football, B&G Soccer PR	5 wkly	Mon–Fri	6pm	9pm	25	5	25–75	Yes
B&G Lacrosse PR	1 wkly	Saturday	9am	2pm	25	5	25–75	No
Boys' Lacrosse Contests	20	TBD	TBD	TBD	500	200	70	Rarely
Girls' Lacrosse Contests	20	TBD	TBD	TBD	300	100	60	Rarely
Public Use*	TBD							

PR = Practice

\* Regular use of the field by community groups is not anticipated except for occasional use groups involving younger children.

PR = Practice

\* Regular use of the field by community groups is not anticipated except for occasional use groups involving younger children.

## 1. Introduction

### 1.3.2 Project Phasing

Development of the proposed project is preliminarily scheduled to begin in late August 2017 after project approval by the N-MUSD Board of Education and Division of State Architect and to be completed by late June 2018.

## 1.4 EXISTING ZONING AND GENERAL PLAN

The project site is zoned “PF” Public Facilities by the City of Newport and designated Public Facilities by the City’s general plan.

## 1.5 OTHER AGENCY ACTION REQUESTED

### State Agency

- Department of General Services, Division of State Architect – Approval of construction drawings

### Regional Agencies

- Santa Ana Regional Water Quality Control Board – National Pollutant Discharge Elimination System Permit, issuance of waste discharge requirement and construction stormwater runoff permits
- South Coast Air Quality Management District – Rule 201: Permit to construct

### Local Agencies

- Newport Beach Fire Department – fire and emergency access
- City of Newport Beach – offsite improvement permits such as drainage, sewer, water, etc.
- Southern California Edison – offsite electrical improvements



## 1. Introduction

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## 2. Environmental Checklist

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### 2.1 BACKGROUND

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1. **Project Title:** Corona del Mar High School Sports Field Project

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2. **Lead Agency Name and Address:**  
Newport-Mesa Unified School District  
2985 Bear Street, Building E  
Costa Mesa, California 92626

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3. **Contact Person and Phone Number:**  
Ara Zareczny, Facilities Analyst, LEED/AP  
714.424.7522

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4. **Project Location:**  
The project site encompasses approximately 6 acres at the northeast corner of the CdMHS campus at 2101 Eastbluff Drive (Assessor's Parcel Map Number 440-092-06), City of Newport Beach, Orange County, California.

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5. **Project Sponsor's Name and Address:**  
Newport-Mesa Unified School District  
2985 Bear Street, Building E  
Costa Mesa, California 92626

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6. **General Plan Designation:** Public Facilities

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7. **Zoning:** "PF" Public Facilities

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8. **Description of Project:**  
The District proposes to replace and reconfigure the existing natural turf sports field with a synthetic turf sports field and install bleachers with a maximum capacity of 1,000 seats.

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9. **Surrounding Land Uses and Setting :**  
**Off-Campus Land Uses:** The CdMHS campus is surrounded by residential and private institutional uses. Residential units are located to the north of Vista Del Oro and east of Eastbluff Drive, and Our Lady of Los Angeles church/school and Newport Community Counseling are located south of Mar Vista Drive. Beyond the institutional uses to the south and west is open space; Upper Newport Bay is approximately one mile to the west and Big Canyon Park is 0.5 mile to the south. Other uses in the area include a country club near the southeast corner of Eastbluff Drive and Jamboree Road and Eastbluff Elementary School and Eastbluff Park, approximately 1,000 feet north of the high school.

## 2. Environmental Checklist

**On-Campus Uses:** The project site is located at the northeast corner of the CdMHS campus and bordered by student parking, tennis courts, and a weight room building to the south, and a turf multipurpose athletic field to the west. Across the project site's northern boundary, Vista del Oro, are 2-story residential units; across the eastern boundary, Eastbluff Drive, are single-family residential units on a slight slope.

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### 10. Other Public Agencies Whose Approval Is Required:

#### State Agency

- Department of General Services, Division of State Architect – Approval of construction drawings

#### Regional Agencies

- Santa Ana Regional Water Quality Control Board – National Pollutant Discharge Elimination System Permit, issuance of waste discharge requirement and construction stormwater runoff permits
- South Coast Air Quality Management District – Rule 201: Permit to construct

#### Local Agencies

- Newport Beach Fire Department – fire and emergency access
- City of Newport Beach – offsite improvement permits such as drainage, sewer, water, etc.
- Southern California Edison – offsite electrical improvements



## 2. Environmental Checklist

### 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forest Resources | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                | <input checked="" type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Geology / Soils                               |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials     | <input checked="" type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning                 | <input type="checkbox"/> Mineral Resources                 | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing                | <input checked="" type="checkbox"/> Public Services        | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems       | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

### 2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

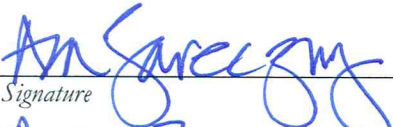

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.


☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature  
  
Printed Name

  
Date  
N-MUSD  
For

## 2. Environmental Checklist

### 2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analyses Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

## 2. Environmental Checklist

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- the significance criteria or threshold, if any, used to evaluate each question; and
  - the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?			<b>X</b>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			<b>X</b>	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<b>X</b>			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>X</b>			
<b>II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<b>X</b>

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<b>X</b>			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<b>X</b>			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<b>X</b>			
d) Expose sensitive receptors to substantial pollutant concentrations?	<b>X</b>			
e) Create objectionable odors affecting a substantial number of people?			<b>X</b>	
<b>IV. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<b>X</b>
d) Interfere substantially with the movement of any 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?				<b>X</b>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>X</b>
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				<b>X</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<b>X</b>			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b>X</b>			

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?			<b>X</b>	
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			<b>X</b>	
<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				<b>X</b>
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?				<b>X</b>
iv) Landslides?			<b>X</b>	
b) Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<b>X</b>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<b>X</b>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<b>X</b>
<b>VII. GREENHOUSE GAS EMISSIONS. Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>X</b>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>X</b>			
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<b>X</b>	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			<b>X</b>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<b>X</b>	

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			<b>X</b>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			<b>X</b>	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>X</b>	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<b>X</b>
<b>IX. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?			<b>X</b>	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<b>X</b>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site			<b>X</b>	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			<b>X</b>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			<b>X</b>	
f) Otherwise substantially degrade water quality?			<b>X</b>	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<b>X</b>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			<b>X</b>	

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<b>X</b>
j) Inundation by seiche, tsunami, or mudflow?			<b>X</b>	
<b>X. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?				<b>X</b>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<b>X</b>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>
<b>XI. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?			<b>X</b>	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<b>X</b>
<b>XII. NOISE. Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>X</b>			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			<b>X</b>	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			<b>X</b>	
<b>XIII. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				<b>X</b>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>XIV. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<b>X</b>			
b) Police protection?	<b>X</b>			
c) Schools?				<b>X</b>
d) Parks?				<b>X</b>
e) Other public facilities?			<b>X</b>	
<b>XV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			<b>X</b>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			<b>X</b>	
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<b>X</b>			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<b>X</b>			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			<b>X</b>	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>X</b>			
e) Result in inadequate emergency access?	<b>X</b>			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			<b>X</b>	
g) Result in inadequate parking capacity? (OPTIONAL: Removed from 2010 CEQA Guidelines.)	<b>X</b>			



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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			<b>X</b>	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<b>X</b>	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<b>X</b>	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			<b>X</b>	
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			<b>X</b>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			<b>X</b>	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<b>X</b>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>			

## 2. Environmental Checklist

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## 3. Environmental Analysis

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Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

### 3.1 AESTHETICS

#### a) Have a substantial adverse effect on a scenic vista?

**Less Than Significant Impact.** The project site is located on the existing high school campus, which is in a developed area and is not part of a scenic vista. There are a number of public view points near the CdMHS campus, but the views are to the Upper Newport Bay and the proposed project would not obstruct any of the public view points. Development of the proposed project would have no adverse effect on any scenic vista. Impact would be less than significant, and this issue will not be addressed in the EIR.

