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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
ADA	American Disabilities Act
ADT	average daily traffic
ALUC	Airport Land Use Commission
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
CdM	Corona del Mar
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
cfs	cubic feet per second
CGS	California Geologic Survey

Abbreviations and Acronyms

CMP	congestion management program
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂ 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
FAA	Federal Aviation Administration
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
JWA	John Wayne Airport
L _{dn}	day-night noise level
L _{eq}	equivalent continuous noise level
LBP	lead-based paint
LCFS	low-carbon fuel standard
LOS	level of service
LST	localized significance thresholds

Abbreviations and Acronyms

M _w	moment magnitude
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MEP	maximum extent practicable
mgd	million gallons per day
MMT	million metric tons
MPO	metropolitan planning organization
MT	metric ton
MWD	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
NO _x	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O ₃	ozone
OES	California Office of Emergency Services
OLQA	Our Lady Queen of Angels
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 _x	sulfur oxides
SQMP	stormwater quality management plan

Abbreviations and Acronyms

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
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
VMТ	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
WSA	water supply assessment

1. Introduction

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, install bleachers with a maximum capacity of 1,000 seats, and provide nighttime lighting (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

Corona del Mar high school and middle school campus (CdM campus) 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 CdM campus; minor changes may occur at other areas of the campus—such as physical changes to signage, fencing, pathways, placement of gates, etc.—and possible operational changes may include time and use of fields and parking lots. The sports field 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 and is adjacent to John Wayne Airport in unincorporated Orange County, Crystal Cove State Park, Santa Ana River, and Banning Ranch in unincorporated Orange County in the city's sphere of influence. The regional access to CdM campus is State Route (SR) 73, approximately 1.3 miles to the north. The CdM 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 CdM campus is currently developed with high school classroom buildings, middle school enclave, administration, a gymnasium, a 350-seat performing arts center, three parking lots (student parking lot, faculty/visitor parking lot, and senior parking lot) totaling 592 stalls, a high school student loading zone, a

1. Introduction

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 in the 7–8 grade middle school enclave, and 1,729 in 9th through 12th grade. The existing weekday activities and practices occurring at the CdM campus is currently being compiled and will be presented in the EIR to better establish baseline conditions. The EIR will also identify the number of faculty, staff, volunteers and employees at the CdM campus.

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 existing field does not have permanent bleachers, and competitive sporting events (e.g., football, soccer, lacrosse, and track and field) are played at Davidson Field at Newport Harbor High School in Newport Beach, Jim Scott Stadium at Estancia High School in Costa Mesa, and LeBard Stadium at Orange Coast College (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.

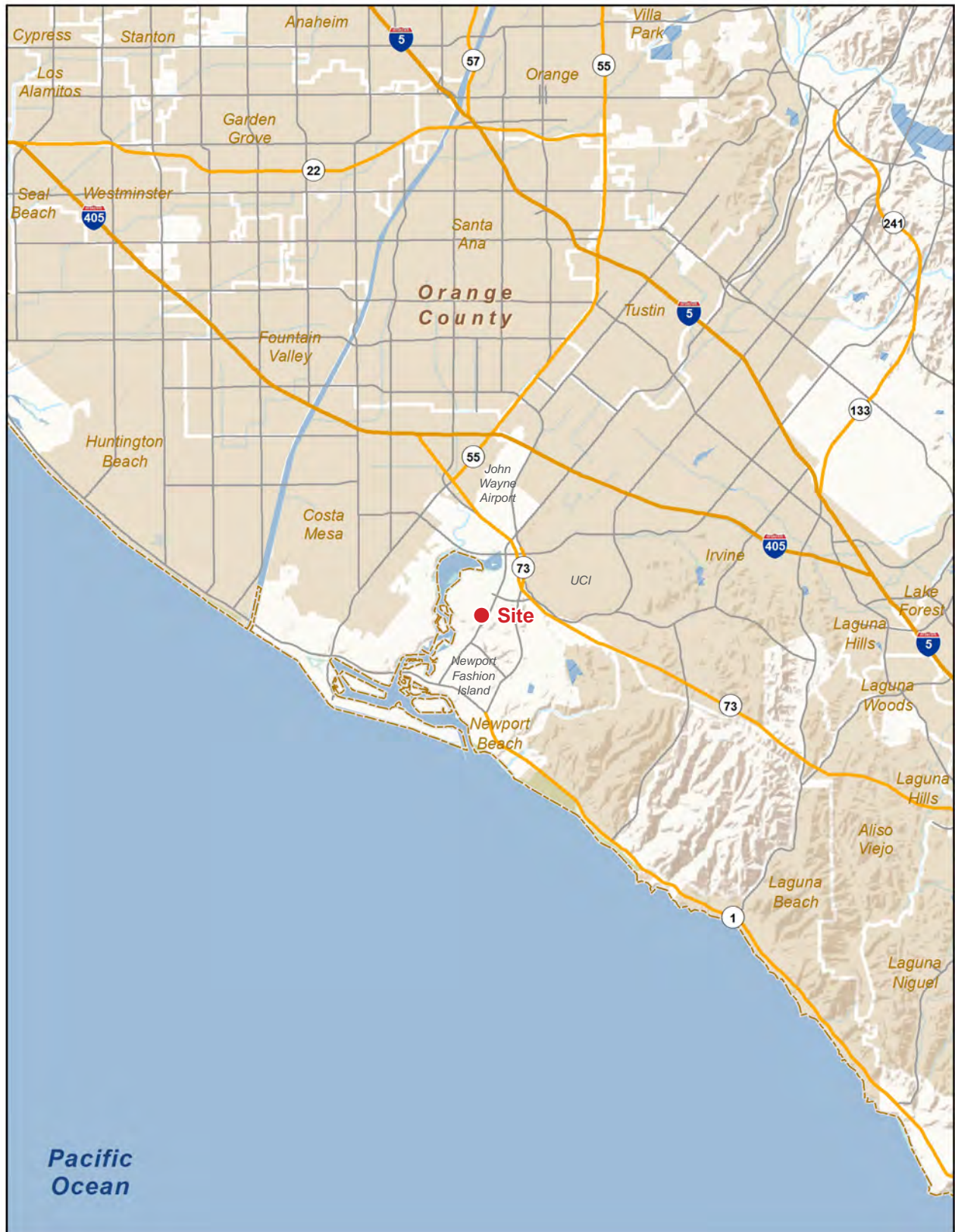
The school provides three parking lots: Lot 1, a student/staff parking lot adjacent to Eastbluff Drive that is accessed via two driveways on Eastbluff Drive; Lot 2, a faculty/visitor parking lot at the northwest corner of Eastbluff Drive and Mar Vista Drive, accessed from Mar Vista Drive near Domingo Drive; and Lot 3, the west lot behind the middle school enclave, accessed from two driveways on Mar Vista Drive. Table 1, *Existing Parking Summary*, shows the existing number of on-campus parking and distribution. As shown, the CdM campus currently provides 592 spaces (573 regular spaces and 19 ADA spaces).

Table 1 Existing Parking Summary

Lot Description	Type		Total
	Student/Staff	ADA	
Lot 1: Student/Staff adjacent to Eastbluff and Vista del Oro	225	7	232
Lot 2: Corner of Eastbluff and Mar Vista Drive	135	5	140
Lot 3: West lot behind the Middle School Enclave	213	7	220
Total	573	19	592

Source: Counted by CdM Middle School staff on February 26, 2016.

Figure 1 - Regional Location
1. Introduction



Source: ESRI, 2015

0 3
Scale (Miles)

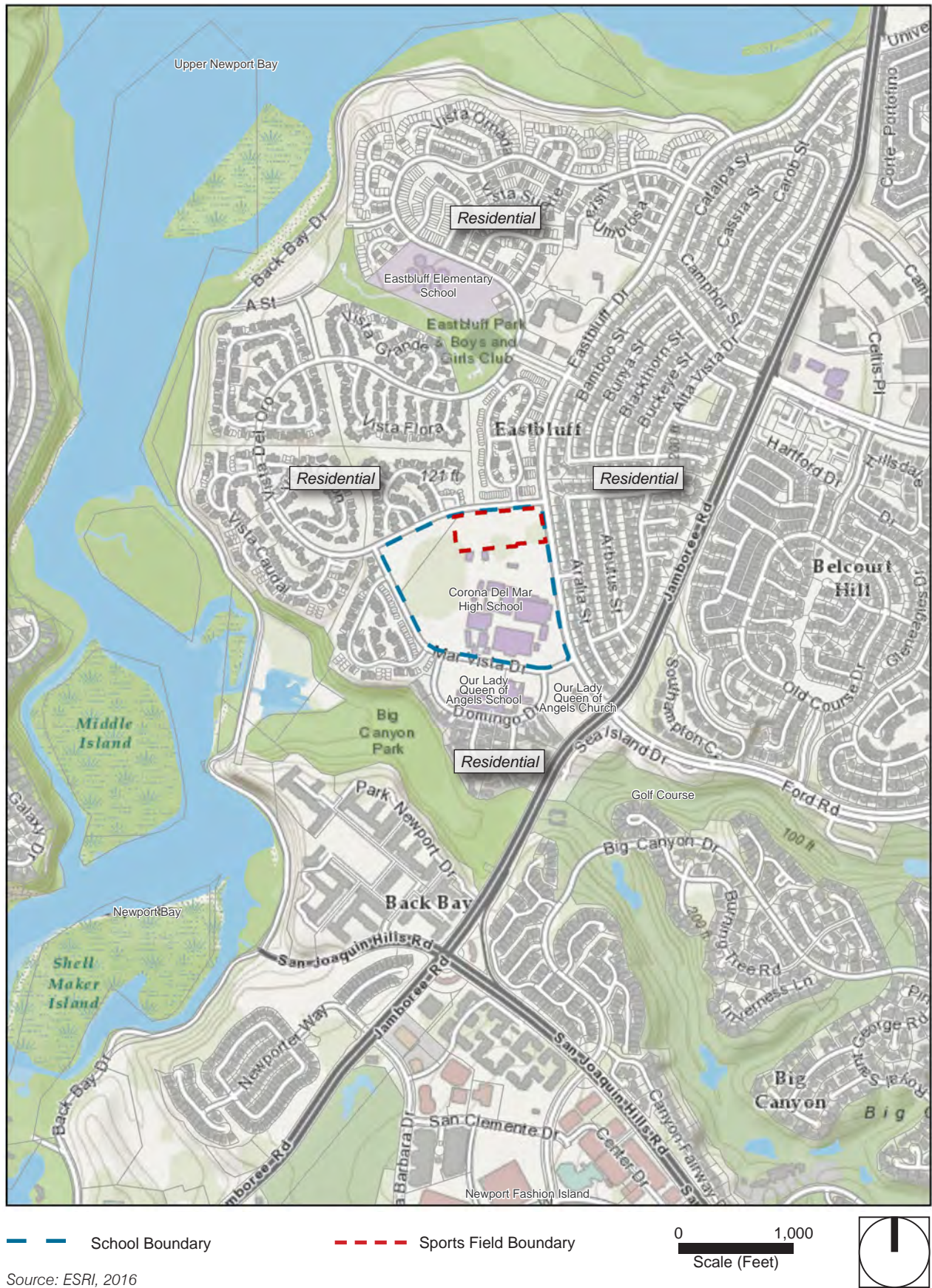


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Figure 2 - Local Vicinity
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Figure 3 - Aerial Photograph
1. Introduction



— School Boundary

--- Sports Field Boundary

0 300
Scale (Feet)



Source: Google Earth Pro, 2015

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1.2.2 Surrounding Land Use

Off-Campus Land Uses

The CdM campus is located in a residential community. Immediately across the sports field to the north are one and two-story attached single-unit residences in the Plaza Homeowners Community Association (the Plaza), and across Eastbluff Drive to the east are one- and two-story detached single-unit residences in the Eastbluff Homeowners Community Association (the Eastbluff). One- and two-story attached single-unit residences in the Bluffs Homeowners Association (the Bluffs) bound the CdM campus to the northwest and southwest. Figure 4, *Cross-Section Views*, shows the relative elevations of various parts of the project vicinity. The east–west cross-section view shows that the Eastbluff neighborhood rises above the campus, and views of the sports field and campus are created from various vantage points. Figure 4 also shows a north–south cross-section of the Plaza community, which is only a few feet above the elevation of the sports field. Figure 5, *Photo Locations*, shows the angles of photos A through E, which are in Figures 6 through 8, *Community Views*, and show views of the adjacent roadways and residential uses. As shown in Figure 6, Photo A, residences along Mar Vista Drive to the west of the CdM campus are at a slightly higher elevation. Photos B and C (Figures 6 and 7) show views of residences, landscaping, and sidewalks adjacent to Vista Del Oro, without a noticeable elevation difference from the sports field. Eastbluff Drive and adjacent residences are at a higher elevation, as shown in Photo D (Figure 7). Our Lady Queen of Angels Church (OLQA) and associated K–8 Catholic School are located south across Mar Vista Drive. Apartment units are behind OLQA, and Big Canyon Park is behind the apartment units. Photo E in Figure 8 shows OLQA and adjacent Mar Vista Drive and Domingo Drive. Park Newport Apartments community is located south of Big Canyon Park. Upper Newport Bay is approximately 1,275 feet from the CdM campus boundary and approximately 1,875 feet from the project site. Other uses in the area include Eastbluff Elementary School, Eastbluff Village Center with retail and office uses, Newport Beach Tennis Club near Eastbluff Drive and Vista Del Sol to the north, and beyond these uses are residential units. Residential units are also located east across Jamboree Road, including the private Big Canyon Country Club south of Ford Road/Eastbluff Drive. John Wayne Airport (JWA) is approximately two miles to the north.

Figure 5, *Photo Locations*, also shows scenic view angles of photos 1 through 3, which are in Figures 9 through 11. Figure 9 shows the view of the area surrounding CdM campus from Pacific Coast Highway, Figure 10 shows the view from Galaxy View Park, and Figure 11 shows the view from Interpretative Center.

On-Campus Uses

The sports field is at the northeast corner of the CdM campus and is bordered by student parking, tennis courts, and a weight room building to the south and a turf multipurpose athletic field to the west.

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 1,000-seat capacity bleachers (700

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home side and 300 visitor side), a press-box, public address (PA) system, and nighttime lighting. The proposed project would include an approximately 3,000-square-foot building with two ticket booths, two restroom areas, a main concession area, and storage. Creation of the reconfigured sports field would disturb approximately 6 acres of the approximately 37-acre campus. Other minor physical changes identified for other parts of the campus as plans are completed would include signage, fencing, pathways, and placement of gates, etc. The proposed site plan is shown in Figure 12, *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 (approximately 11 feet tall from the base footing to top of the end bleacher seat 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 (approximately 3 feet tall from the base footing to top of the end bleacher seat 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 perimeter of the field.

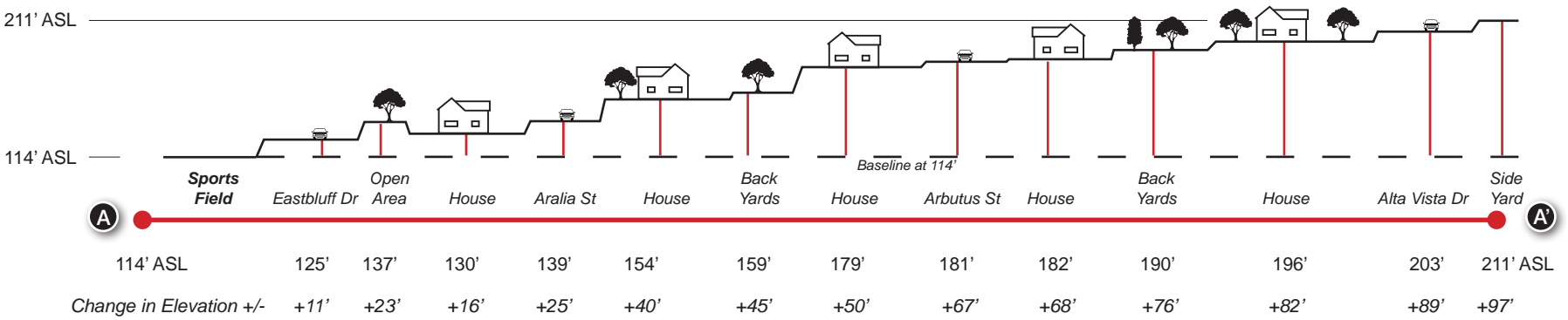
Lighting System

Nighttime lighting would be provided by 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

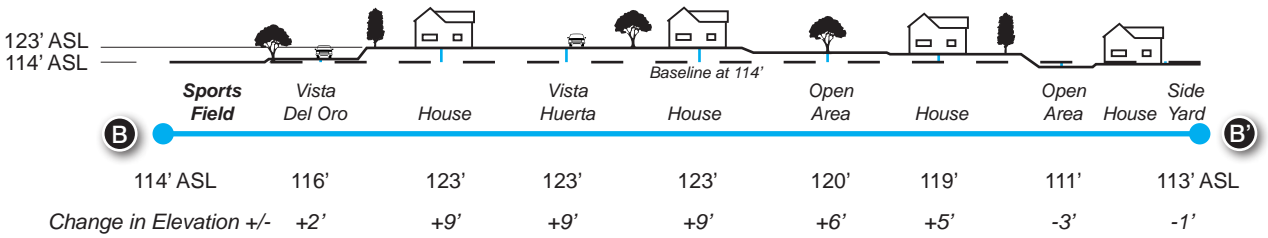
The proposed project would provide a PA system with speakers installed/mounted on the light poles or other structural supports systems and directed down toward spectators on the same side.

Figure 4 - Cross-Section Views
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East-West Cross-Section

992' Cross-Section Length



North-South Cross-Section

667' Cross-Section Length



- School Boundary
- - - Sports Field Boundary

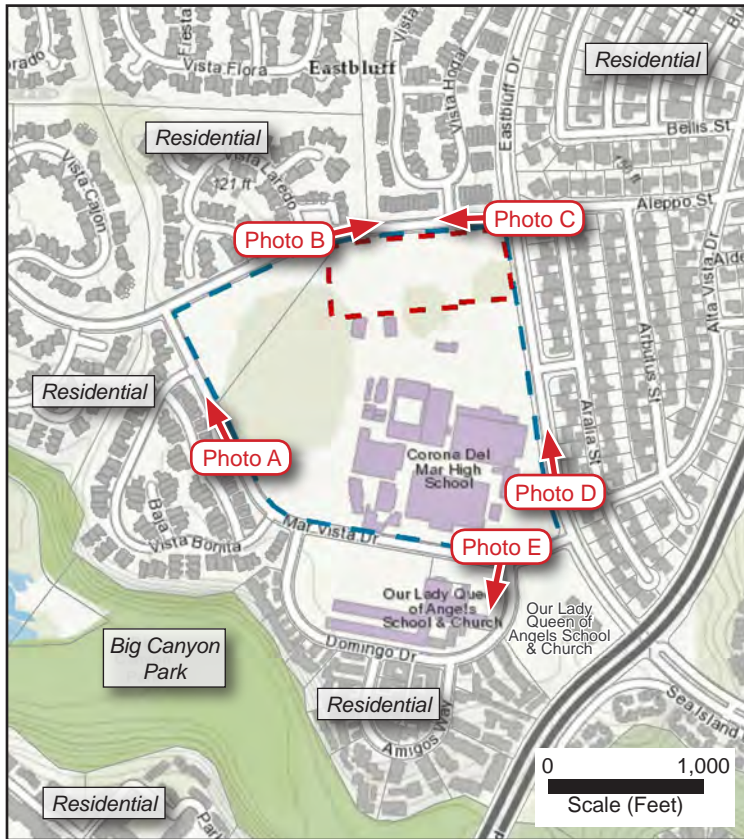
Note: House and tree heights are approximate and for illustrative purposes only.
ASL: Above Sea Level

Base Map Source: Google Earth Pro, 2015

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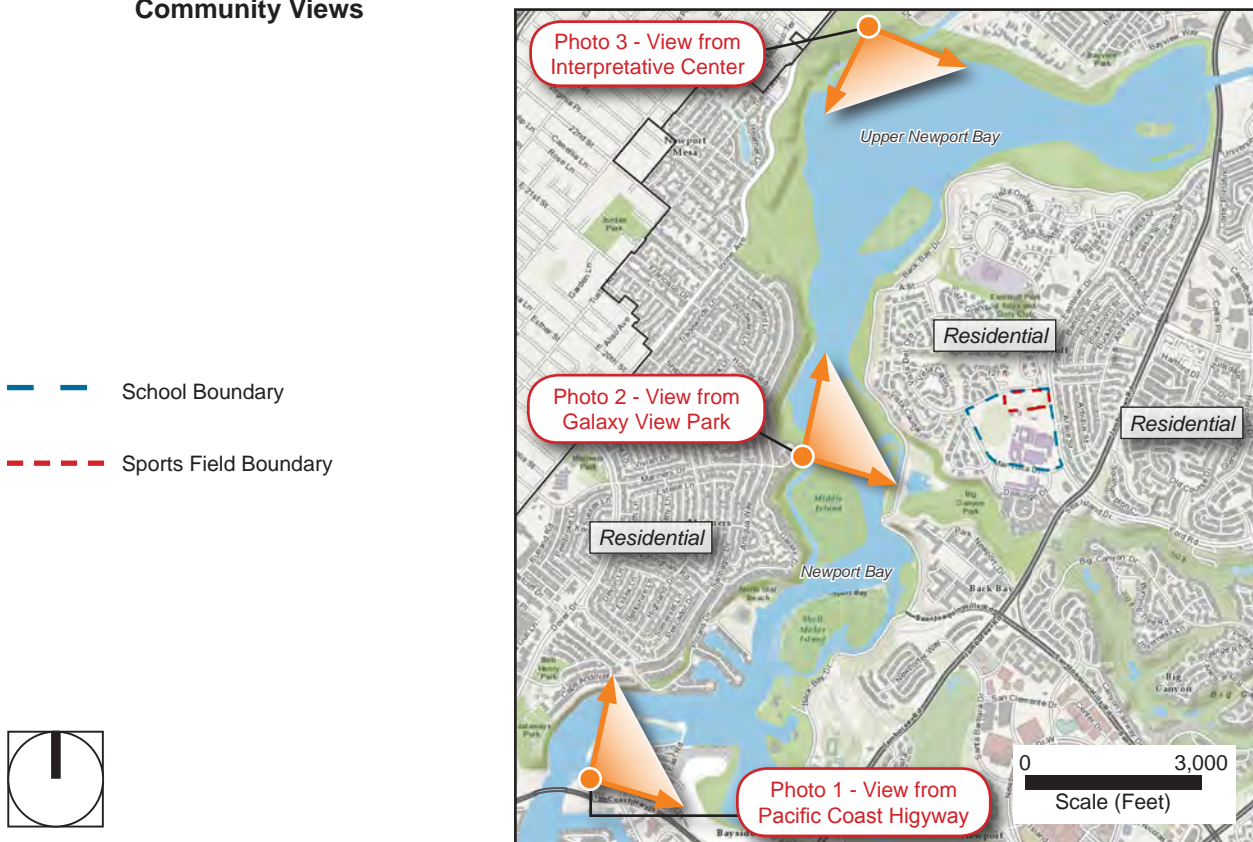
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Figure 5 - Photo Locations
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Community Views

Scenic Views



Base Map Source: USGS, FAO, NPS, NRCAN, 2016

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Figure 6 - Community Views A and B
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Photo A. Residences along Mar Vista Drive.