#### b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**Less Than Significant Impact.** The project site is not located near a designated scenic highway, and no substantial damage to any scenic resource would occur. Pacific Coast Highway is an eligible state scenic highway, not officially designated, and is approximately 1.65 miles to the southwest.<sup>1</sup> The project site is not visible from this roadway and the intended view from Coast Highway is toward the ocean. The project site is also outside of the Shoreline Height Limitation Zone and is not visible from the designated Coastal View Road identified by Coastal Views Map of the City's General Plan.<sup>2</sup> The project site is already developed as part of CdMHS and is not part of any scenic resources. Impacts would not be significant, and this issue will not be addressed in the EIR.

#### c) Substantially degrade the existing visual character or quality of the site and its surroundings?

**Potentially Significant Impact.** The project site is developed as a natural-turf field and synthetic track for CdMHS campus without permanent bleachers. Sensitive receptors are residential uses across Vista del Oro, and the nearest unit is approximately 70 feet to the north on Avenida Lucia. Residential uses are also located across Eastbluff Drive, approximately 100 feet to the east on a higher elevation along Aralia Street. New 700-seat capacity home bleachers would be constructed on the south side of the reconfigured synthetic field, and the 300-seat capacity visitor bleachers would be constructed on the north boundary. The proposed lighting system includes four to six light arrays atop 80-foot-tall poles. The bleachers and light arrays would change

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<sup>1</sup> California Department of Transportation. California Scenic Highway Mapping System. Orange County. [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm).

<sup>2</sup> City of Newport Beach General Plan Natural Resources Element, Figure NR3 Coastal Views (2006, July 24).

### 3. Environmental Analysis

the existing visual character of the campus and would be visible from adjoining residences and streets. Visual impacts from this change will be further discussed in the DEIR.

**d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

**Potentially Significant Impact.** The proposed project involves development of nighttime field lighting. The preliminary plan proposes four to six 80-foot-tall light poles behind the bleachers, three on north and three on the south side. The existing field and track does not provide nighttime lighting. Impacts from these new lighting sources will be further discussed in the EIR.

### 3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

**a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The project site is an existing high school and is not designated as a special status farmland by the Orange County Important Farmland 2008 map, published in August 2009 by California Department of Conservation, Division of Land Resource Protection's Farmland Mapping and Monitoring Program. No impact would occur, and this issue will not be addressed in the EIR.

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The project site is zoned PF (Public Facilities) and not zoned for agricultural use. No Williamson Act contracts apply to the project site, and no significant impacts to farmland or agricultural resources would result from project implementation. No impact would occur, and this issue will not be addressed in the EIR.

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- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

**No Impact.** The project site is developed as a turf field in the high school campus and zoned PF (Public Facilities). The proposed project would not involve any change in zoning, and no forest land or timberland would be affected. No impact would occur, and this issue will not be addressed in the EIR.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** The project site is developed as a turf field in the existing high school campus, and no forest land exists onsite or in the near vicinity. No loss of forest land would result from the proposed project. No impact would occur, and this issue will not be addressed in the EIR.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** The project site is an existing high school, and no changes to farmland or forest land would result from the proposed project. No impact would occur, and this issue will not be addressed in the EIR.

### 3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

**Potentially Significant Impact.** A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). The proposed project is anticipated to generate short-term construction and long-term operational air emissions. The EIR will discuss the project's impact on implementation of the AQMP. This issue will be addressed in the EIR.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Potentially Significant Impact.** Air pollutant emissions associated with the project would occur over the short term for site preparation and construction activities. In addition, long-term emissions associated with project-related vehicle trips would contribute to existing levels and could result in an exceedance of criteria pollutants. This issue will be addressed in the EIR.

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- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Potentially Significant Impact.** The South Coast Air Basin (SoCAB) is designated nonattainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> and lead (Los Angeles County only) under the California and National ambient air quality standards (AAQS), and nonattainment for NO<sub>2</sub> under the California AAQS. The EIR will discuss the project's contribution to the area air quality.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** Air pollutant emissions associated with the proposed project would occur over the short term as a result of construction-related activities and over the long term from project-generated vehicle trips. During construction, construction equipment and vehicular traffic—such as material deliveries and worker trips to and from the site—would emit exhaust containing air pollutants. Construction of the proposed project would also emit dust particles into the atmosphere as soil is exposed and disturbed by construction vehicles and equipment. Operational impacts may include increases in criteria pollutants from vehicles as they make their way to and from the site. Both construction and operation of the proposed project have some potential to result in significant impacts to sensitive receptors. This issue will be addressed in the EIR.

- e) **Create objectionable odors affecting a substantial number of people?**

**Less Than Significant Impact.** The proposed project would not emit objectionable odors that would affect a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to South Coast Air Quality Management District (SCAQMD) Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project would not generate objectionable odors that would lead to a public nuisance; therefore, operational impacts would be less than significant.

During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary,

### 3. Environmental Analysis

intermittent in nature, and would not constitute a public nuisance. Impacts associated with construction-generated odors would be less than significant, and this issue will not be reviewed further in the EIR.

#### 3.4 BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** The project site is already developed as a high school and is not known to contain habitat for any sensitive or special status species. The project site is not identified in Figure NR1, Biological Resources, of the Newport Beach General Plan as having potential biological resources. The areas to be disturbed by the proposed project are already developed with school facilities. The proposed project would not result in direct or indirect impacts on any candidate, sensitive, or special status species or the elimination or modification of any natural habitat that may provide habitat for any sensitive or special status species. No impacts to special status species would result from the proposed project, and this issue will not be addressed in the EIR.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** The proposed project would be developed within the confines of an existing high school campus, which is not known to contain any riparian habitat. Project development would have no impact on riparian habitat or other sensitive natural communities identified in local, regional or national plans, regulations, or policies. No significant impacts would occur, and this issue will not be addressed in the EIR.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The project site is already developed as a high school and does not contain any wetland resources, and no significant natural habitat is located onsite. The proposed project would not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. No significant impacts would result from project implementation. No significant impacts would occur, and this issue will not be addressed in the EIR.

- d) **Interfere substantially with the movement of any 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?**

**No Impact.** The project site is already developed as a high school, and the surrounding area is also developed with various urban uses. There are no large natural areas or nursery sites in the vicinity of the site that support wildlife. No significant impacts would occur, and this issue will not be addressed in the EIR.