Photo B. Residences along Vista Del Oro.
See Figure 5, Photo Locations, for key map.

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Figure 7 - Community Views C and D
1. Introduction



Photo C. Residences along Vista Del Oro.

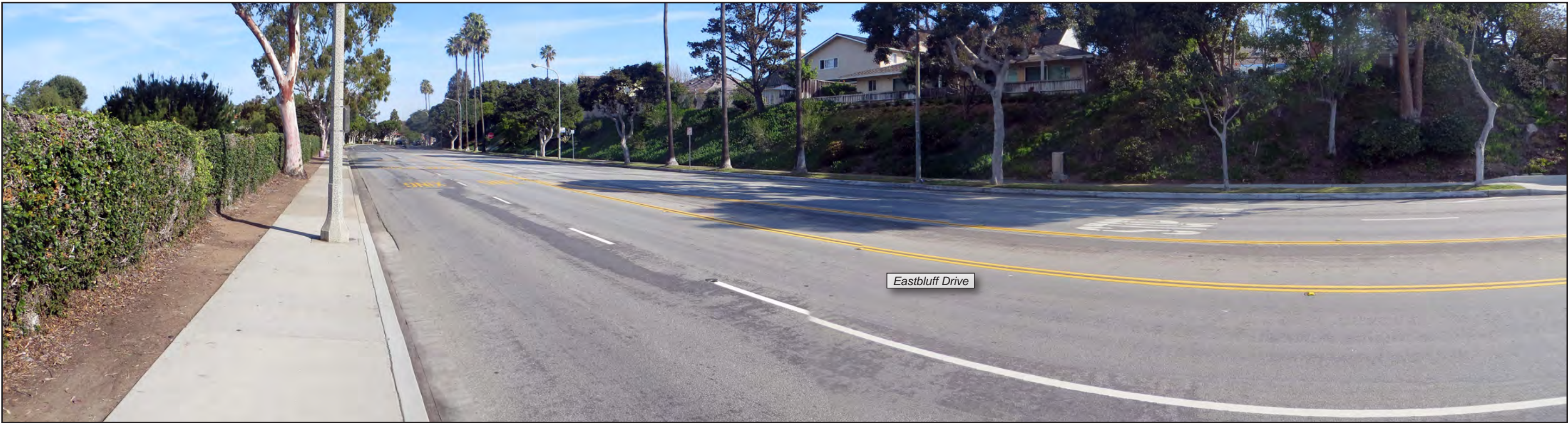


Photo D. Residences along Eastbluff Drive.
See Figure 5, Photo Locations, for key map.

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Figure 8 - Community View E
1. Introduction



Photo E. Our Lady Queen of Angels.
See Figure 5, Photo Locations, for key map.

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Figure 9 - View from Pacific Coast Highway
1. Introduction



Photo 1. View from Pacific Coast Highway
See Figure 5, Photo Locations, for key map.

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Figure 10 - View from Galaxy View Park
1. Introduction



Photo 2. View from Galaxy View Park
See Figure 5, Photo Locations, for key map.

Note: Galaxy View Park is identified as public view point, Figure NR3, Coastal Views, City of Newport Beach General Plan.

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Figure 11 - View from Interpretative Center
1. Introduction

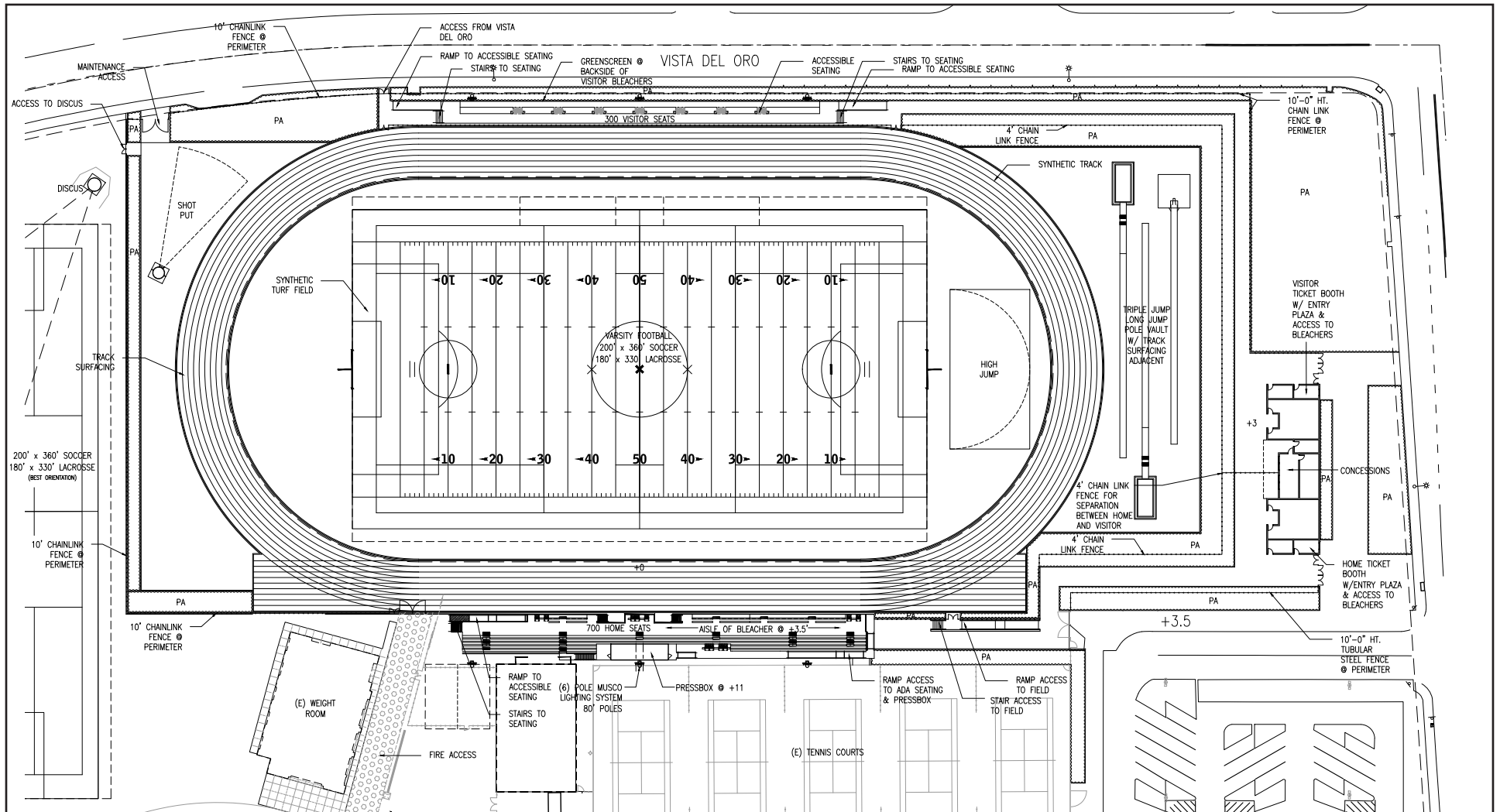


Photo 3. View from Interpretative Center
See Figure 5, Photo Locations, for key map.

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Figure 12 - Proposed Site Plan
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Use and Scheduling

The proposed project would accommodate various sporting practices and events that currently take place on campus or at other District campuses. Table 2, *CdMHS Sports Field Preliminary Event Schedule*, lists the various sporting practices and events to be held at the proposed sports field, which includes football, soccer, lacrosse, and track practices and events. The sports field would be used primarily by the CdM high school students and occasionally by CdM middle school students, and no other District campuses would use the sports field on a regular basis. Events would be held at the new facility based on the expected number of spectators, which is based on available historical attendance data. Events that were expected to exceed the seating capacity would be scheduled at other facilities. The existing weekday activities and practices occurring at the CdM campus are currently being compiled and will be presented in the EIR.

Table 2 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 ¹	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 ²
Girls' Soccer Contests	20	TBD	TBD	TBD	400	100	60	Rarely ²
Public Use ¹	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

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Table 2 CdmHS Sports Field Preliminary Event Schedule

Activity/Use	# of Events	Days of Wk	Time		# Spectators		# of Participants	Outdoor Lighting?
			Start	End	Max	Avg		
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 ²
Girls' Lacrosse Contests	20	TBD	TBD	TBD	300	100	60	Rarely ²
Public Use ¹	TBD							

Notes: The anticipated numbers of spectators and participants have been provided by the Cdm athletic director.

PR = Practice

¹ Regular use of the field by community groups is not anticipated except for occasional use groups involving younger children.

² Times of soccer and lacrosse contests have not been determined but they generally start between 3 PM to 5 PM, when outdoor lighting is not required. However, in rare occasions a contest could occur past 6PM at which time the outdoor lighting will be used.

The highest spectator attendance is projected for the fall football games. 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 game played at OCC's LeBard Stadium. Other varsity football games, including homecoming games, ranged from 231 to 846 spectators. The maximum attendance for other sporting events (e.g., boys and girls lacrosse, soccer, cross country, and track) would range between 300 to 500 spectators, and the average attendance would range between 100 to 200. The proposed sports field is designed to accommodate non-high-profile regular games, including varsity football 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, Jim Scott Stadium at Estancia High School with 2,600-seat capacity, and OCC's DeBard Stadium with 7,600-seat capacity.

As shown in Table 2, 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. No specific schedules for soccer and lacrosse events have been provided, but typical events would end by 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. The sports field would be closed when not in use by the District; it would be available for public use under the rules and regulations of Civic Center Act through a permitting process and for a fee. Each request to use the sports field would be reviewed and approved by the Cdm administration. Therefore, the community use schedule is shown as "TBD" (to be determined) in Table 2.

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. An agreement with the City of Newport Beach and the District authorizes the city to exclusively use the swimming pool from 6 PM to 9 PM on weekdays and 9 AM to 9 PM on school holidays, summer vacation periods, and Saturdays. However, the District must approve a permit for any major events at the swimming pool; therefore, it could coordinate with

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the City to avoid concurrent large events at the CdM campus. All other crowd-gathering school events could be scheduled and coordinated in advance to avoid conflict.

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 and cheerleader performances, use the PA system, and end by 10 PM. Smaller events would have lesser impacts, so varsity football games are considered the “worse case” condition for environmental impacts, and as such will be the focus of the environmental review. However, the EIR will also consider environmental impacts from accommodating an expanded practice schedule at the sports field and smaller events that are currently held elsewhere on or off campus.

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.

1.3.3 Alternatives

The following are key provisions of the CEQA Guidelines that help explain the foundation and legal requirements for the alternative analysis in the EIR.

- “The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly” (15126.6[b]).
- “The specific alternative of ‘no project’ shall also be evaluated along with its impact” (15126.6[e][1]).
- “The no project analysis shall discuss the existing conditions at the time the Notice of Preparation (NOP) is published, and at the time the environmental analysis is commenced, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives” (15126.6[e][2]).
- “The range of alternatives required in an EIR is governed by a ‘rule of reason’ that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project” (15126.6[f]).
- “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or

1. Introduction

regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)” (15126.6[f][1]).

- “For alternative locations, “only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR” (15126.6[f][2][A]).
- “An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative” (15126.6[f][3]).

As required by the CEQA Guidelines as stated above, the EIR will include a discussion of reasonable project alternatives that would “feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives.” Therefore, prior to selecting a range of alternatives to be included in the EIR, the EIR analysis will have to identify significant impacts and demonstrate that the selected alternatives have the ability to substantially lessen the identified significant impacts. It should be noted that the only required alternative is the “No Project Alternative,” and all other alternatives to the proposed project will selected once the impact analysis has been completed and significant impact determination made. Some of the potential alternatives that have been suggested during the scoping process are listed here, and the District will consider these suggestions based on the CEQA alternative section criteria:

- No project alternative
- Moving the sports field westerly to the center of the campus and increase setbacks alternative
- Providing second soccer / practice field with synthetic surface and allow portable lights alternative
- Keeping track and field in the current location alternative (no reconfiguration of the existing track and field and no removal of the existing trees)
- No permanent structure alternative (provide portable bleachers and no bathroom/concession/ entryway building addition)
- Alternative lighting technologies and reduced pole heights alternative
- Reduced bleacher size alternative
- No varsity games at the sports field alternative
- Alternative PA system technologies alternative

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.

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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

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2. Environmental Checklist

2.1 BACKGROUND

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

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

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

4. **Project Location:**
The sports field encompasses approximately 6 acres at the northeast corner of the CdM campus at 2101 Eastbluff Drive (Assessor's Parcel Map Number 440-092-06), City of Newport Beach, Orange County, California. A more complete description of the project location is provided in Section 1.1.

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

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

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

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. A more complete description of the project is provided in Section 1.3.

9. **Surrounding Land Uses and Setting :**
Off-Campus Land Uses

The CdM campus is in a residential community. Immediately across the sports field to the north are attached single-family residences in the Plaza Homeowners Community Association (the Plaza), and across Eastbluff Drive to the east are detached single-family residences in the Eastbluff Homeowners Community Association (the Eastbluff). Attached single-family residences in the Bluffs Homeowners

2. Environmental Checklist

Association (the Bluffs) bound the CdM campus to the northwest and southwest. Our Lady Queen of Angels Church and associated K–8 Catholic School are located south across Mar Vista Drive. Apartment units are behind OLQA, and Big Canyon Park is behind the apartment units. Park Newport, a large apartment community, is located south of Big Canyon Park. Upper Newport Bay is approximately 1,275 feet from the CdM campus boundary and approximately 1,875 feet from the project site. Other uses in the area include Eastbluff Elementary School, Eastbluff Village Center with retail and office uses, Newport Beach Tennis Club near Eastbluff Drive and Vista Del Sol to the north. John Wayne Airport (JWA) is approximately two miles to the north.

On-Campus Uses

The sports field is at the northeast corner of the CdM campus and is bordered by student parking, tennis courts, and a weight room building to the south, and a turf multipurpose athletic field to the west.

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 checked="" 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 checked="" 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

Date

Printed Name

N-MUSD
For

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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.

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- 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:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) 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
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
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:				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. 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?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
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)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. 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?				X
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?				X
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?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

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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?			X	
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X	
VI. GEOLOGY AND SOILS. Would the project:				
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.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

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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?			X	
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?			X	
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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?				X
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
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			X	
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?	X			
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?	X			
f) Otherwise substantially degrade water quality?			X	
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	

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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?				X
j) Inundation by seiche, tsunami, or mudflow?			X	
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
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?			X	
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?				X
XII. NOISE. Would the project result in:				
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?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
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?			X	
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?			X	
XIII. POPULATION AND HOUSING. Would the project:				
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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

2. Environmental Checklist

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?				X
XIV. 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?	X			
b) Police protection?	X			
c) Schools?				X
d) Parks?	X			
e) Other public facilities?			X	
XV. 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?	X			
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?			X	
XVI. TRANSPORTATION/TRAFFIC. 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?	X			
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?	X			
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?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
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?			X	
g) Result in inadequate parking capacity? (OPTIONAL: Removed from 2010 CEQA Guidelines.)	X			

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
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?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
XVIII. 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?	X			
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.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

2. Environmental Checklist

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3. Environmental Analysis

Section 2.4 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?

Potentially Significant Impact. The sports field is located on the existing high school campus, which is in a developed area. There are a number of public view points near the Corona del Mar high school and middle school campus (CdM campus), generally toward Upper Newport Bay. Although the proposed project would not obstruct any of the public view points, it is possible that the light poles would be visible during the day and evening from scenic views in the Back Bay and intrude upon a scenic vista as shown in Figures 9 through 11. Therefore, the EIR will include visual simulations to determine if the proposed project would adversely affect scenic views. Figures 9 through 11 show approximate location of the CdM campus from different vantage points, and the EIR will provide computer-generated view simulations of the light poles. The EIR will also include a nighttime light simulation in the analysis.

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

Potentially Significant Impact. The project site is not located near a designated scenic highway. The California Scenic Highway Program was created in 1963 to protect and enhance the natural scenic beauty of California highways and adjacent corridors. In general, a scenic view consists primarily of natural landscape and features that can be seen by travelers (Caltrans 2016). Pacific Coast Highway is an “eligible” state scenic highway, not “officially designated,” and it is approximately 1.65 miles to the southwest.¹ The project site is not readily 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 readily visible from the designated Coastal View Road identified by Coastal Views Map of the City’s general plan.² The project site is already developed as part of the CdM campus and is not part of any scenic resources. The City of Newport Beach General Plan identified natural visual resources of Newport Beach that include the Semeniuk Slough (Santa Ana River Marsh), North Star Beach, West Bay, Upper Newport Bay Ecological Reserve and DeAnza/Bayside Marsh Peninsula, San Diego Creek, Buck Gully, and coastal views. However, as shown in Figures 9 through 11, the general vicinity of the project area is could be visible from some of the scenic vantage points and the EIR will provide visual simulations to determine the visual impacts of the 80-foot

¹ California Department of Transportation. California Scenic Highway Mapping System. Orange County. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

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

3. Environmental Analysis

light structures. The computer-generated visual simulations will help to determine the proposed project's potential to intrude into scenic views from various vantage points along the Back Bay. These potential visual impacts will 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 CdM campus without permanent bleachers. Sensitive receptors are residential uses that surround the CdM campus. Residential homes are in the Plaza neighborhood across Vista del Oro and in the Bluffs neighborhood across Vista del Oro and Mar Vista Drive. From the school fence to the nearest residential property line to the north is approximately 66 feet. Residential homes in the Eastbluff neighborhood are located across Eastbluff Drive, approximately 100 feet to the east on a higher elevation along Aralia Street. Views of the residences adjacent to the campus are provided in Figures 6, 7 and 8. 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 six light arrays atop 80-foot-tall poles. The bleachers, concession/ticket booth building, and light poles and arrays would change the existing visual character of the campus and would be visible from the near and far surrounding residential receptors and from the streets. There are also 30 trees along Vista del Oro that would be removed, which currently screen the existing sports field from certain viewpoints. Impacts from removal of these trees will be addressed in the EIR.

To assist in evaluating the visual impact of the bleachers and lights, the EIR will include visual simulations from several locations (see Figure 13, *Location of View Simulations and Light Readings*). Views 2 and 3 will include views from the second-story bedrooms of the nearest residences along Vista Huerta and Aralia Streets. View 1 will represent the view from the residences along Mar Vista Drive, and View 4 will represent the views from the higher elevations to the east in the Eastbluff neighborhood. Photographs will be taken from these locations, and computer-generated images of the sports field improvements will be superimposed over the photographs to provide realistic views. Note that taking the photographs will require the cooperation of residents in these homes.

This section of the EIR will also address potential impacts from trash and other maintenance issues due to sports field users and visitors after an event.

Figure 13 - Location of View Simulations and Light Readings
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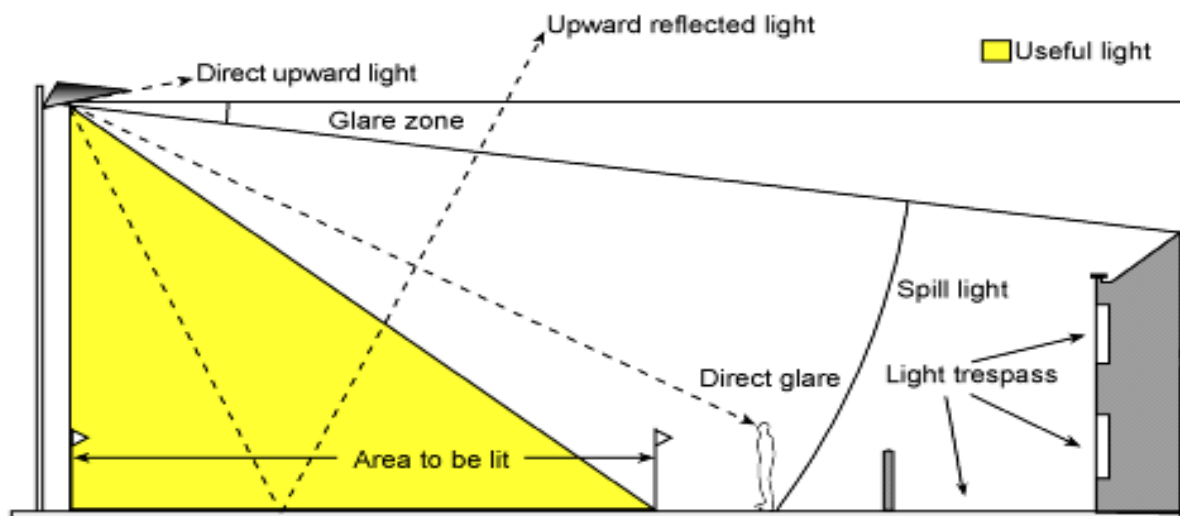
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d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. There are a number of light sources on the campus, including lights at the pool and tennis courts, parking lots, and security lights. Residents have complained about the glare from the pool lights and the pool lights being left on into late hours even when not in use. The swimming pool is used by the City from 6 PM to 9 PM and additional coordination with the City will be necessary to ensure that lights are turned-off when not in use. The EIR will address additional measures that could be implemented by the District to improve the existing pool lighting issues and evaluate how the proposed sports field lighting would cumulatively affect the nighttime views in the area. The most significant off-campus lighting consists of street lights. To establish existing nighttime light levels, measurements will be taken along sidewalks opposite the campus along Vista Del Oro, Eastbluff Drive, and Mar Vista Drive (these locations are shown in orange lines on Figure 13, *Location of View Simulations and Light Readings*).

The proposed project involves development of nighttime field lighting. The preliminary plan proposes 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. This new nighttime lighting would be used during sporting practices and events. The EIR will evaluate the spill light and glare impacts and address the direct glare impact from looking at an unshielded lamp/luminaire. Some of the terminologies to be used in the lighting impact analysis are explained in the below graphic representation.



Source: Adapted from Institution of Lighting Engineers

Glare is light that causes visual discomfort or disability or a loss of visual performance. It occurs when a person's eyes see a bright object against a dark background. Glare can be generated by exterior building materials, surface paving materials, and vehicles traveling or parked on roads and driveways. Any highly

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reflective façade material is a concern because buildings can reflect bright sunrays. Glare can be thought of as objectionable brightness.

The District acknowledges that residential uses surround the CdM campus, and there are residents with views looking up, directly at, and down to the lighted sports field, light poles, and luminaires. The type of luminaire to be installed is yet to be determined, and the potential for LED luminaires and alternative pole heights will be explored in the EIR discussion.

The EIR will include nighttime visual simulations at the four view locations shown in Figure 13, *Location of View Simulations and Light Readings*. Light simulations will also be provided for the scenic view locations shown in Figure 5, *Photo Locations*. Exact locations for the latter may require adjustment after the computer modeling effort is established.

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.

- 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**

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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 O₃, PM₁₀, and PM_{2.5} and lead (Los Angeles County only) under the California and National ambient air quality standards (AAQS), and nonattainment for NO₂ 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. The EIR will include analysis of exhaust from idling cars during event egress. 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. It has been stated in the comments that synthetic turf field could generate objectionable odors. This issue will be addressed as part of the health safety issue in the Hazards and Hazardous Materials section of the EIR as stated in Section 3.8 (b).

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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, 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?**

Less Than Significant 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

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immediate vicinity of the site that support wildlife. The Back Bay is approximately 1,875 feet (or 0.35 mile) to the west of the project site and approximately 1,200 feet from the campus boundary. The Back Bay's altitude is less than 10 feet, whereas the project site is approximately 114 feet. There would be no lighting impacts during sports field construction, which would be restricted to daylight. Evening operation of the sports field would generate nighttime lighting. However, at over 0.25 mile from the light source, the increase in light levels at the Back Bay due to the project implementation would be negligible. The EIR will address light spillover issues in detail. The likely travel route of birds from San Joaquin Marsh is through San Diego Creek, and the proposed project is unlikely to affect the wildlife bird species at Back Bay. Upper Newport Bay is known to provide habitat for nearly 200 species of birds, including the following endangered bird species: least Bell's vireo (*Vireo bellii pusillus*), Ridgway's rail (*Rallus obsoletus*), California least tern (*Sterna antillarum browni*), and Belding's savannah sparrow (*Passerculus sandwichensis beldingi*).³

Although the proposed project would generate construction noise and operational noise, it is unlikely that the noise levels at the project site would interfere with nesting of these protected bird species. USFWS's typical harassment threshold distance for federally listed species is 0.25 mile for noise. USFWS also used a working level threshold of 60 dBA L_{eq} for nesting least Bell's vireo, and thresholds for other sensitive birds would not be more stringent than 60 dBA L_{eq} .⁴ The noise section of the EIR will review noise impacts and demonstrate that the noise levels at Back Bay do not exceed 60 dBA L_{eq} . The lighting and noise impacts to Back Bay will be evaluated in Aesthetics and Noise sections of the EIR.

The proposed project would require removal of 30 trees along Vista del Oro. The mature trees on and near the sports field could be used for nesting by migratory birds protected under the federal Migratory Bird Treaty Act (MBTA) (United States Code, Title 16, Sections 703-712). The federal MBTA prohibits direct impacts to nesting birds and their nests. Also, the California Fish and Game Code (Section 3503.5) prohibits activities that take, possess or destroy the nest of eggs of any such bird. The District is required to comply with the MBTA. Prior to the start of grading activities between January 15 to September 1 (bird nesting season), the District is required to conduct a site survey for nesting birds by a qualified biologist before commencement of grading activities. If nesting birds are found, the District is required to consult with the US Fish and Wildlife Service regarding means to avoid or minimize impacts to nesting birds in accordance with MBTA requirements. Compliance with the MBTA regulations and Fish and Game Code Section 3503.5 would ensure that impacts to migratory birds are less than significant. Impacts to migratory birds would be less than significant and will not be further discussed in the EIR.

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.

³ Newport Bay Conservancy. Wildlife, Birds. <http://newportbay.org/wildlife/birds/>.

⁴ Biological Resources Study for University High School Stadium for Irvine Unified School District (PlaceWorks, October 2008).

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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 CdM 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.

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 CdM 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

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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 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 being 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).

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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, 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. There were two minor earthquakes on December 20 and December 23, 2015, near Back Bay centered close to Dover Drive and 17 Street. The December 20th was a 3.4 magnitude earthquake at a depth of 9.5 kilometers, and the December 23rd was 3.0 magnitude earthquake at a depth of 9.9 kilometers.⁵ Earthquakes with

⁵ USGS. 2016. Hazards, Earthquake Hazards Program, Earthquake Map. <http://earthquake.usgs.gov/earthquakes/map/>.

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magnitude ranging from 3 to 3.9 are generally considered minor; 4 to 4.9 magnitudes are considered light; 5 to 5.9 are considered moderate; and 6 to 6.9 are considered strong.⁶ Although there are a number of unnamed inactive faults in the City of Newport Beach, the depth of the recent earthquakes suggests that the San Joaquin Hills blind thrust fault is a more likely culprit than the inactive surface faults in the city. The proposed project would not change or impact seismic conditions within the project site or in the 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

⁶ Earthquake Magnitude Classes. <http://www.geo.mtu.edu/UPSeis/magnitude.html>.

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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.

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)⁷.

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.

⁷ 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.

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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.

- 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 sports field. Applicable plans will be identified, and the project's impacts will be addressed in the EIR.

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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 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?**

Potentially 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. However, concerns have been raised over the use of crumb rubber (recycled tires) in synthetic turf. There are concerns that crumb rubber may have various hazardous health effects, adverse odor, and result in polluted runoff. The type of synthetic turf field materials to be used for the proposed project has yet been determined. the District plans to explore various alternatives for the fill material and the EIR will address potential impacts, as appropriate.

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 construction and 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.

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- 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, 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 CdM campus is approximately two miles or 1.74 nautical miles from John Wayne Airport (JWA). The sports field is within the Airport Environs Land Use Plan Airport Planning Area and is within the Airport Influence Area, also known as Height Restriction Zone or Notification Area for JWA (ALUC 2004). Federal Aviation Administration (FAA) Part 77 Regulations govern maximum allowable heights of structures in certain areas surrounding public-use airports to prevent hazards to air navigation. The maximum allowable height of a structure at the project site per FAA Part 77 Regulations is approximately 286 feet above mean sea level (amsl). Imaginary surfaces surrounding JWA that indicate maximum allowable heights include a horizontal surface at 206 feet amsl and a conical surface extending outward from the horizontal surface. The conical surface slopes up and outward from the horizontal surface, with a slope of 20:1 (horizontal : vertical). The project site is under the conical surface about 1,600 feet from the edge of the horizontal surface. Thus, the maximum allowable building height at the project site is approximately 206 feet + 80 feet (that is, 1,600 feet/20), or 286 feet. The project site is at 121 feet amsl elevation. Thus, the tops of the proposed light poles would be at about 201 feet amsl, well below the maximum allowable structure height onsite. Therefore, no significant impact is anticipated.

However, according to the FAA's online Notification Criteria Tool, the project site is within the notification area. Therefore, in compliance with the Federal Aviation Regulation 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

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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 would be provided. No significant impacts would occur as a result of project development. This issue will not be reviewed further in the EIR. However, although the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan, the potential impacts to emergency vehicle access will be addressed as part of the discussion in Transportation and Traffic, as described in Section 3.16.e.

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.

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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 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,

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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 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

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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 section will also address potential water quality impacts from the synthetic turf field, which could contain chemicals and hazardous materials depending on the base materials used. The EIR will consider potential impacts to water quality as well as surface soils.

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 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.

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.

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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 school campus, and no additional property acquisition would result from the proposed project. The proposed project involves reconfiguration and expanded use of an existing sports field and no physical division of a community would occur. 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?

Less Than Significant 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 use changes would result from the proposed project. The new facility would be used primarily by the existing CdM high school and middle school programs with some use the public as allowed under the Civic Center Act regulations. The visual, including lighting, and noise compatibility of the proposed project with surrounding residential uses will be addressed in the Aesthetics and Noise sections of the EIR. No significant impacts would occur, and this issue will not be addressed in the EIR.

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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 CdM 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 CdM 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.

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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 long-term noise impacts would involve increased noise levels from the PA system, foot stomping on home side aluminum bleachers, cheering and roaring, marching band, whistle blows, etc. 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. The EIR will address noise from the PA system, foot stomping on home side aluminum bleachers, cheering and roaring, marching band, whistle blows, etc. Noising monitoring will be conducted at 10 locations as described in Table 3, Noise Measurement Locations, shown in Figure 14, *Noise Measurement Locations*. Where necessary, the EIR will consider mitigation in the form of a good-neighbor policy (e.g., prohibiting the use of air horns, fireworks, unapproved audio amplification

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systems, bleacher foot-stomping, boisterous activity in parking lots) and project design features (e.g., alternative bleacher design and PA system technologies).

Table 3 Noise Measurement Locations

Location	Nearest Streets	Description & Notes
N-1	Eastbluff Park, between Vista Grande and Eastbluff Elem. School	Residential to north, near edge of Back Bay; ~2,350 feet from sports field ¹
N-2	Vista Del Oro, between Vista Dorado and Vista Caudal (north)	Residential to northwest; ~1,225 feet from sports field
N-3	Vista Del Oro, between Vista Flora and Hacienda	Residential to north; open south pathway through park area; ~1,150 feet from sports field
N-4	Near Basswood Street and Alta Vista Drive	Residential at Basswood Park near Jamboree Rd; ~2,100 feet from sports field
N-5	Vista Del Oro, near Vista Caudal (south)	Residential to west; open sound pathway through campus; ~1,300 feet from sports field
N-6	Vista Del Oro, between Vista Laredo and Hidalgo	Closest residential to north; ~290 feet from sports field
N-7	Eastbluff Dr., across from sports field (back of houses along 2300 block of Aralia Street)	Adjacent residential to east; ~575 feet from sports field
N-8	Near end of cul-de-sac of Alder Place	Residential to east, near Jamboree Rd.; ~1,575 feet from sports field
N-9	Near end of cul-de-sac of Barranca and end of cul-de-sac of San Bruno	Residential to southwest; open sound pathway through campus; ~1,200 feet from sports field
N-10	Southern tip of Amigos Way	Residential to south, near edge of Big Canyon Park, near Jamboree Rd.; ~2,275 feet from sports field

¹: All distances are from the center of the sports field.

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

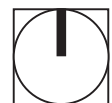
Potentially Significant Impact. The proposed project could lead to short-term increases in ambient noise levels resulting from construction activities. The long-term ambient noise level increase from the PA system, foot stomping on home side aluminum bleachers, cheering and roaring, marching band, and whistle blows will be discussed in the EIR. Where necessary, the EIR will consider mitigation in the form of a good-neighbor policy (e.g., prohibiting the use of air horns, fireworks, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots, etc.) and project design features (e.g., alternative bleacher design and PA system technologies).

Figure 14 - Proposed Noise Measurement Locations
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— School Boundary
--- Sports Field Boundary
N-1 — Noise Measurement Locations (10)

0 800
Scale (Feet)



Base Map Source: Google Earth Pro, 2016

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- 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 JWA, 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 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 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 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 section will address the potential safety impacts and increased crime from outside visitors. The EIR will identify if contract safety officers would be necessary to patrol the area to ensure safety during events. On- and offsite maintenance issues, including trash and littering before and after a large crowd-gathering event will also 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?

Potentially Significant Impact. The proposed project would serve the existing District population and programs. The existing CdmHS turf track and field is currently open for public use and is used by community members. However, once completed, the sports field would be closed for regular public use. Neighbors commented that closure of the track and field to the community would eliminate a currently well-used recreational amenity, which could lead to an increase in use at other facilities. This issue will be addressed in the Recreation section of the EIR.

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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.

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?

Potentially 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. The existing CdMHS turf track and field is currently open for public use and is used by community members. However, once completed, the sports field would be closed for regular public use, and community groups would require prior approval for facility rental. Neighbors commented that closure of the track and field to the community would eliminate a currently well-used recreational amenity, which could lead to an increase in use at other facilities. This issue will 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

3. Environmental Analysis

school functions. The traffic analysis will account for a true maximum capacity situation by using a traffic generation factor that accounts for the 1,000 spectators and the participating athletes, band, cheerleaders, and other nonseated attendees. The traffic analysis will consider existing traffic conditions that include OLQA K-8 school traffic and cumulative traffic conditions that include the latest planned and approved projects list provided by the City of Newport Beach. The analysis will include the 9,400-square-foot gymnasium project by OLQA and the 540-unit apartment project at the corner of Jamboree Road and San Joaquin Hills Road.

The traffic analysis will also address a typical evening when the field would be used for one of the other sporting events now played off-campus. A day when other campus events are occurring will be selected to ensure that potential cumulative impacts are addressed.

- 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. As discussed in Section 3.8(e), the maximum allowable height of a structure at the project site per FAA Part 77 Regulations is approximately 286 feet amsl and the maximum allowable building height at the project site is approximately 206 feet + 80 feet (that is, 1,600 feet/20), or 286 feet. The tops of the proposed light poles would be at about 201 feet amsl, well below the maximum allowable structure height onsite. Therefore, the proposed light poles would not exceed the height limit to cause safety impacts to aviation. Additionally, the District would be required to comply with Federal Aviation Regulations Section 77.9, and file the Notice of Proposed Construction or Alteration (Form 7460-1) with the FAA. 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. The potential queuing impacts from drop-offs and associated

3. Environmental Analysis

traffic impacts, including impacts on Eastbluff Drive, will be addressed. No pick-up and drop-off will be allowed on Eastbluff adjacent to the entry plaza. The District acknowledges the City's concern for increased vehicle and pedestrian activities on Vista del Oro, where there is already significant use by school students. The EIR will address pedestrian and bicycle traffic impacts around the adjacent roadways, including safe crossings and routes issues. The EIR will also address the adequacy of roadway widths and associated safety impacts from cars parked on streets and the ability for emergency vehicles to make turns.

e) Result in inadequate emergency access?

Potentially Significant Impact. The proposed project would increase the number of vehicle trips and pedestrian activities onsite. The traffic discussion will include emergency access issues concerning Vista Del Oro and Mar Vista Drive; these streets serve many residential properties on cul-de-sacs, and congestion on these roadways could delay emergency vehicle response time. 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 school, and no features of the proposed project would adversely impact the existing public transportation, pedestrian, or bicycle facilities. The CdM 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 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 592 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 per the City's code. However, the District is not proposing to use the City's parking standard alone to evaluate the parking adequacy of the proposed project. The City's parking standard will be used for reference, and parking rates obtained from similar high school events as proposed would be used to evaluate the parking impact. The EIR will consider the existing parking intrusion into the private streets of the residential neighborhoods (e.g., Vista del Oro, Mar Vista, and Aralia) by the existing school use and future conditions resulting from the project implementation. The parking analysis will account for the possible overlapping of school events and the street parking demands from the surrounding residents. As part of the parking analysis, a survey of the existing parking condition during evening hours will be conducted and the existing parking restrictions in the adjacent neighborhoods will be evaluated. The EIR will address these various parking issues by providing additional parking demand and supply analysis and providing mitigation measures as appropriate.

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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.⁸ 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 (OCSd) two regional treatment plants. The project site is already developed and served by existing wastewater facilities. Although the 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.

⁸ 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.

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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 sports field 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.

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 CdM 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.

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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 and Estancia 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 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,

3. Environmental Analysis

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.

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 proposed project would remove onsite ornamental trees that could provide habitat for nesting birds.

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However, the required compliance with the MBTA would ensure that impacts to migratory birds are minimized. 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, hazardous and hazardous materials, hydrology and water quality, noise, public services, recreation, 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, hazardous and hazardous materials, hydrology and water quality, noise, public services, recreation, and transportation and circulation. The significance of these impacts will be analyzed in the EIR.

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5. List of Preparers

NEWPORT-MESA UNIFIED SCHOOL DISTRICT

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PLACEWORKS

Dwayne Mears, AICP, Principal

Elizabeth Kim, Associate Planner

Bob Mantey, Noise Manager

Cary Nakama, Graphic Artist

5. List of Preparers

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Appendices

Appendix A List of Commenters

Appendices

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Corona del Mar High School Sports Field Project
Notice of Preparation Comments Received (Review Period: 2/1/2016 – 3/1/2016)

ID	Name	ID	Name
Public Agencies (A)		R-42	Leslie Daigle
A-01	City of Newport Beach	R-43	Gail Hodes and William J. Ovla Jr.
A-02	Southern California Gas Company	R-44	Bob Montgomery
Residents and Interested Parties (R)		R-45	Kathleen Mito
R-01	Caroline Colesworthy	R-46	Jim and Judy Tracy
R-02	Betsy Abrams	R-47	Richard and Ann Woods
R-03	Andrew Ko	R-48	Richard and Pamela Cervisi
R-04	Alma Wu	R-49	Peter C. Bradford
R-05	Joyce Dunigan	R-50	Susan Seger
R-06	Newport Citizens for Responsible Growth	R-51	Derrick Murcurio
R-07	Alice	R-52	Tara and Bob Tung
R-08	Karen Blakely	R-53	Our Lady Queen of Angels Church
R-09	Diana Blaisure/NCRG	R-54	Susan Shershenovich
R-10	Bill Fallon	R-55	Elizabeth Adams
R-11	Margaret Gates		
R-12	Florence Stasch		
R-13	Ronald Madaras		
R-14	Diana Black		
R-15	Loise Lewis		
R-16	Kim Kegans		
R-17	Richard Morse		
R-18	Bremer Whyte Brown & O'Meara LLP (Ryan Kelly)		
R-19	Brian Woodworth		
R-20	Karen Tuckerman		
R-21	Betsy Densmore		
R-22	Maxine Golden		
R-23	Jim Kerrigan		
R-24	George Hampton		
R-25	Julia Broderick		
R-26	Alan Knox		
R-27	Michael Ringo		
R-28	Jan and Tom Hargraves		
R-29	Trident Mgmt LLC		
R-30	Johnson & Sedlack Attorney at Law		
R-31	Jean Wegener		
R-32	Roger Cunningham		
R-33	Plaza Community Assoc NCRG (Also see #6 and #9 ltr)		
R-34	Combined Circulated Petition (22 residents)		
R-35	Andrew and Diana Wilks		
R-36	Julie Hutchinson		
R-37	J Mac Robinson		
R-38	Mike Minna		
R-39	Maura Quist		
R-40	Slaughter LLP (Don Slaughter)		
R-41	Paul Doremus		

Appendices

Appendix B NOP Comments

Appendices

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CITY OF NEWPORT BEACH

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February 26, 2016

Via Electronic & Regular Mail
feedback@nmusd.us

Ms. Ara Zareczny, Facilities Analyst
Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

Re: Corona del Mar High School Sports Field Project – Initial Study/ Notice of Preparation

Dear Ms. Zareczny:

The City of Newport Beach ("City") submits the following comments on the Notice of Preparation and Initial Study ("NOP/IS") prepared for the proposed Corona del Mar High School Sports Field Project (the "Project"). The City agrees that preparation of an Environmental Impact Report ("EIR") is required by the Newport-Mesa Unified School District (the "District") as lead agency under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.). The Project will result in noise, traffic and aesthetic impacts, among others, to residents in the surrounding area that need to be fully analyzed and mitigated to the extent feasible.

Please provide me with a copy of all future public notices issued by the District for the Project, including the notice of availability of the Draft EIR. We look forward to reviewing the Draft EIR and hope to see the following comments and concerns included in the analysis.

I. Baseline – Existing Environmental Setting

The description of the existing baseline needs to be elaborated in the Draft EIR from that described in the NOP/IS. Before the potentially significant adverse impacts of a project can be assessed and feasible mitigation measures adopted for significant impacts, an EIR must describe the existing physical conditions in and around the project area as part of the environmental setting (or baseline). It is only against this baseline that any significant environmental effects can be determined. (CEQA Guidelines, §§ 15125, 15126.2, subd. (a); see also *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 952.) According to CEQA Guidelines Section 15125, subdivision (a): "An EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published." The Draft EIR must compare the existing physical conditions without the Project with the conditions expected to be produced by the Project. Without such a comparison, the EIR will not inform decision makers and the public of the project's significant environmental impacts, as CEQA mandates.