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**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The City of Newport Beach does not protect ornamental trees or landscaping on a school property. Removal or replacement of onsite landscaping would not conflict with any local policies. No impact would occur, and this issue will not be addressed in the EIR.

**f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** The proposed project would be developed within the confines of an existing high school campus in a developed urban area. No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans apply to the project site. Thus, no significant impacts would occur, and this issue will not be addressed in the EIR.

### 3.5 CULTURAL RESOURCES

**a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?**

**No Impact.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

A cultural resources search was conducted by McKenna et al. in 2010 for the CdMHS campus and did not identify any significant historic resources. The school was originally established in 1958 and modified and expanded prior to 1981. The cultural resources search found low to no sensitivity for historic built-environment resources. Additionally, the high school campus is not identified in Figure HR1 of the Newport Beach General Plan, “Historic Resources,” as a historic resource. The project site is within the boundaries of the existing high school campus, and no structure has been identified as a historic structure. Development of the proposed project would not cause a substantial adverse change to historical resources, and this issue will not be addressed in the EIR.



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**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

**Potentially Significant Impact.** The California State University, Fullerton, South Central Coastal Information Center was contacted for an archaeological records search in 2010. The records check indicated that there are 13 prehistoric sites listed within one-half mile of the CdMHS campus, dominated by the presence of midden deposits. Therefore, there is moderate to high potential for additional prehistoric archaeological resources. However, there is low potential for presence of historic archaeological resources. The potential for prehistoric archaeological resources will be further addressed in the EIR, and appropriate mitigation measures will be provided.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.** The project site is also not included in the Newport Beach General Plan's paleontological resources site. The project site has also been previously disturbed, and no unique geologic features exist onsite. However, the lack of past findings does not preclude the discovery of subsurface resources in the future during grading. Further discussion will be provided in the EIR, and mitigation measure would be provided, if required.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Less Than Significant Impact.** California Health and Safety Code, 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. The proposed project would comply with existing law, and potential impacts to human remains would be less than significant. This issue will not be addressed in the EIR.

**e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? (Interim checklist question for AB 52 compliance.)**

**Less Than Significant Impact.** Assembly Bill 52 (AB 52), the Native American Historic Resource Protection Act, is applicable to CEQA projects where either the Notice of Preparation or Notice of Intent is filed after July 1, 2015. AB 52 requires meaningful consultation with California Native American Tribes on potential impacts to Tribal Cultural Resources, as defined in Public Resources Code (PRC) Section 21074. A tribe must submit a written request to the relevant lead agency if it wishes to be notified of projects within its traditionally and culturally affiliated area. The lead agency must provide written, formal notification to the tribes that have requested it within 14 days of determining that a project application is complete, or deciding

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to undertake a project. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Consultation concludes when either 1) the parties agree to mitigation measures to avoid a significant effect, if one exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. AB 52 also addresses confidentiality during tribal consultation per PRC Section 21082.3(c).

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).

PRC Section 21074 defines “tribal cultural resources” as 1) listed or determined to be eligible for listing on the national, state, or local register of historic resources; or 2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource. In the second instance, the lead agency must determine that the resource meets the criteria for listing in the state register of historic resources pursuant to PRC Section 5024.1. The project site is developed as a turf sports field and does not contain tribal cultural resources as defined by PRC Section 21074. Implementation of the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource. This issue will not be addressed in the EIR.

### 3.6 GEOLOGY AND SOILS

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
  - i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**No Impact.** Fault rupture occurs when a building sits on top of an active fault that displaces in two separate directions during an earthquake. Fault rupture hazards can be characterized by a site’s proximity to an active or potentially active fault and the designation of the site as being within an Alquist-Priolo Special Study Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. The project site is not underlain by a known earthquake fault and is not delineated on the most recent Alquist-Priolo Earthquake Zoning map. No major faults are known to exist within the immediate vicinity of the project site. The nearest Newport-Inglewood fault system is approximately 3.15 miles to the southwest. No impact is anticipated, and this issue will not be addressed in the EIR.

- ii) **Strong seismic ground shaking?**

**Less Than Significant Impact.** Four active faults are located in the general vicinity of the project site; these include the Newport-Inglewood, Whittier, San Andreas, and San Jacinto fault zones. However,

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while there is the for potential for strong seismic ground shaking at the site, the effects of an earthquake at the project site would be no greater than at other areas in the school's general vicinity. Due to the seismic history of the Southern California region, the proposed structural improvements would be designed in accordance with seismic requirements of the California Building Code (CBC), Title 24 California Code of Regulations. Because the proposed project is a school project, all structural improvements would be required to meet the standards of the Division of the State Architect and Department of Education criteria for seismic safety and the provisions in the soils report prepared for the proposed project. Compliance with established standards would reduce the risk of structural collapse to a less than significant level. This issue will not be addressed in the EIR.

#### iii) Seismic-related ground failure, including liquefaction?

**No Impact.** Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking. Liquefaction potential varies based upon onsite soil composition and groundwater depth. Structures subjected to the effects of liquefaction may undergo large total and differential settlements and may float, sink, or tilt when subjected to intense shaking such as during an earthquake event. The project site is located outside of the areas identified as having liquefaction potential by Figure S2, Seismic Hazards, of the Newport Beach General Plan and the Seismic Hazard Zones Maps by California Division of Mines and Geology (Newport Quadrangle). No significant liquefaction impact would occur as a result of project development. This issue will not be addressed in the EIR.

#### iv) Landslides?

**Less Than Significant Impact.** Landsliding is a type of erosion in which masses of earth and rock move downslope as a single unit. The project site is outside of the areas identified as having landslide potential by Figure S2, Seismic Hazards, of the Newport Beach General Plan and the Seismic Hazard Zones Maps by California Division of Mines and Geology (Newport Beach Quadrangle). The project site is relatively flat and developed as turf field. The project development would not impact the slight slope across Eastbluff Drive. No significant landslide impact is anticipated, and this impact will not be addressed in the EIR.

#### b) Result in substantial soil erosion or the loss of topsoil?

**Less Than Significant Impact.** Erosion is a normal and inevitable geologic process whereby earthen materials are loosened, worn away, decomposed or dissolved, removed from one place, and transported to another. Precipitation, running water, waves, and wind are all agents of erosion. Ordinarily, erosion proceeds so slowly as to be imperceptible, but when the natural equilibrium of the environment is changed, the rate of erosion can be greatly accelerated. This can create aesthetic as well as engineering problems. Accelerated erosion within an urban area can cause damage by undermining structures, blocking storm sewers, and depositing silt, sand, or mud in roads and tunnels. Eroded materials are eventually deposited into our coastal and local waters, where the carried silt remains suspended in the water for some time, constituting a pollutant and altering the normal balance of plant and animal life.

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Due to the relatively flat topography and the developed nature of the site, erosion impacts would be minimal. In addition, the proposed project would be subject to local and state codes and requirements for erosion control and grading. The project would also be subject to National Pollutant Discharge Elimination System permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan, which is further discussed in Section 3.8 of this report. Adherence to these codes and regulations would ensure that impacts would not be significant. This issue will not be addressed in the EIR.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

#### **Less Than Significant Impact.**

Susceptibility to landslides depends on several factors, including steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, and seismic activity. The project site is not in a high landslide or liquefaction zone identified by the Seismic Hazard Zones Official Map, Newport Beach Quadrangle (DOC 2007). Therefore, less than significant landslide impact is anticipated.

Lateral spreading is a massive horizontal movement of soil, often caused by liquefaction of continuous liquefiable layers. As discussed in Section 3.6(a)(iii), a less than significant liquefaction impact is anticipated, and compliance with seismic requirements of the CBC, Title 24 California Code of Regulations, and the Division of the State Architect and Department of Education criteria for seismic safety would ensure that impacts from unstable geologic units are less than significant.

Subsidence hazards involve either the sudden or slow collapse of the ground to form a depression. Land subsidence occurs when large amounts of groundwater have been withdrawn, most often by human activities. The project site is in an urbanized area and is already developed as a high school. However, the project site is identified as having high future potential subsidence by the California Department of Water Resources Groundwater Information Center Interactive Map Application (DWR 2014)<sup>3</sup>.

The project site is not underlain by a geologic unit or soil that is unstable or would become unstable as a result of the proposed project. The project site is developed as athletic field for an existing school and exhibits no substantial elevation changes or unusual geographic features. In the absence of significant ground slopes, the potential for landslides and lateral spread to affect the proposed project is considered negligible. The soils report prepared for the project site indicated that the project site is suitable for the proposed structures provided that standard local and state regulations and the recommendations stated in the soils report are implemented during construction. No significant impacts would result from the development of the proposed project. No mitigation measures are necessary.

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<sup>3</sup> State of California Department of Water Resources (DWR). 2014. Summary of Recent, Historical, and Estimated Potential for Future Land Subsidence in California.  
[http://www.water.ca.gov/groundwater/docs/Summary\\_of\\_Recent\\_Historical\\_Potential\\_Subsidence\\_in\\_CA\\_Final\\_with\\_Appendix.pdf](http://www.water.ca.gov/groundwater/docs/Summary_of_Recent_Historical_Potential_Subsidence_in_CA_Final_with_Appendix.pdf).

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- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less Than Significant Impact.** Expansive soil, with respect to engineering properties, refers to those soils that, upon wetting and drying, will alternately expand and contract, causing problems for the foundations of buildings and other structures. The project site is underlain by soil type described as Myford sandy loam, thick surface, 2 to 9 percent slopes (USDA 2015). Myford soil series consists of moderately well drained soils that form in terraces. Considering the seismic history of the Southern California region, the proposed structural improvements would be designed in accordance with seismic requirements of the CBC, Title 24 California Code of Regulations, and all structural improvements would be required to meet the standards of the Division of the State Architect and Department of Education criteria for seismic safety. Compliance with established engineering practices and standards would reduce the risk of expansive soils to a less than significant level. This issue will not be addressed in the EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** The project would not involve the use of septic tanks or alternative wastewater disposal systems. No significant impacts would result from project implementation. This issue will not be addressed in the EIR.

## 3.7 GREENHOUSE GAS EMISSIONS

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Potentially Significant Impact.** The proposed project would result in an increase in construction-related emissions and vehicle trips. The emission levels will be quantified, and the project's contribution to greenhouse gas (GHG) emissions will be included in the EIR.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** The proposed project would result in increase in GHG emissions due to construction and operation of the proposed stadium. Applicable plans will be identified, and the project's impacts will be addressed in the EIR.

## 3.8 HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Less Than Significant Impact.** The proposed project would involve the replacement and reconfiguration of a high school sports field, and no significant amount of hazardous materials would be routinely transported, used, or disposed of in conjunction with the proposed project during operation. The concession/restroom/ticket booth building also would not involve any hazardous materials except for

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cleaning and maintaining purposes. These materials would be used in relatively small quantities and would be stored in compliance with established state and federal requirements. These materials would be used in accordance with normal operational safety practices as employed at other school facilities within the District. This issue will not be addressed in the EIR.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less Than Significant Impact.** The project site is already developed as part of a high school campus and does not use any significant quantities of hazardous materials in its operation. Also, construction activities would not involve a significant amount of hazardous materials, and their use would be temporary. Project construction and operational workers would be trained on the proper use, storage, and disposal of hazardous materials. Construction projects typically maintain supplies onsite for containing and cleaning small spills of hazardous materials. No significant impacts would result from project implementation. This issue will not be further examined in the EIR.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less Than Significant Impact.** The project site is developed as a high school campus, and the nearest school is Eastbluff Elementary School, approximately 0.20 mile to the north. Operations at the sports field and accommodating spectator events would not release a substantial amount of hazardous emissions into the environment or require the use of significant amounts of hazardous materials, substances, or wastes that could impact another school. Long-term operation of the new facilities at the project site would not involve the transport, storage, use, or disposal of hazardous materials. The types of hazardous materials generally associated with the operation of a school are restricted to common substances such as commercial cleansers, paints, aerosol cans, fertilizers, etc., used by the janitorial and/or maintenance staff. These materials would be used in small quantities and would be stored in compliance with federal, state, and local health and safety requirements. This issue will not be addressed in the EIR.

**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Less Than Significant Impact.** The project site is developed as a high school campus and is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Resources Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

The following databases of hazardous materials sites were searched for listings of hazardous materials on the project site and on surrounding parcels: Geotracker, State Water Resources Control Board; EnviroStor,

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Department of Toxic Substances Control; and EnviroMapper, US Environmental Protection Agency. The agency databases were specifically reviewed to identify known releases that have occurred on or in the immediate area of the project site. No known releases of any hazardous substances are reported to have occurred on the property. The proposed project site is not included in any of the above lists of hazardous sites, and no impacts would occur as a result of the proposed project. No hazardous materials sites were listed on the project site on the databases searched. Therefore, project implementation would not result in a significant hazard to the public or the environment. This issue will not be addressed in the EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**Less Than Significant Impact.** The project site is approximately two miles from John Wayne Airport (JWA). The project site is within the Airport Environs Land Use Plan Airport Planning Area and is within the Height Restriction Zone for JWA (ALUC 2004). Federal Aviation Regulation 77.23 generally requires a 200-foot height restriction for development in the height restriction zone. The tallest structure to be constructed by the proposed project would be the 80-foot light poles, which would not exceed the 200-foot height restriction requirement. However, according to the FAA's online Notification Criteria Tool, the project site is within the notification area. Therefore, in compliance with the Code of Federal Regulations (CFR) Section 77.9, the District will be required to file a Notice of Proposed Construction or Alteration (Form 7460-1) with the FAA. The proposed project is not anticipated to result in a safety hazard for people residing or working in the project area. Impacts would not be significant, and this issue will not be addressed in the EIR.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The project site is not located within the vicinity of any private airstrip. The proposed project would have no impact on any private airstrip operations and would not result in a safety hazard for people working or residing in the project area. No significant impacts would occur, and this issue will not be addressed in the EIR.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Less Than Significant Impact.** The proposed project would not conflict with any adopted emergency response or evacuation plans. The site's surrounding roadways would continue to provide emergency access through the project area and to surrounding properties during the project's construction. The proposed project would not necessitate any offsite roadway modification. If in the event that a temporary closure of any street is required, the project's contractor would be required to provide the City with a construction schedule and plans for the closure of the street and to ensure that the placement of construction materials and equipment does not obstruct a detour route. The contractor would be required to comply with recommendations from the City of Newport Beach Fire Department for reducing impacts to emergency response or evacuation plans. Onsite emergency response would continue to be facilitated through the use of the school's driveways, parking lot, and paved areas. Adequate fire lanes from and to the athletic facilities

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would be provided. No significant impacts would occur as a result of project development. This issue will not be reviewed further in the EIR.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The project area is developed with urban uses and the project site is already developed as a high school. The project site is not identified as high fire susceptibility area by the City of Newport Beach General Plan, Safety Element, Figure S4, Wildfire Hazards. The project site is not adjacent to wildlands, and adverse impacts from wildland fire are not anticipated. This issue will not be addressed in the EIR.