The text of the Draft EIR should, for example, disclose the full extent of adjacent residential land uses. The single-family residential communities of The Plaza, The Bluffs, and Eastbluff are located to the north, north and west, and east, respectively. The Plaza and The Bluff communities consist of one and two-story, single-unit attached dwellings. The Eastbluff community consists of one and two-story, single-unit detached dwellings. To the west across the baseball fields and Mar Vista, moreover, there are also residential homes. The text of the Draft EIR should therefore acknowledge that residential uses surround the Project site, including residential homes located beyond and adjacent to other uses such as Our Lady Queen of Angels church/school. (See IS, p. 2.)¹

The text should also describe the location of the closest sensitive residential receptors to the proposed Project, including to the proposed 80-foot light pole(s). It appears the nearest bedroom window could be only 125 feet from one of the proposed 80 foot light poles with a public address ("PA") system.

The number, height, and type of the existing trees should also be included in the description of the environmental setting for aesthetics and biological resources. The trees currently screen the existing field from certain viewpoints and their proposed removal must therefore be considered as part of the aesthetics analysis. The trees may also provide nesting habitat to birds and other animal species that should be considered in the biological resources section of the Draft EIR.

The Draft EIR must also identify the number of faculty, staff, volunteers and employees who currently frequent the Project area, and those expected to be needed under the Project, in order to better understand how the campus is currently used on a regular basis. The Draft EIR must also identify current parking restrictions, including permit requirements, assigned spaces, fees, etc.

II. Project Description/ Scope of Events and Construction Impacts

The Project Description in the Draft EIR must include the "whole of the Project." In this spirit, the information included in Table 1 of the IS must be clarified in the Draft EIR to include the scope and intensity of the various anticipated activities, including the allowed hours. The information for future "Public Use" events, for example, is currently labeled "TBD". The City is concerned that if the District proposes to rent out the new facility for special or public use events, that those activities be clearly identified and their impacts analyzed in the EIR. While not all may be foreseeable at this time, the District should consider including a general description and limits on the size and hours for such events, and the number of times they would be allowed each year to ensure the potential effects are captured within the impacts analysis of the EIR.

The same is true for soccer and lacrosse contests that currently lack the hours and days of the week within which such events could occur, including whether nighttime lighting and use of the PA would be required. (See IS, p. 11 [Table 1, noting "TBD"].)

¹ The NOP/IS contains a number of factual errors that should also be corrected in the Draft EIR. For example, Our Lady Queen of Angels Catholic Church is incorrectly identified as "Our Lady of Los Angeles;" the Newport Community Counseling Center has relocated to 2200 San Joaquin Hills Road; and Mar Vista Drive is incorrectly identified as "Vista Mar Drive" on Figure 3. These and any other errors and omissions should be corrected in the Draft EIR.

Lastly, it is unclear whether the District proposes to provide, as part of the proposed project, staff or contracted police services to ensure traffic flows are maintained during peak events, and that parking does not spill over onto adjacent residential streets. If additional pedestrian crossings are required to ensure safety of students and visitors, those should also be considered as part of the proposed project or as a mitigation measure.

The Draft EIR must also provide information on the provision of parking during events. This should include information on the use of existing onsite parking facilities and any proposed offsite facilities. The project description should also describe reasonably foreseeable parking restrictions, including permit requirements, parking fees, reserved parking, and VIP parking.

With respect to construction-related impacts, the Draft EIR must identify the anticipated timeframe and extent of construction activities, including the number of construction workers anticipated to be needed, hours of proposed construction activities, how much soil would need to be graded and/or hauled offsite, if any, and related noise, traffic, and parking impacts. The Draft EIR must also provide detailed information on the demolition/clearance and construction phases and relate them to Corona del Mar High School recess breaks. Storage and staging areas for materials, equipment, and construction vehicles must also be identified.

III. Aesthetics

City General Plan Land Use Element Policy LU 5.6.3 on ambient lighting requires “that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location”. The Draft EIR must consider lighting orientation and design to be in accordance with the “dark sky” lighting standards to the maximum practicable extent to reduce the impacts of new light sources to the extent feasible.

The Draft EIR must also consider lighting impacts known as “sky glow”, an adverse effect of man-made light. It is often used to denote urban sky glow (brightening of the night sky due to man-made lighting), but also includes glare (intense and blinding light) and light trespass (light falling where it is not wanted or needed; spill light). In many cases, sky glow is visible from great distances, particularly in evenings when there is moisture in the air and water droplets reflect and scatter light into the atmosphere.

Land Use Element Policy LU 5.6.2 requires “new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns”. Therefore, the Draft EIR must consider the Project’s design compatibility with the surrounding residential and institutional developments.

Along these same lines, the Draft EIR should also consider installation of new nighttime lighting that is not attached to the back of the bleachers but is, instead, installed on the ground with shorter poles to lessen the new significant nighttime light and glare impacts anticipated to result from the Project. This would be similar to the lighting provided at the Newport Harbor High School Davidson Field site which includes light poles that are approximately 50-55 feet tall and mounted at the infield edge of the track. Mounting lights closer to the field allow the poles to be shorter and even though more poles may be required the light is less visible from a distance.

As noted above, the potentially significant adverse impacts of the Project must include consideration of removal of the existing mature trees, including whether their removal would result in a significant visual impact. The Draft EIR should consider relocating the field to increase the setbacks as an alternative or mitigation measure, if not made part of the Project, in order to preserve the existing trees to the extent feasible, thereby potentially avoiding or lessening the significant aesthetic impacts anticipated from removal of the trees.

Analysis of aesthetic impacts must consider any potential substantial degradation of the existing visual character of the environment, or by adversely affecting views from public viewpoints and scenic vistas. Key public vantage points are identified in the Attachment No. 1, City of Newport Beach General Plan Natural Resources Element Figure 3 (Coastal Views).

IV. Noise Impacts

City General Plan Noise Element Policy N 1.1 requires “that all proposed projects are compatible with the noise environment...” Policy N 1.1 requires that all proposed projects are compatible with the noise environment through use of the noise compatibility matrix presented Table N2 (Attachment No. 2). Policy N 1.1 also requires enforcement of exterior and interior noise standards contained in Table N3 (Attachment No. 3). The Draft EIR must use these standards to determine if the Project would result in a significant impact related to noise.

Noise Element Policy N 1.8 requires the employment of noise mitigation measures for existing sensitive uses when a significant noise impact is identified for new development impacting existing sensitive uses. A significant noise impact occurs when there is an increase in the ambient Community Noise Equivalent Level (CNEL) produced by new development impacting existing sensitive uses. The CNEL increase is shown in the table below.

CNEL (dBA)	dBA Increase
55	3
60	2
65	1
70	1
Over 75	Any Increase is considered significant

These criteria must be used in the Draft EIR to determine if the Project would result in a significant adverse impact related to noise. Please note that compliance with the City of Newport Beach Community Noise Control Ordinance (NBMC Chapter 10.26) is not sufficient mitigation, as NBMC Section 10.26.035 (A) specifically exempts sporting and recreational activities sponsored or co-sponsored by the District from community noise standards.

Noise Element Policy N 4.6 requires the enforcement of the Noise Ordinance noise limits and limits hours of maintenance or construction activity in or adjacent to residential areas and Noise Element Policy N 5.1 requires enforcing the limits on hours of construction activity contained in NBMC Chapter 10.28. NBMC Chapter 10.28 prohibits construction activities that generate loud noise that disturbs, or could disturb, a person of normal sensitivity who works or resides in the vicinity except during weekdays between the hours of 7:00 AM to 6:30 PM, and Saturdays between the hours of 8:00 AM to 6:00 PM. These policies and standards must be considered to determine if the Project will result in a significant impact related to short-term construction noise.

The Draft EIR must also consider noise impacts associated with loud, instantaneous noise events from referee whistles, time expiration warning horns, spectator bells, whistles, air horns

(if not prohibited), and fireworks (if not prohibited), as well as other reasonably foreseeable celebratory activities. Such noise events have the potential to exceed the Community Noise Control Ordinance maximum instantaneous noise level standard equal to the value of the noise standard plus twenty (20) DBA for any period of time. Mitigation in the form of a good-neighbor policy (i.e., prohibiting the use of air horns, fireworks, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots, etc.) should be considered.

The District should also consider project design features (PDF) to reduce noise impacts. For example, an alternative to the pole-mounted PA system should be considered. For example, localized PA system with speakers positioned relatively close to the bleacher sections to provide adequate audio coverage with minimal audio spill over into the adjacent residential areas. Another PDF involves constructing bleachers with sound-absorbing materials, enclosed foot wells, and solid walls at the rear of the bleachers.

Events occurring within the proposed Project should also be prohibited on Sundays, and not allowed to occur any earlier than 9:00 a.m. and no later than 10:00 p.m. on Fridays and Saturdays. To ensure visitors and guests leave within a timely manner, the District should also ensure or require that security be provided.

V. Traffic/Parking/Safety

As stated above, the Draft EIR must also identify current parking restrictions. There needs to be a discussion identifying how permits are allocated and how the permit system works. There also needs to be an explanation of how this permit system will impact the use of the lot by visitors and others attending or participating in events at the new sports field facility. In addition, there should be discussion that all of the surrounding streets and residential areas are currently being used by students because of a lack of adequate on-site parking on the campus. The Institute of Transportation Engineers (ITE) Parking Generation Manual would indicate that there is a need for over 625 parking spaces on-site. On page 50 of the NOP/IS, it is indicated that there are 560 spaces on campus. Public on-street parking should not be considered in the design of the project. If off-site parking and shuttles are required due to a shortage of on-site parking or significant traffic impacts, the Draft EIR should consider such options as well in the mitigation measures or conditions of approval.

The Draft EIR needs to identify the following:

- The path of travel from the parking lot to the entry plaza;
- The location of Americans with Disabilities Act parking spaces.
- Any drop-off/pickup areas in the parking lot specifically for the sports field facility

The City will not allow for pick-up and drop-off on Eastbluff Drive adjacent to the entry plaza. The City will also not support an access point from Vista del Oro into the sports field facility, as depicted in Figure 4 (Proposed Site Plan) of the NOP/IS. There is already significant use of Vista del Oro by school students.

The NOP/IS (Page 24) states that a parking capacity analysis has been “Removed from 2010 CEQA Guidelines”. The City believes that a transportation demand management plan which includes consideration of peak traffic and parking demands is nevertheless required. (See *City of Hayward v. Trustees of the California State University* (2015) 242 Cal.App.4th 833, 851-854 [upholding requirement to prepare a transportation demand management plan with specific traffic and parking information to be included].)

Based on existing parking demands surrounding ongoing school operations, the Draft EIR should also include a comprehensive parking study completed as part of the project. The study should show the specific hours of operation and parking requirements for the proposed activities, and the hours and parking requirements for concurrent uses. The Residential Permit Parking on Aralia Street should also be considered.

The Draft EIR should include a comprehensive Traffic Study of the potentially significant adverse impacts that could result to adjacent intersections and roadways, including but not limited to Mar Vista Drive, Eastbluff Drive, Vista del Oro, and Jamboree Road. The comprehensive Traffic Study should be prepared in consultation with City staff. The Traffic Study should include Level of Service analysis for city intersections in the area in addition to Congestion Management Program intersections.

The Draft EIR should also consider the potential for additional pedestrian and bicycle traffic around the school during sports field events, including the potential for more people crossing Eastbluff Drive, Vista del Oro and Mar Vista with overflow parking in the residential areas.

The Traffic Study must separately include the direct impacts of the Project (existing plus project), in addition to any reasonably foreseeable future projects that may cause related impacts as part of the cumulative impacts analysis. The Cumulative Projects List (Attachment No. 4) provides the current list of approved and reasonably foreseeable projects in the City.

As noted above, the City also requests that the Draft EIR include a detailed discussion of how parking and traffic during sporting events would be facilitated by the District to ensure the least amount of impacts to adjacent residents, including but not limited to pedestrian safety impacts.

In the NOP/IS discussion of the parking capacity (Page 50), the analysis suggests that sufficient surplus parking is available on campus. It is also stated that the parking requirement is 334 spaces and the school already has 560 spaces. The 334-space requirement is for the Project only. There will be other concurrent events and uses happening on-campus that need to be accounted for in the overall school parking requirements. The analysis cannot be completed with the only focus being the Project. The overall on-site school activities will include: regular on-campus extracurricular clubs and studying, practices and games for other sports not happening in the sports field facility (such as basketball in the gym), performing arts plays, on-campus meetings, band practices, school open houses, use of the swimming pool by outside programs (for example, the City operates programs at the Marian Bergeson Aquatic Center with evening hours), etc. All of these uses need to be accounted for to determine if there is sufficient parking for the school as a whole, and not just the sports field facility.

VI. Alternatives

In addition to the required No Project Alternative, the City requests that the Draft EIR consider alternatives that would avoid or substantially lessen the anticipated significant adverse impacts of the Project to noise, aesthetics and traffic. A range of reasonable alternatives should include, for example, one or more of the following:

1. Relocated On-Campus Location – this alternative would consider relocating the field and facilities to an on-site location that increases the setbacks to the property line and would preserve the number of existing trees onsite to the extent feasible. This

alternative should also include maintaining the existing track field width, which would maintain the 36 feet between the track and property line fence.

2. Use of another off-campus location – this alternative would consider an off-campus alternative site that is not already used by the District but which is already constructed and could include, for example, the Estancia and Newport Harbor facilities where high school football games are able to be accommodated.
3. Reduced Size Alternative – this alternative would consider a reduced size facility that could, for example, accommodate the current peak attendance of 646 spectators at the currently used facilities – as disclosed on page 10 of the Initial Study, but not result in a 1,000 person capacity.

As noted above, if the Project is not revised to include nighttime lighting poles that are shorter and installed in the ground, at least one alternative should include such poles to avoid or substantially lessen significant nighttime lighting impacts of the Project.

Changes in vehicular and pedestrian access points should also be considered in the alternatives analysis to lessen impacts to the surrounding neighborhoods. Preferably this would include blocking off use of Vista del Oro and requiring all access and parking to be accessed off Eastbluff Drive. This would recognize the limited capacity of Vista del Oro as a two lane residential street with street parking which residents currently use.

Lastly, it is unclear as to why a 10-foot boundary line fence is proposed when the existing 5.5-6 foot fence has served the school well over the years. Please clarify and consider an alternative that maintains the existing fence height to avoid the additional adverse visual impacts that would result from a taller fence.

Thank you for the opportunity to comment on the NOP/IS. Please feel free to contact me at (949) 644-3232 or PAlford@newportbeachca.gov if you have any questions.

Sincerely,



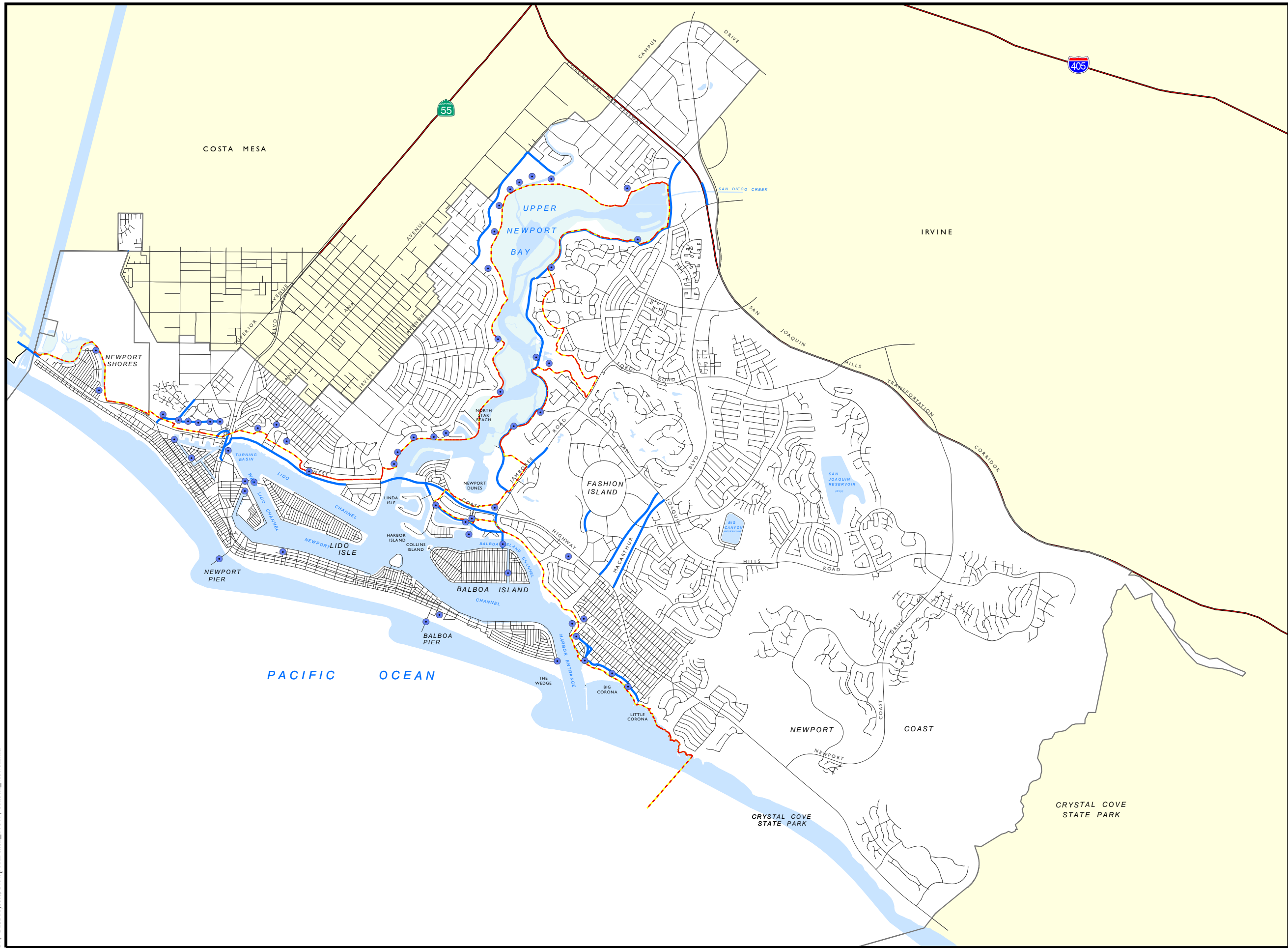
Patrick J. Alford
Planning Program Manager

Attachments:

1. General Plan Natural Resources Element Figure 3 (Coastal Views)
2. General Plan Noise Element Table N2
3. General Plan Noise Element Table N3
4. City of Newport Beach Community Development Department Cumulative Projects List

cc: David Kiff, City Manager
Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

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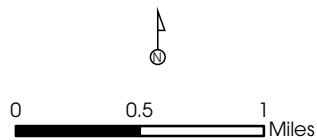


CITY of NEWPORT BEACH
GENERAL PLAN

Figure NR3
COASTAL VIEWS

Legend

- Public View Point
- Coastal View Road
- Shoreline Height Limitation Zone
- City Boundary
- County



Source: City of Newport Beach, 2005
PROJECT NUMBER: 10579-01
Date: 07/24/06



Table N2 Land Use Noise Compatibility Matrix

<i>Land Use Categories</i>		<i>Community Noise Equivalent Level (CNEL)</i>						
<i>Categories</i>	<i>Uses</i>	<55	55-60	60-65	65-70	70-75	75-80	>80
Residential	Single Family, Two Family, Multiple Family	A	A	B	C	C	D	D
Residential	Mixed Use	A	A	A	C	C	C	D
Residential	Mobile Home	A	A	B	C	C	D	D
Commercial Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
Commercial Industrial Institutional	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
Commercial Recreational Institutional Civic Center	Amphitheatre, Concert Hall Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D
Commercial General, Special Industrial, Institutional	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional	Hospital, Church, Library, Schools' Classroom	A	A	B	C	C	D	D
Open Space	Parks	A	A	A	B	C	D	D
Open Space	Golf Course, Cemeteries, Nature Centers Wildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
Agriculture	Agriculture	A	A	A	A	A	A	A

SOURCE: Newport Beach, 2006

Zone A: Clearly Compatible—Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Zone B: Normally Compatible**—New construction or development should be undertaken only after detailed analysis of the noise reduction requirements and are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.

Zone C: Normally Incompatible—New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

Zone D: Clearly Incompatible—New construction or development should generally not be undertaken.

Table N3 Noise Standards

<i>Land Use Categories</i>		<i>Allowable Noise Levels (dBA)</i>			
<i>Categories</i>	<i>Uses</i>	<i>Interior ^{a,b}</i>		<i>Exterior ^{a,b}</i>	
		<i>Interior Noise Level (Leq) 7am to 10pm</i>	<i>Interior Noise Level (Leq) 10 pm to 7 am</i>	<i>Exterior Noise Level (Leq) 7am to 10pm</i>	<i>Exterior Noise Level (Leq) 10 pm to 7 am</i>
Residential	Single Family, Two Family, Multiple Family (Zone I)	45	40	55	50
	Residential Portions of Mixed Use Developments (Zone III)	45	40	60	50
Commercial Industrial	Commercial (Zone II)	N/A	N/A	65	60
	Industrial or Manufacturing (Zone IV)	N/A	N/A	70	70
Institutional	Schools, Day Care Centers, Churches, Libraries, Museums, Health Care Institutions (Zone I)	45	40	55	50

SOURCE: EIP Associates, 2006

^a If the ambient noise level exceeds the resulting standard, the ambient shall be the standard.^b It shall be unlawful for any person at any location within the incorporated area of the City to create any noise or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such a person which causes the noise level when measured on any other property, to exceed either of the following:

- The noise standard for the applicable zone for any fifteen-minute period;
- A maximum instantaneous noise level equal to the value of the noise standard plus twenty dBA for any period of time (measured using A-weighted slow response).
- In the event the ambient noise level exceeds the noise standard, the noise standard applicable to said category shall be increased to reflect the maximum ambient noise level.
- The noise standard for the residential portions of the residential property falling within one hundred feet of a commercial property, if the intruding noise originates from that commercial property.
- If the measurement location is on a boundary between two different noise zones, the lower noise level standard applicable to the noise zone shall apply.

Goals and Policies

Noise and Land Use Compatibility

Goal

N 1

Noise Compatibility—Minimized land use conflicts between various noise sources and other human activities.