### 3.9 HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements?**

**Less Than Significant Impact.** The project site is within the jurisdiction of the Santa Ana Regional Water Quality Control Board. Urban storm runoff or nuisance flows (runoff during dry periods) from development projects can carry pollutants to receiving waters. Runoff can contain pollutants such as oil, fertilizers, pesticides, trash, soil, and animal waste. This runoff can flow directly into local streams or lakes or into storm drains and continue through pipes until it is released untreated into a local waterway and eventually the ocean. Untreated stormwater runoff degrades water quality in surface waters and groundwater and can affect drinking water, human health, and plant and animal habitats. Additionally, increased runoff from urban surfaces can increase the intensity of flooding and erosion.

Clearing, grading, excavation, and construction activities associated with the proposed project may impact water quality through sheet erosion of exposed soils and subsequent deposit of particles and pollutants in drainage areas. Grading activities in particular lead to exposed areas of loose soil and sediment stockpiles, which are susceptible to uncontrolled sheet flow. The use of materials such as fuels, solvents, and paints also presents a risk to surface water quality due to an increased potential for nonvisible pollutants to enter the storm drain system.

Under the National Pollutant Discharge Elimination System (NPDES) program promulgated under Section 402 of the Clean Water Act, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain an NPDES permit. The NPDES program regulates industrial pollutant discharges, including construction activities for projects that disturb one or more acres.

The proposed project would disturb approximately six acres and is required to comply with the requirements of the NPDES MS4 Permit (Order No. R8-2009-0030) and NPDES Permit No. CAS618030, as amended by Order No. R8-2010-0062. The General MS4 Permit requires that new development or significant redevelopment projects use best management practices (BMPs), including site design planning, source control, and stormwater treatment facilities, to ensure that the water quality of receiving waters is protected. To minimize these potential impacts, the project will be required to comply with the NPDES General Construction Permit as well as prepare a Storm Water Pollution Prevention Plan (SWPPP). The General



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Construction Permit also requires that prior to the start of construction activities, the project applicant must file Permit Registration Documents with the State Water Resources Control Board, which includes a Notice of Intent, risk assessment, site map, annual fee, signed certification statement, SWPPP, and post-construction water balance calculations. Standard erosion control measures would be implemented as part of the SWPPP for the proposed project, as it would disturb more than one acre. The SWPPP includes an erosion control plan that prescribes measures such as phasing grading, limiting areas of disturbance, designating restricted-entry zones, diverting runoff away from disturbed areas, protecting sensitive areas, protecting outlets, and requiring revegetation or mulching. The SWPPP includes BMPs to reduce water quality impacts, including various measures to control on-site erosion; reduce sediment flows into stormwater; control wind erosion; reduce tracking of soil and debris into adjacent roadways and off-site areas; and manage wastes, materials, wastewater, liquids, hazardous materials, stockpiles, equipment, and other site conditions to prevent pollutants from entering the storm drain system.

Once developed, the proposed sports field project would not generate substantial runoff pollutants to violate any water quality standards. Compliance with all applicable rules and regulations, including the provisions of the NPDES General Permit, would reduce construction and post-construction impacts to water quality to a less than significant impact. This issue will not be addressed in the EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

**Less Than Significant Impact.** Development of the proposed project would not result in any substantial changes in the quantity of groundwater supplies. The project site does not contain any groundwater monitoring well and is not a substantial recharge area (DWR 2015a, 2015b). No groundwater extraction activities would occur and no wells would be constructed. There would be a decrease in percolation of water from the project site into groundwater because of new impervious surfaces on the sports field; however, project design features would include mechanisms to control runoff from the newly paved areas and promote on-site percolation. The synthetic sports field is also projected to use less water to maintain compared to existing natural turf sports field. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. This issue will not be addressed in the EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

**Less Than Significant Impact.** The proposed project would alter the existing drainage pattern of the site by installing synthetic turf sports field. Most of the potential erosion and siltation impacts would occur during the construction phase (e.g., grading, clearing, and excavating activities) of the proposed project. As previously stated, the project would be required to submit a notice of intent and SWPPP prior to the commencement of grading activities and implement BMPs required therein. Implementation of applicable

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BMPs would ensure that erosion or siltation impacts are reduced to a less than significant level. This issue will not be addressed in the EIR.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

**Potentially Significant Impact.** The proposed project would alter the existing drainage pattern of the site by installing synthetic turf sports field. However, the proposed improvements are not expected to substantially increase stormwater runoff to existing drainage facilities. The project design features would include mechanisms to control runoff from the newly paved areas and promote on-site percolation. A water quality management plan (WQMP) will be prepared to ensure that the post-construction runoff volume and quality do not exceed the pre-construction conditions. This issue will be discussed in the EIR.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

**Potentially Significant Impact.** The proposed project would alter the existing drainage pattern at the project site, which could contribute additional sources of polluted runoff to the existing drainage system if not properly managed. A WQMP will be prepared for the proposed project to ensure that the proposed project does not generate additional sources of polluted runoff to the existing storm drainage system. This issue will be addressed in the EIR.

- f) Otherwise substantially degrade water quality?**

**Less Than Significant Impact.** Provided that standard BMPs are implemented, as discussed in Section 5.9(a), the proposed project would not substantially degrade water quality. This issue will not be addressed in the EIR.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** The project site is developed as a turf sports field on a high school campus. The proposed project does not involve housing development. No impacts to housing would result from the proposed projects. This issue will not be addressed in the EIR.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**Less Than Significant Impact.** Neither the Newport Beach General Plan nor the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) (ID# 06059C0266J) has identified the project site as being located within the confines of a 100-year flood zone. The proposed project would not impede or redirect any flood flows and no significant impacts relating to floods are anticipated. This issue will not be addressed in the EIR.

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- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**No Impact.** Neither the Newport Beach General Plan nor the FIRM has identified the projects site as being located within the confines of a 100-year flood zone. Some parts of Orange County are impacted by Prado Dam and Santiago Reservoir inundation areas (Orange County 2005). The project site is not in the Prado Dam nor Santiago Reservoir inundation area (USACE 1985). No significant impacts from flooding are anticipated to occur at the project site. This issue will not be addressed in the EIR.

- j) **Inundation by seiche, tsunami, or mudflow?**

#### **Less Than Significant Impact.**

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no large water tanks or dammed water bodies in the area that could create flooding impacts at the project site. No significant impacts from seiche or inundation due to water storage facility, lake, or reservoir failure would occur. This issue will not be addressed in the EIR.

Tsunamis are large ocean waves generated by major seismic events. The project site is approximately 2.5 miles from the Pacific Ocean. However, the project site is not located in the tsunami hazard zone identified by the City of Newport Beach, Tsunami Inundation at Mean Sea Level and mean Higher High Water (Newport Beach, ECI 2008). The proposed project would not expose people or structures to greater tsunami danger than the existing conditions. No significant impacts would occur. This issue will not be addressed in the EIR.

Mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid. The project site is developed as sports field and generally flat. The proposed project would not disturb any unusual geographic features or slopes in the area. No significant impacts would result from the development of the proposed project. This issue will not be addressed in the EIR.

### 3.10 LAND USE AND PLANNING

- a) **Physically divide an established community?**

**No Impact.** The project site is an existing high school campus, and no additional property acquisition would result from the proposed project. No impact is anticipated, and this issue will not be addressed in the EIR.

- b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**No Impact.** The project would not conflict with any existing land use policy. The project site is zoned “PF” Public Facilities by the City of Newport and designated Public Facilities by the City’s General Plan. No land

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use changes would result from the proposed project. No significant impacts would occur, and this issue will not be addressed in the EIR.

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The project site is already developed as a field and track for the existing high school in an urban neighborhood. The project site contains ornamental landscaping and grass and no natural habitat exists onsite. The proposed project involves improvements to existing school athletic facilities, and no conflict with any habitat conservation plan is anticipated. No impact would occur, and this issue will not be addressed in the EIR.

### 3.11 MINERAL RESOURCES

**a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

**Less Than Significant Impact.** Mining activities in California are regulated by the Surface Mining and Reclamation Act of 1975. This act provides for the reclamation of mined lands and directs the State Geologist to classify (identify and map) the nonfuel mineral resources of the state to show locations of economically significant mineral deposits and likely locations based on the best available scientific data. Based on guidelines adopted by the California Geological Survey, areas known as Mineral Resource Zones (MRZ) are classified according to the presence or absence of significant deposits. These classifications indicate the potential for a specific area to contain significant mineral resources.

- **MRZ-1—Areas** where available geologic information indicates there is little or no likelihood for presence of significant mineral resources.
- **MRZ-2—Areas** underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present or where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.
- **MRZ-3—Areas** containing known mineral occurrences of undetermined mineral resource significance.
- **MRZ-4—Areas** of no known mineral occurrences where geologic information does not rule out the presence or absence of significant mineral resources.

Roughly half the CdMHS campus—the northeastern half—is classified as MRZ-3, and the other, southwestern half is classified as MRZ-1. The project site is in MRZ-3 where the significance of mineral resources is undetermined. The project site is within the boundaries of the CdMHS campus and does not contain any oil production well or other mineral resources. The City of Newport Beach Charter, Section 1401, Oil Well Drilling, prohibits the drilling of, production, or refining of oil, gas, or other hydrocarbon substances within the City boundaries. No mineral resources are produced or extracted from the project site, and no loss of availability of a known mineral resource would occur. Impacts would not be significant, and this impact will not be addressed in the EIR.

### 3. Environmental Analysis

**b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** As discussed above in Section 3.11(a), although the project site in MRZ-3, where the significance of mineral deposits has not been determined, the City of Newport Beach prohibits the drilling of, production, or refining of oil, gas, or other hydrocarbon substances within the City boundaries. The project site is part of a high school campus, and no loss of locally important mineral resources would occur. No impact is anticipated, and this impact will not be addressed in the EIR.

#### 3.12 NOISE

**a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impact.** The proposed project would involve elevated short-term noise impacts related to the operation of construction equipment and long-term impacts related to various events accommodated by the proposed sports field. The EIR will analyze the existing noise environment and will provide estimated future noise levels. This issue will be addressed in the EIR.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** The project site is developed as a natural-turf sports field and is generally level; thus, relatively little earthwork would be required. Minimal groundborne vibrations may be created during project construction; however, no blasting, pile driving, or hard rock ripping are anticipated to be required for the development. Although no excessive groundborne vibrations or noise are anticipated as a result of the proposed project's operation, considering the proximity to the sensitive uses, further discussion of this issue will be included in the EIR.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** The proposed project would involve elevated short-term noise impacts related to the operation of construction equipment. The proposed development's operation may also lead to a permanent increase in ambient noise levels due to increased traffic and sporting event activities. The EIR will measure and analyze the existing noise environment and will provide estimated future noise levels based on these measurements and expected activities. This issue will be addressed in the EIR.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** The proposed project could lead to short-term increases in ambient noise levels resulting from construction activities. This issue will be addressed in the EIR.

### 3. Environmental Analysis

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**Less Than Significant Impact.** The nearest airport is John Wayne Airport, approximately two miles to the north. However, the project site is outside the 60 dBA CNEL noise contour for the JWA (JWA 2013). Therefore, the proposed project would not expose students or staff to excessive noise levels, and noise impacts would be less than significant. This issue will not be addressed in the EIR.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**Less Than Significant Impact.** There are no private airstrips near the project site. The nearest heliport to the site is the Newport Beach Police Heliport at 870 Santa Barbara Drive, approximately 0.85 mile to the south. Noise generated by helicopters approaching and departing would not exacerbate noise conditions at the campus. Therefore, the proposed project would not expose students or staff to excessive noise levels, and noise impacts would be less than significant. This issue will not be addressed in the EIR.

### 3.13 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**No Impact.** The project site is already developed as a high school, and the proposed project is intended to serve the existing school and District population. The proposed project is not a growth-inducing project and would not result in substantial population growth in the area. No impact would occur, and this issue will not be addressed in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The project site is already developed as a high school, and the proposed project would not displace any housing units. No impact would occur, and this issue will not be addressed in the EIR.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The project site is already developed as a high school, and the proposed project would not demolish any housing units. Therefore, no construction of replacement housing is required. No impact would occur, and this issue will not be addressed in the EIR.

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#### 3.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**a) Fire protection?**

**Potentially Significant Impact.** The project site is served by Newport Beach Fire Department. The number of events accommodated by the proposed athletic facility and the additional trips associated with those events would result in additional fire protection services demands. The EIR will address the need for fire services, including the potential effects upon response times, personnel, equipment, and facilities.

**b) Police protection?**

**Potentially Significant Impact.** Police service needs are related to the size of the population and geographic area served, the number and types of calls for service, and other community characteristics. The City of Newport Beach Police Department provides police protection services to the project site. The project would not result in an increase in area population or additional students attending school at the campus. However, the proposed project would enable the campus to facilitate new athletic events that were previously held at other District facilities, resulting in large groups of spectators visiting the campus and increasing traffic congestion before and after these events on local streets. This issue will be addressed in the EIR.

**c) Schools?**

**No Impact.** The proposed project would serve the existing District population and would not result in an increased use of other schools in the area. The proposed project would not result in adverse physical impacts to any schools. This issue will not be addressed in the EIR.