Cumulative Projects List

This list has two parts: Reasonably Foreseeable Projects and Approved Projects

Reasonably Foreseeable Discretionary Projects with CEQA review or Traffic Study:

Legend: **Projects Pending Coastal Commission Review**

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
CenterPointe Senior Living (PA2015-210)	General Plan Amendment, Planned Community Text Amendment, Conditional Use Permit, and Major Site Development Review for a new 109,633-square-foot convalescent and congregate care facility with 133 to 144 beds (approximately 128 units). As proposed, the facility will be developed with one level of subterranean parking and five levels of living area. The project site is currently developed with a single-story restaurant and supporting surface parking area.	101 Bayview Place	Application submitted on 11/23/2015. RFP sent – response received. Under evaluation.	<ul style="list-style-type: none"> General Plan Amendment No. GP2015-004 Planned Community Text Amendment No. PD2015-005 Site Development Review No. SD2015-007 Conditional Use Permit No. UP2015-047 	Benjamin Zdeba
Museum House Residential Tower (PA2015-152)	100 Unit residential tower to replace the 24,000 square foot Orange County Museum of Art.	850 San Clemente Drive	NOP Released – Close of comment period is March 7, 2016.	<ul style="list-style-type: none"> General Plan Amendment No. GP2015-001 Code Amendment No. CA2015-008 Planned Community Text Amendment No. PC2015-001 Site Development Review Development Agreement Traffic Study Environmental Impact Report 	Gregg Ramirez

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
Newport/32nd modification (PA2014-134)	The project adds an additional southbound through lane along Newport Boulevard from Via Lido to 32nd Street, terminating as a right-turn only lane at 32nd Street. Proposed modifications include a raised, landscaped median, 6-foot-wide bike lanes along both sides of the roadway, and the relocation of 27 curbside public parking spaces on Newport Boulevard to a proposed new public parking lot the northwest corner of Newport Boulevard and 32nd Street and demolition of the former bank building.	Newport Boulevard from Via Lido to 30th Street and 3201 Newport Boulevard	City approval in October 2014 Coastal Development Permit issued February 2016	<ul style="list-style-type: none"> Capital Improvement Program, City Council Mitigated Negative Declaration 	Andy Tran, Public Works Jim Campbell
Little Corona Infiltration (PA2015-096)	Installation of a diversion and infiltration device on a public beach area.	Little Corona Beach	Draft MND issued for public comment on January 15, 2016.	<ul style="list-style-type: none"> N/A 	Benjamin Zdeba
AutoNation (PA2015-095)	Site Development Review, Conditional Use Permit, and Traffic Study for the construction and operation of a 33,926 SF automobile sales and service facility including a showroom, outdoor vehicle display areas, offices, service facility, and vehicle inventory storage and employee parking on the roof of the building. Variance for portions of the building to exceed the maximum building height of 35 feet and a Tentative Parcel Map to consolidate 11 existing lots creating one lot.	320-600 West Coast Highway	Application resubmitted January 2016. Application complete. T&B Planning to prepare a MND. Traffic Consultant to be identified.	<ul style="list-style-type: none"> Use Permit No. UP2015-025 Site Development Review No. SD2015-002 Variance No. VA2015-002 Tentative Parcel Map No. NP2015-010 	Jim Campbell
Newport Place Residential (PA2014-150)	A mixed-use residential project consisting of up to 384 units and 5,677square feet of retail use on a 5.7-acre property	1701 Corinthian Way, 1660 Dove St., 4251, 4253, and 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive. Generally bounded by Corinthian Wy., Martingale Dr., Dove St. and Scott Dr.	Application submitted. Draft MND is completed and being circulated for public comment. Planning Commission study session is scheduled for March 3, 2016 and public hearing is tentatively scheduled for march 17, 2016.	<ul style="list-style-type: none"> Planned Development Permit Lot Merger Affordable Housing Implementation Plan 	Rosalinh Ung

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
150 Newport Center (PA2014-213)	The proposed project consists of the demolition of an existing 8,500-square-foot car-wash and gas station to accommodate the development of 49 condominium dwelling units on a 1.3 acre site.	150 Newport Center Drive	Application submitted 12/05/2014. An MND was prepared and distributed to the public. Following a Planning Commission Study Session held on October 8, 2015, the applicant and staff agreed to prepare an EIR for this project. Preparation of the EIR is underway.	<ul style="list-style-type: none"> • General Plan Amendment • Zoning Code Amendment • Planned Community Development Plan • Site Development Review • Tract Map • Development Agreement • Mitigated Negative Declaration 	Makana Nova
ExplorOcean (PA2014-069)	Demolition of an existing one-story, 26,219 square foot commercial building and a 55-space subterranean parking garage; and the construction of a 70,295 square-foot, 4-story ocean literacy facility located on the 600 East Bay parcel; removal of a 63-metered space surface parking lot (aka: Palm Street Parking Lot) located on the 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm parcels and the construction of a 388-space, 141,000 square foot, 5-level off-site parking structure; and a 6,500 square footage floating classroom to be located on the waterside of the project.	600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm	Application submitted. On hold per applicant's request.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment (Zone Change) • Planned Community Development Plan Adoption • Transfer Development Allocation • Site Development Review • Conditional Use Permit • Traffic Study pursuant to City's Traffic Phasing Ordinance (TPO) • Tentative Parcel Map and Alley Vacation • Harbor Development Permit • Coastal Development Permit (by California Coastal Commission) 	Rosalinh Ung

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
Koll Newport Residential	Development of mixed use residential of up to 260 units, 3,019 sf. retail and one-acre park.	4400 Von Karman Ave.	Application submitted and deemed incomplete.	<ul style="list-style-type: none"> Planned Community Development Plan Amendment Site Development Plan Traffic Study Tentative Tract Map Development Agreement 	Rosalinh Ung
Uptown Hotel	Development of up to 180 hotel units and 15,000 sf. of retail	4311 Jamboree Rd.	Application submitted. Environmental evaluation is underway.	<ul style="list-style-type: none"> General Plan Amendment Planned Community Development Plan Amendment Traffic Study Development Agreement 	Rosalinh Ung
Back Bay Landing (PA2011-216)	Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visitor-serving retail and recreational marine facilities, and up to 49 attached residential units.	300 E. Coast Highway Generally located at the northwesterly corner of east Coast Highway and Bayside Drive	The project was approved by City Council on February 11, 2014. The Coastal Land Use Plan Amendment for the project was approved by the California Coastal Commission on December 10, 2015, subject to the City accepting Suggested Modifications to the amendment. Planning Commission hearing scheduled for March 2016 and City Council in April 2016 to accept Suggested Modifications and related land use amendments.	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Code Amendment Planned Community Development Plan Lot Line Adjustment Traffic Study 	Jaime Murillo
Balboa Marina Expansion (PA2012-103) (PA2015-113)	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> 24 boat slips 14,252 SF restaurant 664 SF marina restroom 	201 E. Coast Highway	IS/MND was approved by City Council on November 25, 2014. An approval in concept was issued for the waterside component. The landside component was approved by the City in February 2016.	<ul style="list-style-type: none"> IS/MND Site Development Review Conditional Use Permit CDP (Coastal Commission) 	Patrick Alford

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
Newport Harbor Yacht Club (PA2012-091)	Demolition of the approximately 20,500 square foot yacht club facility and construction of a new 23,163 square foot facility. The yacht club use will remain on the subject property.	720 West Bay Avenue, 800 West Bay Avenue, 711-721 West Bay Avenue, and 710-720 Balboa Boulevard	<p>Project approved by the City February 2014.</p> <p>Coastal Land Use Plan Amendment application withdrawn from California Coastal Commission in September 2015.</p> <p>Coastal Commission considers a Coastal Development Permit for the replacement yacht club on March 10, 2016.</p>	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Planned Development Permit Conditional Use Permit 	Jim Campbell
Newport Banning Ranch (PA2008-114)	Development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 gross acres of parklands, and approximately 252.3 gross acres of permanent open space.	Generally located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River	<p>The City Council approved the project and certified the Final EIR in July 2012.</p> <p>The applicant has a complete coastal development permit application before the Coastal Commission. As currently proposed, the project consists of 895 residential dwelling units, a 75-room coastal inn, a 20-bed hostel, 45,100 square feet of commercial use, and 323 acres of permanent open space.</p>	<ul style="list-style-type: none"> Development Agreement General Plan Amendment to the Circulation Element Code Amendment Pre-annexation Zone Change Planned Community Development Plan Master Development Plan Tentative Tract Map Affordable Housing Implementation Plan Traffic Phasing Ordinance Traffic Study 	Patrick Alford
<p>AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change</p>					

Discretionary Projects with CEQA review and Traffic Study Approved by the City and Percent Occupied:

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
ENC Preschool (PA2015-079)	Environmental Nature Center Preschool	745 Dover Drive	Application submitted on 04/21/2015. Traffic study is underway. Possible Class 32 Exemption.	<ul style="list-style-type: none"> Minor Use Permit No. UP2015-020 Traffic Study No. TS2015-001 	Makana Nova	Yes	0%
Park Avenue Bridge Replacement (PA2014-135)	Demolish and replace Park Avenue bridge that connects Balboa Island and Little Balboa Island.	Balboa Island	MND adopted/approved by City Council November 25, 2014. Tentative Construction Start Date – March 2016	<ul style="list-style-type: none"> Mitigated Negative Declaration No. ND2014-002 	Gregg Ramirez	No	0%
Ebb Tide (PA2014-110)	The project includes a Tentative Tract Map application to subdivide a 4.7 acre site for 83 residential lots and a Site Development Review application for the construction of 83 single-unit residences, private streets, common open space, and landscaping. The Planned Community Development Plan is proposed to establish guidelines for development of the project site consistent with the General Plan. The Code Amendment is proposed to amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC).	1560 Placentia Drive	Application submitted on 06/20/2014. An MND was prepared. The project was approved and the MND was adopted by the Planning Commission on August 6, 2015.	<ul style="list-style-type: none"> Tentative Tract Map No. NT2014-002 Traffic Study No. TS2014-007 Planned Development Permit No. PL2015-001 	Jim Campbell	Yes	0%
Birch Newport Executive Center (PA2014-121)	The project includes the re- subdivision of four lots into three lots for commercial development and for condominium purposes, and the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot.	20350 & 20360 Birch Street (Formerly 20352 – 20412 Birch St)	Application submitted on 08/05/2014. Application and Addendum to MND approved by Planning Commission on 02/19/2015. Rough grading permits issued February 25, 2016.	<ul style="list-style-type: none"> Site Development Review No. SD2014-005 Minor Use Permit No. UP2014-032 Traffic Study No. TS2014-006 Parcel Map No. NP2014-017 	Jaime Murillo	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
Lido House Hotel at the former city hall complex (PA2013-217)	General Plan Amendment, Coastal Land Use Plan Amendment, and Zoning Amendment to change site from Public Facilities to Visitor-serving commercial and increase the allowable building height. Demolition of former city hall buildings and the construction of a 130-room upscale hotel. Fire Station #2 to remain at current location.	3300 Newport Boulevard and 475 32 nd Street	Project approved by the City September 2014. Coastal Development Permit issued February 2016. Demolition and construction scheduled to start April 2016.	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Site Development Review Conditional Use Permit Ground Lease 	Jim Campbell	Yes	0%
Lido Villas (DART) (PA2012-146)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application Approved by CCC on 10/09/2014. Submitted for plan check December 22, 2014, building permit approval pending recordation of tract map.	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Planned Community Development Plan Site Development Review IS/Mitigated Negative Declaration Tentative Tract Map 	Makana Nova	No	0%
San Joaquin Plaza Apartments (PA2012-020)	Amendment to the North Newport Center Planned Community (NNCPC), which is the zoning document that establishes land uses, development standards, and procedures for development within seven sub-areas of the Newport Center Area of the City. Primarily the request involves increasing the residential development allocation within the NNCPC from 430 dwelling units to a total of 524 dwelling units (increase of 94 units) and allocating the units to the San Joaquin Plaza sub-area.	1101 San Joaquin Hills Road	The project was approved by the City Council on August 14, 2012. Under construction.	<ul style="list-style-type: none"> Transfer of Development Planned Community Text Amendment Development Agreement Traffic Study 	Jaime Murillo	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
Uptown Newport Mixed Use Development (PA2011-134)	Development of 1,244 residential units and 11,500 sf. of commercial retail	4311 & 4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. Rough grading plans have been issued for Phase 1 development.	<ul style="list-style-type: none"> PC Development Plan Amendment and Adoption Tentative Tract Map Traffic Study (TPO) AHIP DA Airport Land Use Commission 	Rosalinh Ung	Yes	0%
MacArthur at Dolphin-Striker Way (PA2010-135)	Demolition of a 7,996-sf restaurant and development of 12,351 sf commercial retail.	4221 Dolphin-Striker Way	Approved by the City Council on October 25, 2011. PC Development Plan approved on November 22, 2011. The project is completed. The freestanding building pad is constructed but not occupied.	<ul style="list-style-type: none"> PC Development Plan Amendment Transfer of Development Rights Traffic Study (TPO) CUP Waiver of DA Modification Permit 	Rosalinh Ung	Yes	90%
10 Big Canyon (PA2010-092)	Mitigated Negative Declaration for rough grading for development of a single-family residence.	10 Big Canyon	IS/MND approved 12/20/2011. Project has not been constructed.	<ul style="list-style-type: none"> IS/MND 	Makana Nova	No	0%
D.I.S.C. 3501 Jamboree Rd and 301 Bayview Circle (PA2010-062)	Amendment to Bayview Planned Community (PC-32) text to add outpatient surgery and medical office as permitted uses and to add a parking requirement of 1/200 square feet for such uses. Includes Traffic study pursuant to TPO for conversion of 38, 759 square feet of general office and retail to outpatient surgical center.	3501 Jamboree Rd. and 301 Bayview Circle	On June 22, 2010 City Council approved Resolution No. 2010-070 finding that Traffic Study No. TS2010-002 complies with the TPO and on July 6, 2010 approved Ordinance No. 2010-12 approving Planned Community Amendment No. PD2010-004.	<ul style="list-style-type: none"> PC Amendment Traffic Study complies with TPO 	Melinda Whelan	Yes	100%
Plaza Corona del Mar (PA2010-061)	Development of 1,750 sf new office space and six (6) detached townhomes.	3900-3928 East Coast Highway	Application approved by Planning Commission on 1/03/13. Staff Approval No. SA2013-015 (PA2013-245) approved December 10, 2013 and Staff Approval No. SA2014-April 10, 2015 to allow the reconstruction of Gallo's and reduction of commercial scope. Submitted for plan check June 30, 2014. CEQA Class 32 exemption.	<ul style="list-style-type: none"> Site Development Review Variance Conditional Use Permit Tentative Tract Map Modification Permit 	Makana Nova	No	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
Newport Beach Country Club Inc (PA2008-152)	Demolition of existing golf course and clubhouse to construct of a new 51,213 sf golf clubhouse and ancillary facilities including a cart barn and bag storage.	1600 -East Coast Highway; northwest of Pacific Coast Highway and Newport Center Drive	This project was approved by the City Council on 02/28/2012. CDP issued 12/12/12, Amended 09/3/14. Under construction. Anticipated completion date is at the end of 2015. Permits issued December, 2014.	<ul style="list-style-type: none"> General Plan Amendment Planned Community (PC) Text Adoption Temporary Use Permit Development Agreement CDP (CCC) 	Rosalinh Ung	No	50%
Old Newport GPA Project (PA2008-047)	Demolition of 3 existing buildings to construct a new 25,000-sf medical office building.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. Demolition and grading permits issued March 6, 2015.	<ul style="list-style-type: none"> Modification Permit Traffic Study Use Permit GP Amendment 	Jaime Murillo	Yes	0%
Marina Park Project (PA2008-040)	Development includes a public park and beach with recreational facilities; restrooms; a new Girl Scout House; a public short-term visiting vessel marina and sailing center; and a new community center with classrooms, and ancillary office space.	1600 Balboa Blvd; west of 15 th St and east of 19 th St	The Final EIR was certified and the project approved by the City on May 11, 2010. The project is complete.	<ul style="list-style-type: none"> EIR General Construction Activity Storm Water (NPDES) Permit (RWQCB) CDP (CCC) Section 401 Certification (RWQCB) 404 Permit (ACOE) 	Rosalinh Ung	Yes	100%
Hoag Memorial Hospital Presbyterian Master Plan Update Project (PA2007-073)	Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus.	1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd	Final EIR certified and project approved on May 13, 2008. No new major development has been constructed or is planned in the near future.	<ul style="list-style-type: none"> EIR GP Amendment Planned Community Development Plan (PC) Text Amendment Development Agreement Amendment CDP (CCC) 	Jim Campbell	Yes	0%
Koll Center Office Building (PA2007-046)	A request construct a 21,311 square foot, two-story office building over a subterranean parking garage on a 1.49-acre site	4450 MacArthur Boulevard	MND and project approval in January 2007. Under construction, building permits issued March, 2014.	<ul style="list-style-type: none"> General Plan Amendment Planned Community Development Plan Amendment Tentative Parcel Map 	Rosalinh Ung	No	100%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
AERIE Project (PA2005-196)	Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site.	201–207 Carnation Ave and 101 Bayside Pl; southwest of Bayside Drive between Bayside Pl and Carnation Ave, Corona del Mar	Final EIR was certified and project approved by the City on July 14, 2009. A CDP has been approved by the Coastal Commission. Project is under construction with completion anticipated by the end of 2016.	<ul style="list-style-type: none"> • EIR • GP Amendment • Coastal Land Use Plan (CLUP) Amendment • Zone Change • Tract Map • Modification Permit • CDP (CCC) 	Jim Campbell	No	0%
Meridian (Santa Barbara) Condominiums Project (PA2004-169)	79 condominium units totaling approximately 205,232 net sf; approximately 97,231 gross sf of subterranean parking structures for a total of 201 parking spaces on site; approximately 79,140 sf of open space and approximately 21,300 sf of recreational area.	Santa Barbara Drive west of Fashion Island	IS/MND and project approved in January 2006. The CDP has been approved by the Coastal Commission. Phase 1 (26 units) is completed. It is anticipated that Phase 2 (53 units) to be completed by the end of 2015.	<ul style="list-style-type: none"> • IS/MND • GP Amendment • CLUP Amendment • Code Amendment • Parcel Map • TTM • Modification Permit • CDP (CCC) 	Rosalinh Ung	Yes	100%
Newport Marina – ETCO Development (PA2001-210)	A mixed use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses	2300 Newport Boulevard	FEIR certified in February 2006. Tentative Tract Map extended in October 2010. The project is under construction and is anticipated to be complete by the end of 2016.	<ul style="list-style-type: none"> • Site Plan Review • Use Permit • Tentative Tract Map 	Jim Campbell		0%
Mariner's Pointe (PA2010-114)	A 19,905-sf, two-story commercial building and a three-story parking structure.	200-300 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Construction completed on October 30, 2014, and tenants are beginning to occupy suites. (16% occupied, 29% TI in process, 55% vacant)	<ul style="list-style-type: none"> • GP Amendment • Code Amendment • CUP • Variance • Site Development Review • Traffic Study 	Jaime Murillo	Yes	45%
Newport Business Plaza Project	Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.	4699 Jamboree Road and 5190 Campus Drive	The City Council approved the project on January 25, 2011. The project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment • PC text amendment • Tentative Parcel Map 	Janet Brown		0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
PRES Office Building B Project	Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure.	4300 Von Karman Ave	An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011. Project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment • PC Text Amendment • Parcel Map 	Janet Brown		0%
AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change							



1919 S. State College Blvd.
Anaheim, CA 92806-6114

March 2, 2016

Newport-Mesa Unified School District
2985 Bear St. Bldg A
Costa Mesa, CA 92626

Attn: Ara Zareczny

**Subject: Environmental Impact Report for Corona Del Mar High School Sports Field Project
Located at 2101 Eastbluff Dr; Newport Beach**

Thank you for providing the opportunity to respond to this Environmental Document. This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be installed, altered or abandoned as necessary without any significant impact on the environment.

The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a Public Utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affect gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting our area Service Center at 800-427-2200.

Sincerely,

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering

KR/rl
EIR.doc

From: Caroline Colesworthy
Sent: Thursday, February 04, 2016 12:30 PM
To: feedback
Subject: CdM Sports Facility

To Ara,

I am an alumni of CdM, a past resident of the Bluffs and a Realtor in the immediate area. I am really concerned about the proposed sports facility- namely the parking impact. At 1000 spectators, I would imagine 400+ cars needing to be parked, with loitering, as well as potential for alcohol-related traffic incidents. This level of parking is ludicrous for the quiet Bluffs neighborhood. Please consider requiring shuttle service. How will the school keep people from parking on our private streets? The cost to the neighborhood in parking attendance alone will be staggering. The field isn't the biggest problem- it's the parking! **Please off-set the impact of these events with off-site shuttle parking.** Another idea would be pay-to-park strategies that would allow vehicles that are filled to capacity to park for free. Please be creative in your solutions to this. I am in favor of the complex, but very grounded in the already bad reality surrounding parking and driving around the high school. I also work from my mother's home at 601 Mar Vista, so I am in the "normal" school traffic everyday.

**Thank you,
 Caroline**

Work is love in action.

kww NEWPORT ESTATES
 KELLERWILLIAMS REALTY

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Received 2/25/16
AG

To Newport Mesa Unified School District

I am a homeowner in the Plaza Association within the Eastbluff community. My neighborhood is bounded by Vista Del Oro, Eastbluff Drive, and Vista Del Sol. My community shares the north boundary of the proposed project. I have a son that attends CDM Middle school and is active in sports. As a family we use the facilities tennis courts, track, and green space after school hours and on weekends. I would love for the school board to upgrade the facilities so my son would have a first class sports center. But I truly do not feel that is what will happen.

First, the school board states that they are building a sports field, but it's really a stadium. When you build bleachers that will have 1,000 seats (700 home side and 300 visitor side), a press-box, public address system and nighttime lighting, this is describing a stadium for sporting events-- not a training facility.