**d) Parks?**

**No Impact.** The proposed project would serve the existing District population and programs. Typically, the demand for parks is created by the development of new housing and/or actions that generate additional population. The proposed project would serve an existing student population within the District boundaries and would not induce growth or influence housing in the area. No impacts to parks would occur, and this issue will not be addressed in the EIR.

**e) Other public facilities?**

**Less Than Significant Impact.** Demands for other public facilities such as libraries are determined by the population of the facilities' service areas. The proposed project is not a growth-inducing project, and no additional services demands would be created. This issue will not be addressed in the EIR.

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#### 3.15 RECREATION

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

**Less Than Significant Impact.** Project development is not anticipated to lead to an increase in demand for neighborhood or regional parks. The demand for parks is more closely related to changes in housing and population; the construction of school facilities is generally associated with the demand created by changes in housing and population, but does not create the demand. Additionally, project development would include the construction of facilities that could be used for community recreational purposes. Since the proposed project would not have a significant impact on population or housing and would be equipped with adequate on-site recreational facilities for students, no impacts to parks or other recreational facilities are anticipated. This issue will not be addressed in the EIR.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

**Less Than Significant Impact.** The project site is already developed as a sports field, and the proposed project would serve the existing District population. The proposed project involves improvements to the existing sports field to accommodate spectator events. The proposed project would not create demand for recreational facilities and would not require the construction, expansion, or use of any off-site recreational facilities. The impacts associated with the construction and operation of the proposed recreational facilities would be related to other topics that will be addressed in the EIR. Therefore, this issue will be addressed through EIR specific topics identified in this document, such as noise, air quality, traffic, and others that will be carried forward into the EIR. This issue will not be addressed separately in the EIR.

#### 3.16 TRANSPORTATION/TRAFFIC

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Potentially Significant Impact.** The proposed project would result in an increase in traffic and pedestrian activities on the streets in the vicinity of the site before and after athletic events or other heavily attended school functions. This issue will be addressed in the EIR.



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- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Potentially Significant Impact.** The Orange County Congestion Management Program (CMP) guidelines indicate that a project may have a significant impact and that a traffic study would be required if the project would generate 2,400 or more vehicle trips per day or contribute 1,600 or more trips per day directly to the CMP highway system. The proposed project involves construction of bleachers with a 1,000-seat maximum capacity and is not projected to contribute 1,600 or more trips per day directly to the CMP highway system. However, this topic will be discussed in the EIR once the traffic report is prepared for the project.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**Less Than Significant Impact.** JWA is located approximately two miles to the north. However, the proposed project would not affect the operation of this airport because the proposed buildings would not exceed any height standards relative to aviation. Federal Aviation Regulation 77.23 generally requires a 200-foot height restriction for development in the height restriction zone. Although the project site is in a height restriction zone, the proposed 80-foot light poles would not exceed the maximum height limit. Additionally, the District would be required to comply with Code of Federal Regulations, Section 77.9, and file the Notice of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration. Compliance with the existing regulation would ensure that the proposed project does not result in a change in air traffic patterns or safety risks related to airports. Impacts would be less than significant, and this issue will not be addressed in the EIR.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Potentially Significant Impact.** The proposed project would result in increased traffic, pedestrians and bicycles, and vehicular turning movements at the school entrances and nearby intersections, increasing the potential for traffic conflicts and accidents. This issue will be addressed in the EIR.

- e) Result in inadequate emergency access?**

**Potentially Significant Impact.** The proposed project would increase the number of vehicle trips and pedestrian activities onsite. Onsite emergency access features will be discussed further in the EIR.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Less Than Significant Impact.** The project site is already developed as a high school, and no features of the proposed project would adversely impact the existing public transportation, pedestrian, or bicycle facilities. The CdmHS campus is served by the Orange County Transportation Authority bus line 79 at the corner of Eastbluff Drive and Bixia Street/Vista del Sol. The proposed project would not change the existing on- or offsite alternative transportation facilities or public transit opportunities. The proposed project would

### 3. Environmental Analysis

not conflict with adopted policies, plans, or programs supporting alternative transportation. This issue will not be reviewed further in the EIR.

#### **g) Result in inadequate parking capacity?**

**Potentially Significant Impact.** The proposed project would increase the parking demands at the existing campus during full-capacity events. The City of Newport Beach Municipal Code off-street parking standard requires one space per three seats used for assembly purpose. The maximum 1,000-seat bleacher capacity would require 334 spaces. The existing campus provides 560 parking spaces. The existing parking supply exceeds the demands created by the proposed project; therefore, the proposed project is not anticipated to result in inadequate parking capacity. However, the EIR will address this issue by providing additional parking demands analysis and information from past parking studies to further substantiate the conclusion.

### 3.17 UTILITIES AND SERVICE SYSTEMS

#### **a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

**Less Than Significant Impact.** The project would not impact wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. Waste treatment requirements are issued for wastewater discharges such as those from industrial, mining, and agricultural operations; the project would not involve any such discharge. This issue will not be addressed in the EIR.

#### **b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less Than Significant Impact.** The project site is currently being served by the City of Newport Beach for water and wastewater services. The City provides water service to various land uses with imported water purchased from Municipal Water District of Orange County, groundwater pumped from the Orange County Groundwater Basin, and reclaimed water. Based on the seating capacity of 1,000 seats, the proposed project is projected to use approximately 4,000 gallons of water per full-capacity event, assuming water use of 4 gallons per seat.<sup>4</sup> The City's projected water demand for 2015 was 17,023 acre feet per year (afy) and 17,774 afy by 2025 (Malcom Prinie 2011), which would translate to 46.64 af per day for 2015 and 48.7 af per day for 2025. The majority of spectator events would have less than 300 spectators and consume approximately 1,200 gpd. Moreover, these events would not occur every day and are currently held at other District facilities. The City has adequate capacity to provide water service to support the proposed project, and the construction of new or expanded water facilities would not be required.

The City's wastewater is treated by the Orange County Sanitation District's (OCS D) two regional treatment plants. The project site is already developed and served by existing wastewater facilities. Although the

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<sup>4</sup> Consumption rate is based on the California Uniform Building Code maximum restrooms and plumbing standards of 1.6 gallons per flush for toilets plus 2.2 gallons per minute at 60 psi for laboratory faucets per person per restroom use.

### 3. Environmental Analysis

proposed project would include two restrooms, they would not significantly increase wastewater services demands. The wastewater from the project area sewer lines would be transported to OCSD Plant 1 in Fountain Valley and/or Plant 2 in Huntington Beach. Plant 1 provides primary and secondary treatment for an average dry weather flow (DWF) of 83 million gallons of wastewater per day (mgd) and has a design capacity of 174 mgd. Plant 2 provides an average DWF of 147 mgd and has a design capacity of 276 mgd. Both wastewater treatment plants have surplus design capacities—91 mgd for Plant 1 and 129 mgd for Plant 2—that exceed their current average DWF, for a combined total surplus of 220 mgd. The proposed project would represent a negligible increase to the combined surplus wastewater treatment capacity. The intent of the project is to accommodate the existing District students and programs, currently playing at other District facilities.

The proposed project is not a growth-inducing project and it would redistribute existing demand rather than create new demand for the City services. The increase is not considered a substantial impact, and the projected wastewater and water demands would not warrant construction or expansion of wastewater and water facilities. Therefore, adequate wastewater treatment facilities are available, and no expansion or new construction would be necessary. This issue will not be addressed in the EIR.