Second, after the synthetic-turf is put in, the track will be closed to the public. If putting in the Stadium is meant to bring the community together, then the people in the community should be able to use it together. Instead, they can look at the beautiful, new, and empty, track through the locked fence.

Third, the school board plans on renting out the stadium when the school is not using the facility. We have been told that they will rent it out seven days a week. So having taxpayers who do not have children at the school support the stadium, and tell them they can not use any part of the sports field, and then rent it out to make money is truly sending a message to the community that it's not about the children or the neighborhood-- it's about money.

Apparently, the project has raised \$11 million dollars, which leads me to wonder why I have been asked to donate to a fund to build the school library. The school has stated it does not have enough money to build a state-of-the-art library for the students. If the school board is truly interested in helping the children grow, they would put the money where it would benefit more of the students the most, foster a better sense of community and knowledge, and build a world-class library instead.

With regard for the study that was done on how a stadium would affect the surrounding communities, my association is affected every school day by students parking on our street. So as it stands now, there is not enough parking for an average day at school. I have been at the school when three different events are going on and there are no parking spaces. I am sure there are not 1,000 people at these events. It is unreasonable to believe that people will be able to park and attend the event. I am sure as an association so close to the stadium we will have spill over.

Additionally, noise from a public address system and a large group of people will affect the quality of life for people that live in our association. You could say it will only be for games a few

times a year and end at 10pm, but the plans to rent out the stadium say otherwise. The noise will be a constant nuisance in our neighborhood.

The school board should do the right thing by the students and the community and build a state of the arts training facility and a high tech library that will help our students be the best of the best without negatively impacting the surrounding neighborhoods and locking out the people who are paying for the facility with their taxes.

Betsy Abrams

Newport Beach, CA 92660

A handwritten signature in black ink, appearing to be 'Betsy Abrams', with a long horizontal flourish extending to the right.

Sent: Friday, February 12, 2016 1:29 PM
To: feedback
Subject: Corona del Mar High School Sports Field Project

Dear Mr. Zareczny:

I am an alumnus of CdM High School and am AGAINST the proposed project.

The 1,000 seat capacity complex with PA system and nighttime lighting would disturb the tranquil nature of the Bluff's community. I live in the Plaza Community which is directly across the proposed site.

We already have parking problems during the weekend days when events are held at the existing track and field. The last thing we need is a nighttime venue that brings the problems of parking, trash, and rude spectators into our neighborhoods.

CdM HS has never been a "football powerhouse" in Orange County and does not need a stadium that disturbs the neighbors.

Please record this as a vote against the project.

Thank you.

Sincerely,
Andrew Ko
Class of '75 and Bluffs homeowner

From: Alma Wu [redacted]
Sent: Saturday, February 13, 2016 9:02 AM
To: feedback
Subject: Corona del Mar HS Sport Field Project

Mr. Zareczny:

I am a homeowner on Hilvanar right across from the high school field where the school district wants to build a 1000 seat stadium. I am AGAINST this.

The study prepared by PlaceWorks shows many "Potentially Significant Impacts" on traffic, air quality, noise that would affect the value of my home.

Please do not build this stadium so close to my neighborhood. The stadium will generate a lot of noise and parking problems for us. We already have people parking on our private streets from school events on weekends. We don't need more during the evenings.

The school district should instead spend the money to help the students at the high school do better without having to cheat on their grades.

Yours truly,

A. Wu

[redacted]

-----Original Message-----

From: Joyce Dunigan

Sent: Tuesday, February 23, 2016 12:06 PM

To: feedback

Subject: CdM Stadium

I am opposed to the scope of the project. It is overbuilt on a small area, it is too close to homes, and it will have a very negative impact on those of us who live near it. As it is, I must schedule my comings and goings relative to the start and finish of school as well as lunch time. I live on a cul de sac which has only one exit...on to Vista del Oro. The traffic is major in both directions, 3 times a day. Adding the evening events will be a nightmare. I support a refurbishing of the track and field, but adding lights, sound, buildings and traffic is not acceptable. Many have attended meetings, e mailed and tried to impress upon the board that our quality of life is in jeopardy. All of this seems to be ignored. We are encouraged to air our concerns, but we continue to do this and the project appears to be going ahead with little attention to our suggestions. How many times must we say the same things?

**NEWPORT CITIZENS FOR RESPONSIBLE GROWTH
RESPONSE TO THE CORONA DEL MAR HIGH SCHOOL
PROPOSED SPORTS FACILITY
INITIAL STUDY**

FEBRUARY 24, 2016

**Submitted to The Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626**

Contact: Ara Zareczny, Facilities Analyst

NCRG Response to CDM High Proposed Sports Facility Initial Study

Page 1 The District did not prepare the Initial Study. The Initial Study was prepared for the District by Placeworks as noted on cover page.

1.1 Project Location

The City of Newport Beach is also located adjacent to the County of Orange on its northern boundary and in particular the John Wayne Airport; adjacent to Crystal Cove State Park on its southern boundary; and the Santa Ana River on its north-west boundary.

1.2.1 Third paragraph: Another off-site location that CDM high has access to is Jim Scott Stadium at Estancia High School

Page 2 **Parking and Access**

On-campus parking is distributed as follows:

	Total	ADA	Student/Staff
Student/Staff			
Adjacent to Eastbluff and Vista del Oro near the pool	231	7	224
Adjacent to Eastbluff and MarVista, near entrance	140	5	135
West lot behind the Middle school	220	7	213
Total	591	19	572

Page 2 **1.2.2 Surrounding Land Use**

- Residential adjacent to Mar Vista is not included
- The Plaza residential (see Figure 1, page 13)
- Residential behind Our Lady Queen of Angels (OLQA) is not included
- What and where is Newport Community Counseling?
- Newport Beach Country Club - where is it?
- Tennis club is located north of project site near the corner of East Bluff and Vista del Sol north-east of Eastbluff Elementary
- West of Mar Vista there are 2-story homes
- The City of Newport Beach is also located adjacent to the County of Orange on its northern boundary and in particular the John Wayne Airport; adjacent to Crystal Cove State Park on its southern boundary; and the Santa Ana River on its north-west boundary.
- *** There is no open space immediately west of the CDM high campus. With the exception of the Church, the campus is surrounded by residential development. The nearest open space is Big Canyon Park which is noted in Section 1.2.2. Re-measure the distance as the Park and may be less than a half mile from the campus.

Figure 3 **Aerial Photograph**

- OLQA property includes a K through 8 school not a high school as noted on the Aerial
- The Plaza residential development (132 units), which is not identified as residential on the Aerial, contains homes that are also the closest to the existing field and, therefore the proposed project. Proximity to Avenida Lucia is not correct. See Figure 1, page 13 of these comments.
- Also, errors regarding The Plaza street names: Vista Hogar is on the east side of the loop street and Vista Huerta is on the west side of the loop street.

Page 9

1.3 Project Description

1.3.1 Proposed Land Uses

Sports Field and Bleachers: Why build bleachers with seating for 1,000 when the maximum predicted attendance is 646?

Lighting System: Portable lighting and LED lights should be addressed in this section.

*** Six lights (lamps) have been approved. See site plan prepared by LPA (Figure 4) and presented to staff and members of NCRG at a meeting at CDM high on 11/19/2015. Also NUMUSD Board minutes (summer of 2015) when the Board approved lights for CDM high campus compatible with what had been approved for the Costa Mesa high sports facility - - six lights.

Illuminating more than the field: the closest 80-foot lamp to the high-jump area is 150 feet and to the long-jump area is 200 feet. Will the current placement of the six lights (lamps), see Figure 4, be adequate to cover both the high-jump and long-jump areas?

More lights on lower poles should be considered for targeted areas that would also contain glare/light spillage

Page 9

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) The above two sentence paragraph is composed of run on sentences that does not provide any specific information.
- (2) What does - - facilitate various sporting practices - -- mean?
- (3) Provide examples of specific and commonly held sports.

2-24-2016

- (4) “Expected number of spectators” Provide examples of specific type of activity and the number of spectators that can be supported by documented data.
- (5) Source of documented data.
- (6) One problem is that it is unlikely that any documented data exists. Most of any attendance figures are based on subjective estimates that are not documented.
- (7) Continuing with concerns regarding the vague language in this section: Is the scheduling mentioned only for CDM high students or other NMUSD schools?
- (8) Are the sporting practices and events referred to for CDM high students use only or would students from other District campuses (elementary, middle school, and high school) also use the proposed facility. Would only students use the proposed facility or would outside entities currently using the CDM high campus or other District campuses also use the proposed facility?
- (9) Paragraph 3: last sentence parameter is incorrect it should be perimeter.

Page 10

Introduction

Paragraph One: based on information provided by Principal Kathy Scott (2/4/16) the cost of renting LeBard stadium at OCC is very expensive and they only do that once a year.

Provide specific documented sources for the “maximum attendance.” Other than the OCC Le Bard stadium events, all other attendance figures appear to be subjective estimates.

“Games that would exceed 1,000 spectators.” Where is the historical data and source or sources to support that number? Does an estimate of possible attendance determine where a game is played? Typo in last sentence: DeBard should be Le Bard.

Second paragraph

Vague comments such as “very few” contests would go past 9PM. “No specific schedules for soccer and lacrosse contests have been provided.” After school and on weekends there are Lacrosse and soccer games and they have to get District approval every year in order to use CDM or any school campus.

2-24-2016

How can an analysis be conducted based on “very few” “no specific schedules.”

Third Paragraph

“It is anticipated” that swimming events and other major school events would not be scheduled at the same time ...” More vague comments. Where are written policies that establish what events can occur during the same period of time?

Fourth paragraph

“Although it is anticipated...” More vague terminology. How can an objective environmental analysis be conducted based on “anticipated” attendance, scheduling of games. Anticipated is used twice in a three sentence paragraph.

Page 11

Table 1 CdMHS Sports Field Preliminary Event Schedule

Footnote: Regular use of the field by community groups is not anticipated except for occasional use groups involving younger children. There is “anticipated” again. The District, on an annual basis, approves non-school or community uses of campuses in the district. Provide documentation.

Page 15

2. Environmental Checklist

2.1 Background

8. Project description

Does not include press box, bathrooms, PA system, lights, etc. Project description is incomplete without these items listed and then analyzed.

No. 9 Surrounding Land Uses and Setting
Off-Campus Land Uses

Again, residential along the west side of Mar Vista is omitted nor is the residential immediately behind the Church identified. The “country club,” does not exist. There is a tennis club located just north east of Vista del Sol and Eastbluff, and north-east of Eastbluff Elementary school. The south-west corner of Eastbluff and Jamboree contains the Church not a “country club.” There is no south-east corner of Eastbluff and Jamboree

2-24-2016

as the street name changes to Ford Road on the east side of Jamboree across the intersection. Eastbluff Park can be measured exactly by using Figure 2. which includes the southern portion of the Park at the top of the map.

Page 17 **2.2 Environmental Factors Potentially Affected**
Where does lighting, a P A system and trash get addressed?

Page 21 **Environmental Checklist**
There is an earth fault in the Back Bay. In December, 2015 there were two seismic events, centered in the Back Bay and the second one measured as a 2.8 on the Richter scale. Check the Daily Pilot as a source.

Page 27 **3.1 Aesthetics**
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?

In regards to sensitive receptors the nearest residential north of the sports complex is identified as Avenida Lucia. Not correct. The homes in the Plaza directly across from the field are not even mentioned. The Plaza homes are less than 70 feet from the edge of the CDM high property. See Figure 1 on page 13. Another example of an initial site assessment and analysis.

Page 30 **3.3 Air Quality**
(e) Create Objectionable odors affecting a substantial number of people?
Less than Significant Impact (an issue that will not be analyzed in the EIR)

There is no discussion of idling cars caused by vehicle stacking as they exit the parking lot after a game. This condition currently exists in the AM (7:30 to 7:55) and PM (3:10 to 3:30).

Page 31 **Biological Resources**
(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

2-24-2016

impede the use of native wildlife nursery sites? (No significant impacts would occur and this issue will not be addressed in the EIR.)

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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less than Significant Impact)

What happens when a game ends and adjacent area streets are filled with vehicles and an emergency response vehicle can not get through?

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Noise from Public Address System is not included in this section and should be addressed.

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There was not a section that the following issue fit into, but has any consideration been given to artificial turf leeching chemicals into site water runoff or penetrating surface soils.

Page 46 **3.13 Population and Housing** (No impact)

While the proposed project would not impact the existing housing stock or cause a demand for new housing, the proposed project has the potential, because of the significant impacts from lights, noise, traffic and trash, to cause residents to move. Are there any factors to use to assess a worst case impact on existing residents regarding relocation costs and disruption?

Pages 48-49 **3.16 Transportation/Traffic**

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Our Lady Queen of Angeles School (K-8)

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In addition to analyzing emergency access, will this section also analyze emergency response time?

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Page 54

3.18 Mandatory Findings of Significance

b) Regarding consideration of cumulative impacts.

In the paragraph titled Potentially Significant Impact that includes a range of issues from aesthetics to circulation, there is no mention of light impacts and/or light pollution from the

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proposed six 80 foot tall lamps. The proposed lamps must be included in the analysis of significant impacts.

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The EIR needs to include discussion of the church school gymnasium and the potential uses for the church school as well as other church and or school related activities. Will the gymnasium be used for non-church related activities such as community groups. What will be the cumulative traffic impacts regarding specific gymnasium uses and CDM high sports activities at the same time. Day or night.

Further issues and questions related to the proposed CDM high sports facility Initial Study comments.

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25. Have all of the studies showing cancer dangers to athletes using fields with artificial turf been evaluated?

26. Have all of the studies showing injury dangers to ankles, knees and concussions from fields with artificial turf been evaluated?

Figure 1: Proximity of existing CDM high field to The Plaza residential units.

Using Google Earth Pro:

From the edge of the track to the nearest residential property line (I'm taking to be the edge of the planter facing the house): 102 feet



From the school fence to the nearest residential property line: 66 feet



From: Alice [redacted]
Sent: Wednesday, February 24, 2016 7:58 AM
To: feedback
Subject: THe CdM Stadium

I am totally 100% against this endeavor. The parking NOW is invasive to the Bluffs. AT 3 ish in the afternoon it takes 15 + minutes to get out of my street. When there is a soccer game the parents park in the Bluffs restricted parking area. The kids park in the Bluffs "restricted for only Bluffs residents" now - it appears that the Bluffs management has no interest in enforcing that restriction. Why would they when the stadium is there. Where will they park? It will be a very dangerous situation if there is an emergency for any of us and there is an event at the stadium. What about the mess left after a game?? What about the safety of the elderly who live here in the Bluffs (like myself) who are confronted with so many people from outside this area? It is a greedy endeavor, not thought through. Newport Beach "authorities" act uninformed and totally incompetent in their response, "It was decided in Sacramento - we can't do anything about it>" How tragic, how sad.

Alice Thie Vieira]
resident of the Bluffs in
my same home since 1983

February 26, 2016

Ara Zareczny, Facilities Analyst LEED/AP

Newport Mesa Unified School District Education Center

2985 Bear Street, Building A

Costa Mesa, CA 92626

Ara,

We are sending our comments re: the proposed Corona Del Mar Sports Field Project. We are not opposed to the new track nor the seating. However, night time lights that are 80 feet tall and shine in the windows of those living in adjacent townhomes, condos and Eastbluff homes is not satisfactory. Also, adding concession stands, restrooms and other amenities is something that would require a much larger space (also personnel to monitor and clean) than what is available. Parking currently is problematic with students parking in areas that should be only for homeowners and is quite limited even when signs are posted; there is clearly no plan for the amount of seating, especially when outside groups are invited to use the facility. The noise and traffic from such a facility with availability until 10 pm, destroys the quietness of our bedroom community. Lastly, inviting other schools to utilize the facility is something that will invite outsiders, crime, etc.

For these reasons, we are opposed to the new facility.


Kenneth and Karen Blakely

██████████

████████████████████

NCRG Response to CDM High Proposed Sports Facility Initial Study

Page 1 The District did not prepare the Initial Study. The Initial Study was prepared for the District by Placeworks as noted on cover page.

1.1 Project Location

The City of Newport Beach is also located adjacent to the County of Orange on its northern boundary and in particular the John Wayne Airport; adjacent to Crystal Cove State Park on its southern boundary; and the Santa Ana River on its north-west boundary.

1.2.1 Third paragraph: Another off-site location that CDM high has access to is Jim Scott Stadium at Estancia High School

Page 2 **Parking and Access**

On-campus parking is distributed as follows:

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West lot behind the Middle school	220	7	213
Total	591	19	572

Page 2 **1.2.2 Surrounding Land Use**

- Residential adjacent to Mar Vista is not included
- The Plaza residential (see Figure 1, page 13)
- Residential behind Our Lady Queen of Angels (OLQA) is not included
- What and where is Newport Community Counseling?
- Newport Beach Country Club - where is it?
- Tennis club is located north of project site near the corner of East Bluff and Vista del Sol north-east of Eastbluff Elementary
- West of Mar Vista there are 2-story homes
- The City of Newport Beach is also located adjacent to the County of Orange on its northern boundary and in particular the John Wayne Airport; adjacent to Crystal Cove State Park on its southern boundary; and the Santa Ana River on its north-west boundary.
- *** There is no open space immediately west of the CDM high campus. With the exception of the Church, the campus is surrounded by residential development. The nearest open space is Big Canyon Park which is noted in Section 1.2.2. Re-measure the distance as the Park and may be less than a half mile from the campus.

Figure 3 **Aerial Photograph**

- OLQA property includes a K through 8 school not a high school as noted on the Aerial
- The Plaza residential development (132 units), which is not identified as residential on the Aerial, contains homes that are also the closest to the existing field and, therefore the proposed project. Proximity to Avenida Lucia is not correct. See Figure 1, page 13 of these comments.
- Also, errors regarding The Plaza street names: Vista Hogar is on the east side of the loop street and Vista Huerta is on the west side of the loop street.

Page 9

1.3 Project Description

1.3.1 Proposed Land Uses

Sports Field and Bleachers: Why build bleachers with seating for 1,000 when the maximum predicted attendance is 646?

Lighting System: Portable lighting and LED lights should be addressed in this section.

*** Six lights (lamps) have been approved. See site plan prepared by LPA (Figure 4) and presented to staff and members of NCRG at a meeting at CDM high on 11/19/2015. Also NUMUSD Board minutes (summer of 2015) when the Board approved lights for CDM high campus compatible with what had been approved for the Costa Mesa high sports facility - - six lights.

Illuminating more than the field: the closest 80-foot lamp to the high-jump area is 150 feet and to the long-jump area is 200 feet. Will the current placement of the six lights (lamps), see Figure 4, be adequate to cover both the high-jump and long-jump areas?

More lights on lower poles should be considered for targeted areas that would also contain glare/light spillage

Page 9

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) The above two sentence paragraph is composed of run on sentences that does not provide any specific information.
- (2) What does - - facilitate various sporting practices - -- mean?
- (3) Provide examples of specific and commonly held sports.

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- (4) “Expected number of spectators” Provide examples of specific type of activity and the number of spectators that can be supported by documented data.
- (5) Source of documented data.
- (6) One problem is that it is unlikely that any documented data exists. Most of any attendance figures are based on subjective estimates that are not documented.
- (7) Continuing with concerns regarding the vague language in this section: Is the scheduling mentioned only for CDM high students or other NMUSD schools?
- (8) Are the sporting practices and events referred to for CDM high students use only or would students from other District campuses (elementary, middle school, and high school) also use the proposed facility. Would only students use the proposed facility or would outside entities currently using the CDM high campus or other District campuses also use the proposed facility?
- (9) Paragraph 3: last sentence parameter is incorrect it should be perimeter.

Page 10

Introduction

Paragraph One: based on information provided by Principal Kathy Scott (2/4/16) the cost of renting LeBard stadium at OCC is very expensive and they only do that once a year.

Provide specific documented sources for the “maximum attendance.” Other than the OCC Le Bard stadium events, all other attendance figures appear to be subjective estimates.

“Games that would exceed 1,000 spectators.” Where is the historical data and source or sources to support that number? Does an estimate of possible attendance determine where a game is played? Typo in last sentence: DeBard should be Le Bard.

Second paragraph

Vague comments such as “very few” contests would go past 9PM. “No specific schedules for soccer and lacrosse contests have been provided.” After school and on weekends there are Lacrosse and soccer games and they have to get District approval every year in order to use CDM or any school campus.

How can an analysis be conducted based on “very few” “no specific schedules.”

Third Paragraph

“It is anticipated” that swimming events and other major school events would not be scheduled at the same time ...” More vague comments. Where are written policies that establish what events can occur during the same period of time?

Fourth paragraph

“Although it is anticipated...” More vague terminology. How can an objective environmental analysis be conducted based on “anticipated” attendance, scheduling of games. Anticipated is used twice in a three sentence paragraph.

Page 11

Table 1 CdMHS Sports Field Preliminary Event Schedule

Footnote: Regular use of the field by community groups is not anticipated except for occasional use groups involving younger children. There is “anticipated” again. The District, on an annual basis, approves non-school or community uses of campuses in the district. Provide documentation.

Page 15

2. Environmental Checklist

2.1 Background

8. Project description

Does not include press box, bathrooms, PA system, lights, etc. Project description is incomplete without these items listed and then analyzed.

No. 9 Surrounding Land Uses and Setting

Off-Campus Land Uses

Again, residential along the west side of Mar Vista is omitted nor is the residential immediately behind the Church identified. The “country club,” does not exist. There is a tennis club located just north east of Vista del Sol and Eastbluff, and north-east of Eastbluff Elementary school. The south-west corner of Eastbluff and Jamboree contains the Church not a “country club.” There is no south-east corner of Eastbluff and Jamboree

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as the street name changes to Ford Road on the east side of Jamboree across the intersection. Eastbluff Park can be measured exactly by using Figure 2. which includes the southern portion of the Park at the top of the map.