**c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less Than Significant Impact.** The proposed project is projected to alter the existing drainage pattern of the site, which currently sheet flows naturally across the turf sports field. However, the District is required to prepare a WQMP and implement BMPs to ensure that the proposed project does not substantially increase the volume or rate of the runoff flow to require construction or expansion of existing storm drainage facilities. The onsite storm drain system would be designed to accommodate the maximum 100-year storm event. The provisions of the onsite BMPs will be further discussed in the EIR as part of the hydrology and water quality section. The proposed project would be required to comply with the City's standards and regulations if any offsite improvements are necessary. Therefore, any storm drainage facilities impact would be less than significant, and this issue will not be addressed in the EIR.

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Less Than Significant Impact.** The City of Newport Beach is served by its own municipal water system. The City relies on groundwater for about 60 percent of its water supplies, imported water for about 37 percent, and reclaimed water for the remaining 3 percent. The city is projected to have water surplus ranging from 416,000 afy to 771,000 afy from planning years 2015 to 2035 under a multiple-dry-year scenario (Malcolm Pirnie 2011). The proposed project would result in minimal increase in water use during spectator events for new restroom usage. The increase in water treatment demand at CdMHS would be offset by the decrease in demand at other District facilities that currently hold these events. Any increase from the proposed project would be minimal, and no new or expanded water entitlements would be needed. Impacts would be less than significant, and this issue will not be reviewed further in the EIR.

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- e) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Less Than Significant Impact.** As discussed in Section 5.17(b), OCSD's Plant 1 and Plant 2 have 91 mgd and 129 mgd surplus capacities, respectively, for a combined total of 220 mgd. The proposed project would serve the existing CdMHS students and programs and would result in a negligible increase in wastewater treatment demand. Therefore, the existing wastewater treatment plants have adequate capacity to provide services to the proposed project. This issue will not be addressed in the EIR.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Less Than Significant Impact.** The proposed project would require demolition of existing sports field facilities. All nonhazardous demolition debris would be transported to the appropriate material recovery facility and sorted for recyclables and nonrecyclable before delivery to landfills. Orange County owns and operates three active landfills: Olinda Alpha Sanitary Landfill, Frank R. Bowerman Landfill, and Prima Deshecha Landfill. Olinda Alpha Landfill is at 1942 North Valencia Avenue in Brea; Frank R. Bowerman Landfill at 11002 Bee Canyon Access Road in Irvine; and Prima Deshecha Landfill at 32250 La Pata Avenue in San Juan Capistrano. The nearest landfill from the project site is the Bowerman Landfill. The Bowerman Landfill is permitted to accept up to 11,500 tons of solid waste per day and currently receives an average of approximately 5,500 tons per day. It has an estimated remaining capacity of 192.3 million cubic yards, as of June 30, 2013, with closure estimated in 2053.

The nighttime events that would be held by the proposed sports field already take place at other District facilities, including Newport Harbor High School, also served by local landfills. The increase in solid waste generation by the proposed project would be offset by the decrease at other District facilities. Therefore, nearby landfills would not receive a substantially increased amount of solid waste. Moreover, considering the size, expected attendance level, and number of events to be held at the school, the increase in solid waste generation would be minimal compared to the landfill capacities. Because no building demolition and no permanent building construction would be involved, construction waste would also be negligible. The net increase in solid waste to area landfills would not be significant, and there are adequate capacities to accommodate the proposed project. This topic will not be discussed in the EIR.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

**Less Than Significant Impact.** All the following federal and state laws and regulations govern solid waste disposal. The US Environmental Protection Agency administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal.

In California, AB 939 (Integrated Solid Waste Management Act of 1989; PRC §§ 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting

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element specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period.

AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects. The project would comply with all laws and regulations governing solid waste and the county's strategies for waste reduction.

Additionally, to reduce the amount of waste going into local landfills from schools, the state passed the School Diversion and Environmental Education Law, Senate Bill 373, which required CalRecycle to develop school waste reduction tools for use by school districts. In compliance with this law, CalRecycle encourages school districts to establish and maintain a paper recycling program in all classrooms, administrative offices, and other areas owned and leased by the school district. Participation in this and other such programs would further reduce solid waste generated by the project and assist in the county's compliance with AB 939.

AB 32 (Chapter 488, Statutes of 2006), the "California Global Warming Solutions Act," established mandatory recycling as one of the measures to reduce GHG emissions adopted in the Scoping Plan by the California Air Resources Board.

AB 341 (Chapter 476, Statutes of 2011) requires that all "commercial" generators of solid waste (businesses, institutions, and multifamily dwellings) establish recycling and/or composting programs. AB 341 goes beyond AB 939 and establishes the new recycling goal of 75 percent by 2020.

The project would comply with all federal, state, and local statutes and regulations related to solid waste, and no impact would result from the project implementation. Therefore, impacts would be less than significant, and this issue will not be reviewed further in the EIR.

#### **h) Result in a need for new systems or supplies, or substantial alterations related to electricity?**

**Potentially Significant Impact.** Southern California Edison provides electricity to the City of Newport Beach, including the project site. The proposed project would require modification and upgrades to the existing electrical facilities (underground and overhead cables, conduits, transformers, switches, high voltage lines, etc.). The EIR will further discuss the increased electrical demands created by the proposed project.

#### **i) Result in a need for new systems or supplies, or substantial alterations related to natural gas?**

**Less Than Significant Impact.** The Southern California Gas Company (SCG) provides gas service in the City of Newport Beach, including the project site. The project site is already served by SCG and would not require changes in supply system. Any improvements would be minimal and would comply with the SCG's policies and regulations. The availability of natural gas service is based on present gas supply and regulatory policies. As a public utility, SCG is under the auspices of the Public Utilities Commission and federal regulatory agencies. Should these agencies take any action that affects gas supply or the conditions under which service is available, gas service would be provided in accordance with revised conditions. It is anticipated that the projected gas demands would be within the service capabilities of SCG, and no significant impacts are anticipated. This issue will not be reviewed further in the EIR.

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#### 3.18 MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**Potentially Significant Impact.** The project site is developed as a sports field and does not contain any threatened or endangered species and does not propose to impact a significant area of sensitive habitat. The project site does not have the potential to degrade the environment in this regard. The proposed would not eliminate important examples of the major periods of California history. However, there is a potential for discovery of prehistoric resources. This issue will be further reviewed in the EIR.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

**Potentially Significant Impact.** The proposed project would result in potentially significant impacts in the areas of aesthetics, air quality, cultural resources, greenhouse gas emissions, hydrology and water quality, noise, public services, and transportation and circulation. These impacts may be individually limited but cumulatively considerable. Therefore, this issue will be addressed in the EIR.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

**Potentially Significant Impact.** Development of the proposed project could potentially create direct and indirect adverse effects on humans. The construction and operation of the proposed project has the potential to impact aesthetics, air quality, cultural resources, greenhouse gas emissions, hydrology and water quality, noise, public services, and transportation and circulation. The significance of these impacts will be analyzed in the EIR.

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