- Page 17 **2.2 Environmental Factors Potentially Affected**
Where does lighting, a P A system and trash get addressed?
- Page 21 **Environmental Checklist**
There is an earth fault in the Back Bay. In December, 2015 there were two seismic events, centered in the Back Bay and the second one measured as a 2.8 on the Richter scale. Check the Daily Pilot as a source.
- Page 27 **3.1 Aesthetics**
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- In regards to sensitive receptors the nearest residential north of the sports complex is identified as Avenida Lucia. Not correct. The homes in the Plaza directly across from the field are not even mentioned. The Plaza homes are less than 70 feet from the edge of the CDM high property. See Figure 1 on page 13. Another example of an initial site assessment and analysis.
- Page 30 **3.3 Air Quality**
(e) Create Objectionable odors affecting a substantial number of people?
Less than Significant Impact (an issue that will not be analyzed in the EIR)
- There is no discussion of idling cars caused by vehicle stacking as they exit the parking lot after a game. This condition currently exists in the AM (7:30 to 7:55) and PM (3:10 to 3:30).
- Page 31 **Biological Resources**
(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

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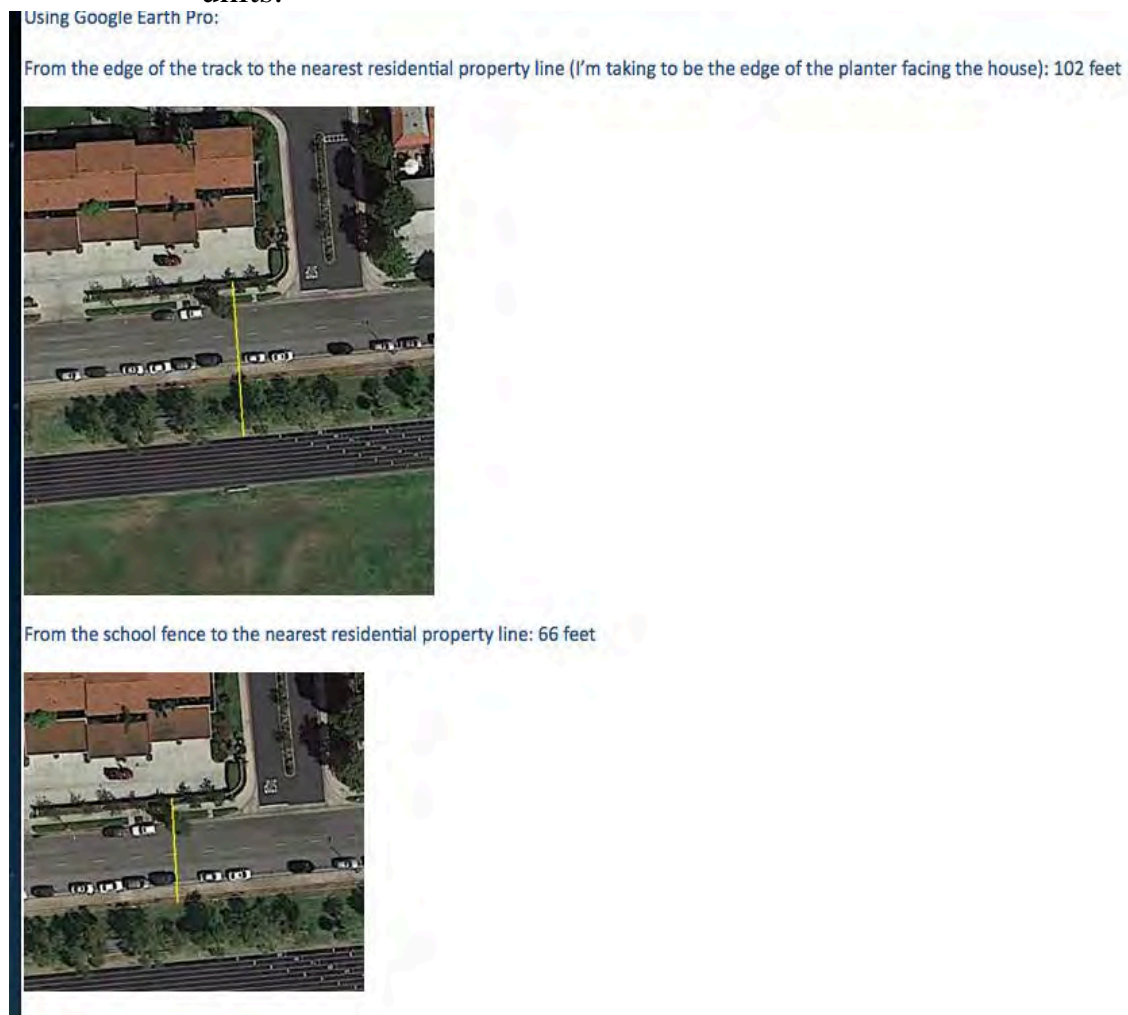
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Figure 1: Proximity of existing CDM high field to The Plaza residential units.



2-24-2016

**NEWPORT CITIZENS FOR RESPONSIBLE GROWTH
RESPONSE TO THE CORONA DEL MAR HIGH SCHOOL
PROPOSED SPORTS FACILITY
INITIAL STUDY**

FEBRUARY 24, 2016

**Submitted to The Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626**

Contact: Ara Zareczny, Facilities Analyst

From: Bill Fallon [redacted]
Sent: Tuesday, February 23, 2016 3:08 PM
To: feedback
Cc: Ron Madaras; Kathy Fallon
Subject: CDM Sports Field Upgrades

Hi,

I have lived across the street from the practice fields for 10 years. I had three daughters play sports and graduate from CDM.

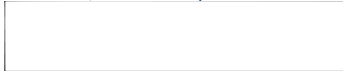
Here are my observations:

1. I have never, ever seen more than 200 people attend any soccer, lacrosse or track meet at CDM. Usually less than 100. I have NEVER seen the existing bleachers full.
2. With low attendance as I stated in #1, parking is usually maxed out on Vista del Oro.
3. If there's a water polo match concurrently with another event, parking is even worse.
4. If anything close to 1,000 people ever try to attend an event, you will have to bus them in from the Dunes or some other parking lot. Or use OLQA parking lots.
5. Lights and loud speakers until 10PM is an inconceivable disturbance and will drastically reduce property values of adjacent homes including mine. In fact, this is already happening

on Aralia.

6. I have been told that the new facility will be closed to the public when not in use. Currently the track is used by the community when not in use for exercising, running, etc. If true this would be a loss to the neighborhood.

Bill Fallon



This email is intended solely for the person or entity to which it is addressed and may contain confidential or proprietary information. If you are not the named recipient, or you received this email in error, you are not authorized to copy, print, share, save, or rely upon this email; instead, please contact the sender immediately and delete this email and any attachments. Additionally, in accordance with applicable professional rules and regulations, please understand that any written advice contained in, forwarded with, or attached to this e-mail is not intended or written by the sender of this email to constitute, and must not be used as a substitute for, the advice of licensed engineers, lawyers and accountants.

From: Margaret Gates [redacted]
Sent: Tuesday, February 23, 2016 3:36 PM
To: feedback
Subject: CdM Stadium

Years ago residents voted against a stadium for this already crowded area.

I cannot imagine what gives you people the right to override the interests of residents in this area.

The stadium will result in a huge escalation of noise, traffic, parking violation and decline in value of hundreds of nearby homes.

Knowing this, you proceeded anyway.

It can only be true that money is changing hands and that the interests in favor of this are unspeakably corrupt.

Margaret M. Gates

[redacted]

From: Magicflo1@aol.com
Sent: Tuesday, February 23, 2016 9:01 PM
To: feedback
Subject: Sport Complex

In reading the EIR I did not detect any reference to the homes surrounding the proposed complex. Many homes are very close, actually, across a narrow 2 lane street from the site. Traffic and parking in the small footprint of the school has been a profound problem for many years. Add to that the noise of bands, partying teens, strangers running through our greenbelts at night etc, and this complex will destroy the quality of life for all homeowners in the area. The school grounds are far too small to accommodate more development. I am assuming Corona del Mar School will clean up trash left by their school visitors on our tidy greenbelts and in our gardens. What a shame to turn part of Newport Beach and the pristine Back Bay into a slummy neighborhood for the convenience of high school kids who will be gone in 3 years. Hard to believe.

Will there be special accommodations for emergency vehicles to enter The Bluffs? The homes are very close together. A fire that could not be reached by a fire truck due to school game traffic could wipe out most of the community. During a school event, I have seen, with my own eyes, a fire truck that could not turn from Eastbluff onto Vista del Oro due to parked cars and standing traffic on Vista del Oro's 2 lanes. The truck had to go down to Ralphs shopping center to enter the Bluffs. A frightening situation when moments count. When an Environmental Impact Report is written, I wonder who's environment is considered and if anything at all is deemed an unacceptable risk to the School District and to the City of Newport Beach.

I realize this has all been decided and that the total lack of empathy on the part of advocates for this gross over-development is accepted in this city. We, who have lived in the area for 25-30 years have always had a good relationship with the school and the school district. That was then.....this is now.
Florence Stasch

Comments on the February 2016 Initial Study of the CDMHS Sports Field Project

Page 2, 1.2.2 Surrounding Land Use: Off-Campus Land Uses

The Study says “Beyond the institutional uses to the south and west is open space”. This is absolutely false and misleading. On the west side are homes, all along Mar Vista Drive, and on the south are homes and apartments behind the church. The high school is almost completely surrounded by residential homes. It is in the middle of a residential area! It is grossly inaccurate to describe these homes as “open space”!

Page 9, 1.3.1 Proposed Land Use: Sports Field and Bleachers

A major concern is the very loud noise that will be generated when the students stomp and jump on the bleachers. If they are made of aluminum (or another metal), they must be permanently covered by a sound absorbing material, such as rubber. Or choose seats made out of materials that don't make noise when the students jump and stomp on them.

Page 10, 1.3.1 Proposed Land Use: Use and Scheduling

The Study says that football games will end by 10:00 PM. This is too late. The noise and lights and disruption that accompany football games cannot go this late! This is completely unacceptable! The stadium is in the middle of a residential area. All activity on the Sports Field must end by 9:00 PM or earlier. 8:00 PM would be much preferable.

Page 15, 2.1.9 Surrounding Land Use and Setting: Off-Campus Land Uses

The Study says “Beyond the institutional uses to the south and west is open space”. This is absolutely false and misleading. Please see the information presented above for item 1.2.2.

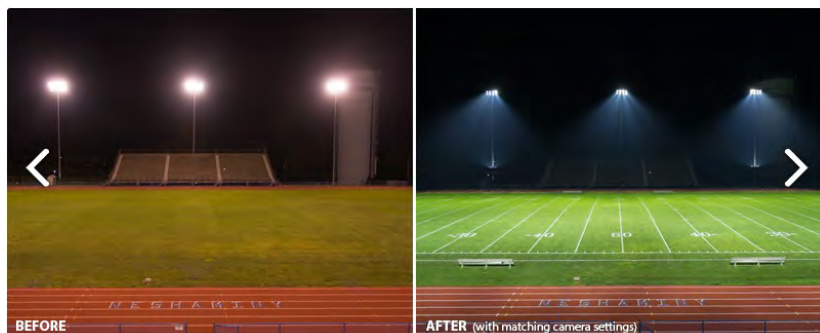
Page 27, 3.1c AESTHETICS: Substantially degrade the visual character of the surroundings

The Study mentions “sensitive receptors” as homes across Vista del Oro and across Eastbluff Drive. You forgot to include the homes all along Mar Vista Drive and the homes and apartments behind the church. These need to be included as “sensitive receptors”, as they will be quite affected by the loud noise and bright lights of the stadium.

Page 27, 3.1c AESTHETICS: Substantially degrade the visual character of the surroundings

It appears with the current project design that the lovely trees along Vista del Oro will be removed to make room for the bleachers and light poles on the north side of the project. This substantially “degrades the visual character of the surroundings” and should be noted in this section. It is a “Potentially Significant Impact”, and needs to be mitigated.

Page 28, 3.1d AESTHETICS: Create a new source of substantial light or glare



The lights will have spillage into the surrounding homes, and even if the spillage is mitigated many homeowners will be looking directly at very bright bulbs. Please consider the ALTERNATIVE of using LED lights. They can be focused to reduce the spillage and direct glare of the lights. Here is a Musco example of Neshaminy HS Stadium with/without LED lights.

Page 30, 3.3e AIR QUALITY

3.3e asks: Does the project create objectionable odors?

The Study classified it as “Less Than Significant Impact”, but this is not correct. It has been widely reported that artificial, synthetic turf and track material have strong odors, especially when wet. This issue should be classified as having a “Potentially Significant Impact”.

Page 39, 3.8e HAZARDS AND HAZARDOUS MATERIALS

3.8e asks: For a project located within an airport land use plan, would the project result in a safety hazard for people residing or working in the project area?

The Study classified it as “Less Than Significant Impact”, but this is not correct. Light spillage from the bright lights on top of 80’ poles is likely to produce glare which might be visible to pilots flying in or out of John Wayne airport, especially since the lights are not focused LED lights. This could have a negative effect on flights, and could result in a safety hazard to students and people living in the project area. Thus this issue should be classified as “Potentially Significant Impact”. In support of this view, I refer to the issue of stadium lights for the Point Loma High School in San Diego. A group of neighbors filed a petition with the Federal Aviation Administration, saying the location and height of the stadium lights could pose a hazard. The FAA then did four geometrical studies to determine if they would be a hazard to air traffic. In addition, the San Diego International Airport objected to the construction of the tall light poles until a complete lighting study was done to evaluate their impacts. A complete lighting study should be done to evaluate the impact of our 80’ lights on pilots flying in or out of John Wayne Airport. This issue should be classified as having a “Potentially Significant Impact”.

Page 49, 3.16c TRANSPORTATION/TRAFFIC

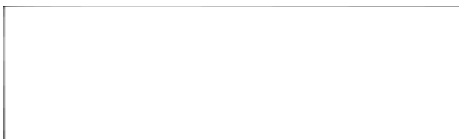
3.16c asks: Would the project result in a change in air traffic patterns, resulting in safety risks?

The Study classified it as “Less Than Significant Impact”, but this is not correct. This issue should be classified as having a “Potentially Significant Impact”. The rationale for this is the same as for item 3.8e. Please see the rationale for item 3.8e written above.

Miscellaneous items that don’t fit into any of the categories of the Initial Study:

- 1) There is a very large apartment/condo building that is being built on the corner of Jamboree Road and San Joaquin Hills Road. Perhaps 500-1,000 units. This needs to be taken into account when studying traffic problems, and perhaps the number of students at the school.
- 2) The effect of the CDMHS Sports Field project on the value of the surrounding homes needs to be evaluated. This is obviously very important to all the residents living around the school. Already people are moving out, and realtors report difficulty in selling some homes. This item needs to be addressed.

Dr. Ronald Madaras



From: Diana Black [redacted]
Sent: Friday, February 26, 2016 7:12 AM
To: feedback
Subject: CDMHS

I am against the proposed upgrade of the Corona Del Mar High School track & field.

CDMHS is completely surrounded by bedroom communities, and the impact of this proposed

stadium will be disastrous for so many reasons:

- (1) Serious traffic & parking problems, which currently exist, will be greatly exacerbated.
- (2) With the current condition of the field residents knew there was some relief during

non-school hours and/or sundown—with the new proposal there would be no relief for

the surrounding communities.

(3) With the upgraded field, the frequency & size of events will be greatly increased

and ALL the related problems.

(4) The noise levels will dramatically increase due to the size of the event and a new

sound system.

(5) Young people dangerously darting back-and-forth from between parked cars across

Vista del Oro, Mar Vista and Eastbluff, will only become worse due to minimal onsite

parking.

(6) Waiting cars double-parked and/or making illegal turns to pick-up young people coming

off the field after events will be increased.

(7) Trash problems will be greatly increased due to more visitors and food at events.

(8) The 500-1,000 homes surrounding the school will see substantial decreases to their

property values due to the serious degeneration of quality of life.

(9) All homeowners pay property taxes and currently have use of the track for exercise

when school is not in session—after the improvements it will be closed to community

residents.

Please consider the quality of life for the homeowners and the potential "hit" to their

largest asset—their home—before going forward with this proposal.

Thank you,

Diana Black

February 23, 2016

Ara Zareczny
Facilities Analyst
LEED/AP
NMUSD



Dear Sir,

I am a resident in the Bluffs at 2025 Vista Cajon, Newport Beach.

I am writing this letter to voice my concerns in regards to the proposed stadium and facilities at the Corona del Mar High School.

My concerns include the impact of the lights, sound system, increased traffic, congestion, and lack of adequate parking.

As it is now, the school parking lots are unable to accommodate all the students leading them to park on neighboring streets causing problems for the homeowners. During the events, this would continue to happen.

While it is proposed to not have events every night, this could change as the need arises. The impact would be felt with the lights, sound system to the homes surrounding the school. The present lights from the pool area are quite visible to the nearby homes.

One only needs to stand on the corner of Vista del Oro and Mar Vista during drop off in the morning and pick-up in the afternoon to witness the traffic and congestion with three schools in the same vicinity.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Lois Lewis".

Lois Lewis



From: Kim Doud [redacted]
Sent: Friday, February 26, 2016 10:16 AM
To: feedback
Subject: CDMHS Stadium/Sports Complex

I am **AGAINST** the proposed upgrade of the Corona Del Mar High School track & field.

CDMHS is completely surrounded by bedroom communities, and the impact of this proposed

stadium will be disastrous for so many reasons:

Most importantly ~ SAFETY ISSUES.....Young people dangerously darting back-and-forth from between parked cars across

Vista del Oro, Mar Vista and Eastbluff. Also the Homeowners from the community who walk, run, ride bikes, walk dogs, push strollers and our older population who move a little slower getting across the streets. We already experience issues with STOP SIGNS not

being observed.

(1) **Serious traffic & parking problems**, which currently exist, will be greatly exacerbated.

(2) With the current condition of the field residents knew there was some relief during

non-school hours and/or sundown—with the new proposal there would be no relief for

the surrounding communities.

(3) With the upgraded field, the frequency & size of events will be greatly increased

and ALL the related problems.

(4) **The noise levels** will dramatically increase due to the size of the event and a new

sound system.

(5) Waiting cars double-parked and/or making illegal turns to pick-up young people coming

off the field after events will be increased.

(6) Trash problems will be greatly increased due to more visitors and food at events.

(7) **The 500-1,000 homes surrounding the school will see substantial decreases** to their

property values due to the serious degeneration of quality of life.

(8) All homeowners pay property taxes and currently have use of the track for exercise

when school is not in session—**after the improvements it will be closed to community**

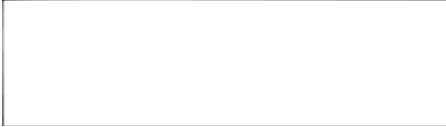
residents.

Please consider the quality of life for the homeowners and the potential “hit” to their

largest asset—their home—before going forward with this proposal.

Thank you

Kim Kegans



--

You received this message because you are subscribed to the Google Groups "NCRG_CDMHS_SportsField_Info" group.

To unsubscribe from this group and stop receiving emails from it, send an email to NCRG_CDMHS_SportsField_Info+unsubscribe@googlegroups.com.

To post to this group, send email to NCRG_CDMHS_SportsField_Info@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

-----Original Message-----

From: Richard Morse [redacted]
Sent: Friday, February 26, 2016 4:48 PM
To: feedback
Subject: Proposed CDM SPORTS ARENA

To Whom it May Concern:

We live at [redacted] in the East Bluffs of Newport Beach. The idea of having a PA system and Field Lights up to 10:00 PM is an unbelievable idea that is being rammed down our neighborhoods throat. I would like to see if any of the CDM Field advocates would handle this intrusion to their peace and tranquility in addition to all the traffic, if it was put in to their Back Yard. We are ALL against this kind of Intrusion. I understand wanting a new field and bleachers etc. BUT NOT THE NIGHT LIGHTS, TRAFFIC AND THE PA SYSTEM into the evening!!!

Please reconsider as I'm sure if this happened at your home you would do everything you could to stop it.

Regretfully yours,

Rick & Trish Morse

BREMER WHYTE

BREMER WHYTE BROWN & O'MEARA LLP

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www.bremerwhyte.com

NICOLE WHYTE^{1,2,6,10,g}
 KEITH G. BREMER¹
 RAYMOND MEYER, JR.¹
 PETER C. BROWN^{1,2,3,10}
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 ALEXANDER M. GIANNETTO^{1,11,12}
 R. TODD WINDISCH¹
 TROY A. CLARK²
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 SCOTT W. ULM²
 ALEX M. CHAZEN¹
 JASON S. DIGIOIA¹
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 NICHOLAS C. YOUNG¹
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 ROSS A. DILLION¹
 DAVID C. LARSEN¹
 BRIAN T. ANDERS¹
 R. CHRISTOPHER JACKSON¹
 LYLE M. CHAN¹
 NATASHA M. WU¹
 MORGAN B. HALLEY^{1,12}
 CYNTHIA R. BEEK¹
 BRADLEY J. BIGGS^{3,16}
 L. WILLIAM LOCKE¹
 TIFFANY L. BACON¹
 MICAH MTATABIKWA-WALKER²
 KEVIN H. PARK^{1,15}
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1 Admitted in California
 2 Admitted in Nevada
 3 Admitted in Arizona
 4 Admitted in Colorado
 5 Admitted in Ohio
 6 Admitted in Washington D.C.
 7 Admitted in Oregon
 9 Admitted in Texas
 10 Admitted in Washington
 11 Admitted in New Jersey
 12 Admitted in New York
 13 Admitted in Illinois
 14 Admitted in Utah
 15 Admitted in Pennsylvania
 16 Admitted in New Mexico
 * Certified Family Law Specialist
 The State Bar of California Board
 of Legal Specialization

February 26, 2016

VIA U.S. MAIL & E-MAIL

feedback@nmusd.us

Ara Zareczny
Newport-Mesa Unified School District
Education Center
2985 Bear Street, Building A
Costa Mesa, CA 92626

Re: BWB&O Client: Ryan Kelly- Homeowner in Eastbluff
BWB&O File No.: 3610.003
Subject: In re: Corona del Mar High School Sports Field Project

Dear Ms. Zareczny:

Please be advised Bremer Whyte Brown & O'Meara represents Ryan Kelly in regard to his formal protest of the Corona del Mar High School Sports Field Project (the "Project").

You may recall on October 22, 2013, Mr. Kelly submitted a letter to Dr. Navarro expressing his concerns about the Project, specifically the noise pollution. Since the fall of 2013, Mr. Kelly's concerns relating to the Project have increased, particularly in light of the recently published Initial Study.

The California Environmental Quality Act ("CEQA") is intended to afford the "fullest possible protection to the environment." (Friends of Mammoth v. Board of Supervisors (1972) 8 Cal.3d 247, 259.) Moreover "major consideration" is to be given to preventing environmental damage. (Cal. Pub. Resources Code § 21000.) The California Supreme Court has held before approving the Project, Newport-Mesa Unified School District as the lead agency must find the

significant environmental effects have been avoided or mitigated or that unmitigated effects are outweighed by the Project benefits before approving the Project. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal. 3d 376.) Based on our review of the plans and Initial Study, the significant environmental impacts including light pollution, greenhouse gas emissions, traffic, vehicular hazards, public service response time, air quality, water quality, and noise will be difficult if not impossible to avoid and/or mitigate. Further, the unmitigated effects of these environmental impacts outweigh any benefit in building the sports field, particularly as there are alternative venues to hold the anticipated sporting events. As such, please allow this correspondence to serve as a formal letter of protest to the Project.

Some of the most prominent concerns of Mr. Kelly as a neighboring resident relate to increased traffic and hazards arising therefrom, noise pollution and light pollution.

Vehicular/Pedestrian Traffic

The Project is anticipated to accommodate seating for 1,000 spectators. While the Initial Study uses the 1,000 seating as a guidepost for its analysis, it fails to account for the participating athletes, band, cheerleaders, and other non-seated attendees. Thus, the initial study fails to take into account a true maximum capacity situation. At peak time periods such as before and after a sporting event, the amount of vehicular traffic will be dramatically increased in the areas surrounding the Project. While the Initial Study briefly acknowledges the vehicles who will be parking, it fails to acknowledge the number vehicles present as a result of “drop-offs.” Not only will there be a significant number of vehicles in the area, these vehicles will be turning into the limited school entrances, resulting in a recognized traffic hazard. Furthermore, the increased traffic will detrimentally affect the ability of emergency vehicles to maneuver the streets, intersections, and parking lots.

The decrease in the availability and response time of emergency responders is a substantial concern when coupled with the increase in pedestrians. It is not only foreseeable, but likely that both the participants of the sporting events as well as attendees will require emergency medical attention. Furthermore, an increase in the population of the Project area, let alone an increase in the number of *high school aged students*, may lead to an increase in crime on both the school grounds and the surrounding areas. By way of example, there is likely to be an increased number of drunk drivers navigating the community streets and neighborhoods. The escalated risk of crime together with the decreased ability of emergency responders could have catastrophic results.

The overflow of spectators during sporting events is also a particular concern for residents of the neighboring community. However, the district admits it has not made any investigation into spectator overflow into the Eastbluff neighborhood, asserting that the flow of traffic and pedestrians is within the purview of the City of Newport Beach. Thus, while Mr.

Kelly's neighborhood will inevitably be flooded with excessive vehicular and pedestrian traffic, composed of primarily students of the district, the district in essence takes the concerning position that it is "not my problem."

Noise/Light/Air and Water Pollution

The Initial Study briefly acknowledges in both the short and long term the Project may significantly impact the air quality on the Project site and surrounding area. However, the study makes no mention of the pollutants found in the synthetic-turf sports field. Synthetic turf has been criticized for its negative effects on health including the release of volatile organic hydrocarbons (VOCS) and other chemicals into the air and contamination of ground water. These chemicals have been associated with irritation of the lungs, skin and eyes, and have a potential carcinogenic effects.

Moreover, while not life threatening, the anticipated noise and light pollution will undeniably constitute a considerable intrusion into the everyday use and enjoyment of the residential homes in the community surrounding the Project. The Project calls for four to six 80-foot light poles putting out significant wattage and unavoidable glares. Furthermore, the noise which will accompany the Project will be difficult if not impossible to mitigate. A sporting event is designed to elicit cheers and a loud environment intended to encourage the various athletes. In addition to the roar of a cheering crowd, hundreds of teenagers, buses and other vehicles, the project proposes a public address system with speakers installed on light pole. The noise which will emanate from the Project will undoubtedly intrude into and disturb the homes of the nearby residents, including our client.

The environmental impacts will not only annoy and disrupt the day to day lives of nearby residents, the impacts will cause financial harm. Courts have repeatedly recognized noise may result in a "measurable diminution of market value." (Alevizos v. Metropolitan Airports Com. (1982) 317 N.W. 2d 352, 360; Aaron v. City of Los Angeles (1974) 40 Cal. App. 3d 471.) Moreover, relief has been granted to residents who are victims of excessive glare or light "intrusion" (see e.g. Burnett v. Rushton (1951, Fl.) 52 So. 2d 645, McKinney v. High Point (1954) 239 NC 232.) Despite the increased traffic, noise, light, and crime, the Project Fact Sheet published on the Project website specifically asserts no study has been conducted regarding the Project's effect on property values and a study is not planned as part of the project.

Ara Zareczny
February 26, 2016
Page 4

In light of the foregoing, Mr. Kelly respectfully protests the construction and operation of the Corona del Mar High School Sports Field Project at 2101 Eastbluff Drive. Mr. Kelly reserves his right to take further legal action including but not limited to seeking a writ of mandate or asserting a claim for inverse condemnation. Please feel free to contact the undersigned should you wish to discuss further.

Very truly yours,

BREMER WHYTE BROWN & O'MEARA LLP

A handwritten signature in blue ink, appearing to read 'Jeremy S. Johnson', with a long horizontal flourish extending to the right.

Jeremy S. Johnson

jjohnson@bremerwhyte.com
JSJ:hab

From: Brian Woodworth [redacted]
Sent: Saturday, February 27, 2016 12:51 PM
To: feedback
Subject: Project Title: Corona del Mar High School Sports Field Project

Dear Ara Zareczny,

My name is Brian Woodworth and I reside at [redacted] in Newport Beach.

I am against the project for the Sports Field at Cdm for a number of reasons:

1. Eastbluff drive is my primary route to and from work as well as to the Eastbluff shopping center. Even now I have noticed a rise in traffic congestion along this route which I find will become a greater burden shall this project be completed.
2. Our neighborhood cannot bear any more parking issues. We have already had to limit the parking on our street during school hours. Now we may end up facing the parking nightmare again AFTER school hours.
3. I like to be able to sleep at night. Being right across the street from the CdM field, I can hear any noise created from any event as it is.
4. I am tired of picking up garbage that tends to be left on our lawn after any event at the field.
5. Newport Harbor High School field or the fields at Orange Coast College are already set up for such events AND already have adequate parking and traffic routes.

I sincerely urge NMUSD to reconsider this project. Thank You.

-Brian Woodworth

-----Original Message-----

From: Karen Tuckerman [redacted]
 Sent: Saturday, February 27, 2016 6:45 PM
 To: feedback
 Subject: CDMHS sports field project

No Nights, No Lights, No Loudspeakers At CDMHS Sports Facility

The school is located very close to the residential communities that surround it on all four sides. There is only a two lane street to separate the school from homes. The noise currently crosses that short distance and frequently disturbs us.

I live in back of the school, 2 blocks from CDM, in the Bluffs, behind Mar Vista.

We already hear the recurring sound of the drums coming from the field.

Sometimes it continues long after dark. Even though I close my doors and windows it is still very loud and disruptive; so loud that it sounds as if they were in my yard, in front of my home.

We hear the shrill whistles being blown, they pierce the quiet calm of the area. They are startling and disruptive.

Their penetrating sound travels a long distance.

Every year at graduation the ceremony is forced upon the whole neighborhood.

It is broadcast loudly without any consideration for the homeowners.

It is horrifying to think that this noise level could become a daily assault.

The proposed noise levels for the sports facility far exceed the City approved limits for a residential community.

The school should contain its activities on the school campus, there shouldn't be any audio spill over into the surrounding homes.

There must be **ABSOLUTELY NO LOUDSPEAKERS** at any sports event at CDM at any time for any reason. The thousands of residents that surround the school should not be bombarded with an unwarranted, unjustified assault upon our homes and families.

How can people sleep, think or have any tranquility with this level of volume invading their home? What right does the school have to intrude into people's homes and inflict itself this way on several thousand people for the very selfish pleasure of a few hundred who live outside this area and will not have to bear the brunt of this destruction to their neighborhood and disruption to their lives.

The players and spectators at these games will drive to the games. It makes no difference to them where the game is held. But it makes an enormous difference to the homeowners around CDM. Take these games to other locations, not CDM, just as they have for the previous 50 years. That way the school, players, and spectators will have the type of facilities they want and the community of several thousand people will have the peaceful type of neighborhood they deserve.

Thank you, Karen Tuckerman

Sent from my iPad

From: Betsy [redacted]
Sent: Sunday, February 28, 2016 11:12 PM
To: feedback
Subject: CdMHS Sports Field Project

I write to address the environmental impact of the proposed CdMHS Sports Field Project.

I live on Amigos Way, behind Our Lady Queen of Angels Church, the area which your initial study document describes as “open space”. Au contraire, the streets in this section of East Bluff are densely filled with approximately 15 apartment buildings, full of families and older adults. Many days of the week, students fill our streets with their cars and litter. For about an hour in the morning and another hour in the afternoon, we must allow extra time to enter or exit our neighborhood because of the severe traffic congestion. OLQA church, whose membership exceeds 3500 households, hosts services and evening meetings (especially Fridays) which often fill their parking lots and spill into the school lot and our streets.

-

The idea that this project would “only” impact the six acres of playing field being renovated is ridiculous. Between the students, the residents and folks using the playing fields, we already have a parking problem (especially Vista del Oro and Mar Vista), during the school day, after the school day and at night. Traffic and parking is a challenge and a safety issue, especially at night if you come home late. Please consider how many people already reside within half a mile of the school and be responsible for the fact that they all have cars.

-

Like our neighbors to the north, we too can hear the whistles & loudspeakers associated with games at CdMHS's pool in the evenings. We have grown used to it but we are not keen on an increase in the amount or frequency of these disturbances either. Unless there is an iron-clad agreement that severely limits evening use, now and forever, the plan as presented will definitely violate our right to quiet enjoyment and reduce the property values of dozens of homes. NO LIGHTS!! NO NEW PUBLIC ADDRESS SYSTEM!

This district already has 3 well developed stadium complexes at schools which are NOT in the middle of such densely populated residential areas. Moreover, the playing fields/stadiums next to Estancia, Costa Mesa and Harbor High Schools are on major thoroughfares with significantly more parking. In addition, Orange Coast College is pleased to make its stadium available. I do not think it is a good use of public funds to add a forth stadium. The negative environmental impact far outweighs whatever "bragging rights" the high school seeks. It is already the best equipped school I have ever seen. Surely, this money could be used to address more pressing facilities maintenance and improvement needs.

Best Regards,
Betsy Densmore



"Listening is a primitive art of love in which a person gives himself to another's word, making himself accessible and vulnerable to that word." William Stringfellow

From: maxine golden [redacted]
Sent: Saturday, February 27, 2016 11:00 AM
To: feedback
Cc: no.cdm.stadium@gmail.com
Subject: Corona Del Mar Stadium and lights

I am a parent and a 25 year resident of Eastbluff.

I am concerned about the proposed changes in the Corona del Mar stadium that will bring humongous lights, more cars and more people into an area that is mainly residential single family homes.

If you compare the surroundings of other high schools within Newport Beach school district, you will notice that the impact is lessened in those areas because there are less single family homes (including townhomes), more access routes and more parking.

As the parent of a son who was president of his high school and captain of the track and cross country team (but where night football was played at another school in the district because of lack of a lit stadium), I noticed even the impact of large numbers of buses bringing the students to regional track and field events. Traffic was affected on main streets because the buses did not park in the student lot or adjacent church lot, they parked on the STREET across from residences because it was closer to the track.

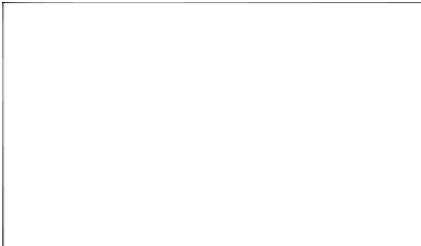
And this was without a stadium, and with far less attendees than a football game or night concert, soccer, lacrosse or other types of events.

Visualize the kind of traffic control that is needed during a daytime graduation ceremony

(even with current stadium) and multiply it since many of the people coming will not know the area and might be coming and leaving at night.

At the very least, THERE SHOULD NOT BE LIGHTS OR NIGHTTIME EVENTS IN THE FALL AND WINTER!

Thanks for accepting community input.

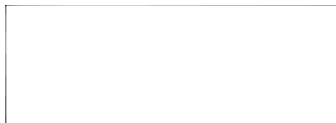


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Notes to Initial Study Dated February 2016

February 27, 2016

James W. Kerrigan



Suggested Modifications or Corrections, randomly addressed: (kind of follows the draft, page-by-page)

1.2.1 Shouldn't the population include all faculty and staff to set the parking impacts?

SOME competitive sporting events are held at Davidson. Many events are held at CDM. Track, baseball, softball, some football, lacrosse, swimming, etc.

1.2.2 Surrounding land use does not point out that The Bluffs Community "residential" units are located a community that prohibits public parking at all times? Just shown on diagrams as "residential" does not properly disclose that the majority of surrounding residential areas off of Vista del Oro and Mar Vista are NOT public.

I would point out that Eastbluff homes are on terraced land overlooking the community. They are not on a slight slope.

Figure 2 is incorrect.

The Bluffs is identified as Eastbluff. Eastbluff is not properly identified.

I would identify all the surrounding residential to the north and west as Semi-private-parking Residential

I would identify the church property as Catholic School.

Figure 3

Is Our Lady a high school, really?

1.3 Project Description

Sports Field and Bleachers

I don't know why the Project did not consider reversing the configuration, with Home seating to the north and Visitor to the South. Lighting and sound would be oriented to the South, school, thereby changing the focus of the sound and most lighting away from residential neighbors.

Why not relocate the entire project to the center of the athletic fields and campus, to provide more of a buffer from residential neighbors? As long as a new facility is being provided, why not consider re-configuring the athletic field instead of expanding the old one?

Use and Scheduling

There is no discussion of the attendance. Historical attendance is interesting but useless if this is a new project/paradigm.

The number of events, the length of events, and the frequency of events should all be established with guidelines and limits, at the outset. No one wants lights and events every evening into the evening. If we are concerned about varsity football, there should be limits, if all football, there should be limits. If we are moving soccer or lacrosse to this field, there should be limits. Who decides how many, how often, who schedules, who has oversight, what restrictions does the NMUSD establish as benchmarks?

Our airport has an overall guideline that limits the flights per day. Why not construct a project that from the outset has some reasonable restrictions the constituent public can negotiate about?

Maximum events like varsity football are discussed. If we are talking about environmentally changing the traffic, parking, sound, lighting, and social impacts on a community, every other sport or game is the same potential impact. If two non-CDM teams are competing, the environmental impact is unknown totally.

Table 1

If this document purports to present a realistic schedule, there is no need for the project. The only need based on attendance is for varsity football. Simple addition of a small number of seats would accommodate expected attendance. Practices don't require lights now.

The schedule purports that Lacrosse practice would go to 9 pm five nights a week. Not reasonable given the impact vs current.

Figure 4

As suggested, flip the project, home seating to the north, visitors south.

From: George Hampton [redacted]
Sent: Sunday, February 28, 2016 3:52 PM
To: feedback
Cc: Dana E Black; Karen Yelsey; Vicki Snell; Martha Fluor; Walt Davenport; Judith A Franco; Charlene Metoyer
Subject: Corona del Mar High School Sports Field

To whom it may concern:

My name is George Hampton and my family and I have lived at [redacted] in Eastbluff since 1997. While I support the building of a new stadium and synthetic fields, I am deeply concerned about the negative effect that the proposed nighttime lighting system will have on our neighborhood and my house in particular. While others may be concerned about the occasional football game, I am concerned about the use of the proposed nighttime lighting system 5 nights a week and the negative effect that “lighting up” of Eastbluff will have on our quality of life and our property values.

Because of the Eastbluff neighborhood is comprised of tiered residences situated on a bluff overlooking the proposed stadium sight, the number of residences effected by the nighttime lighting system will multiplied over distance – not reduced. The EIR impact report needs to openly and honestly reflect the number of residences affected by the proposed nighttime lighting system.

In addition to using a theoretical model, some of my neighbors have proposed renting portable lights that could be put up at the stadium site during the study so that everyone could see what the real

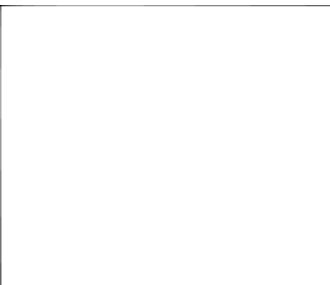
effect of the lighting system would be. I support that idea.

While I understand that the school board would like every high school campus to have equal facilities, the school board needs to recognize that each high school is located in a different area and that consequently the impact of building a stadium at each campus is different. With respect to use of the nighttime lights, I can think of no other campus that has lights as close to the number residences as does the proposed CDM sports field. This is especially true, when you consider the number of homes built on the slope of Eastbluff overlooking the proposed stadium.

Just because other high school campuses have stadiums with lights that aren't surrounded by hundreds of residences, doesn't mean that CDM should have a stadium with a nighttime lighting system too.

George Hampton

George L. Hampton IV
HAMPTONHOLLEY LLP



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 Please consider the environment before printing this e-mail.

From: Julia Broderick [redacted]
Sent: Monday, February 29, 2016 8:57 AM
To: feedback
Subject: CDMHS - Sports field project

Subject: CDM high school sport field project

To whom it may concern,

I am a homeowner in the Plaza complex in East Bluff - Newport Beach. I am writing this letter as a homeowner and tax payer to officially stand against the construction of the new CDM sports field. There are my bullet point reasons..

The proposed facility is grossly oversized for this residential space.

Parking has always been an issue with current school parking illegally overflowing into the residential neighborhood and not allowing homeowners to park by their homes. With the increased capacity of parking during stadium events this issue will obviously worsen.

East bluff is located adjacent to the nature preserve of Back bay. The increased

flood lights and noise pollution will be detrimental to local wildlife and it's protected, endangered birds.

The East Bluff neighborhood homeowners will be adversely effected by the tall lighting Towers, and noise pollution 7 days a week as the school plans to rent out the Stadium to cover the cost of such an over sized structure.

The other duplicate sports stadium was built in the Costa Mesa fair grounds and had room for parking and was not built in the heart of a residential area like East Bluff.

I'm very sensitive to the needs of the students and feel they should have a new sports facility. However one that embraces and unites the whole neighborhood. A stadium that fits the space better, one that is more of an appropriate size.

I have attended both neighborhood hearings at the school and I'm saddened that these meetings have resulted in the expression of anger and frustration, both from the attendees and the facilitator (who cut the hearing short by 20 minutes at the last hearing, which was frustrating and unnecessary as this is our forum for discussion) The company that prepared the first analysis booklet " Placeworks " was professional in their presentation however lacking in quality and accuracy in their reporting when describing the neighborhood. Including typo's and glaring inaccuracy's which resulted in a lack of trust from the homeowners in attendance. We were told that all decisions regarding approval of construction and overall plans of the stadium would be placed solely in the hands of the school board, yet no school board members have attended these first two meetings.

I look forward to a civilized discussion of all the homeowners concerns and feel confident that the school board and East Bluff community can work together to plan and construct a smaller sports facility that will serve the needs of students and positively enhance our beautiful residential East Bluff community.

Sincerely,

Julia Brodrick

February 24, 2016

Newport-Mesa Unified School District
 Education Center
 Attn: Ara Zareczny, Facilities Analyst, LEED/AP
 2985 Bear Street, Building A
 Costa Mesa, CA 92626

Re: comments on the proposed project known as **Corona del Mar High School Sports Field Project**
 a.k.a. "CdM Stadium"

Gentlemen:

In connection with the Preparation of an Environmental Impact Report re the Corona del Mar High School Sports Field Project, pleased be advised of the actual negative impacts of the proposed project, as follows:

1. Neighborhood street congestion – gridlock

Prologue/introduction: The 66 page February 2016 Initial Study states that "The proposed project would disturb approximately six acres...." but those six acres are six acres of school property, not the surrounding neighborhood, which consists of high density condominiums, apartments, upscale homes, extensive greenbelts, narrow residential streets and basically a quiet, peaceful, safe, and cozy place to live for a few thousand surrounding residents who will be severely impacted by the construction and operation of a full blown, busy, noisy and nuisance-ridden athletic **stadium** which was never envisioned for the area. This project was originally slated as a "stadium" and that is really what the school district is proposing, despite the ameliorating language of the Initial Study. CdM HS was built upon the premise that this would never happen, and the neighborhood acquiesced on that basis, many years ago (this is an historical fact). Now, the neighborhood, already over burdened with the massive ebb and flow of vehicles from the far reaches of Newport Beach to the high school and most recently the additional junior high school high rise, is threatened with extensive and irreversible environmental impacts, described below. The magnitude and totality of these very bad impacts warrant the removal of a stadium from the school district's plans for this property.

CONGESTION: The proposed stadium with 1000 seats will be located on a small, presently residential street called Vista del Oro. It is a 2-lane street with parking on both sides, no center lane for left turns and no bike lanes. During non-school hours, it is lightly used with occasional traffic – a typical residential street. However, school traffic already chokes off this small street

3 times a day during daytime: student and parent arrivals in the morning, student lunchtime coming and going, and then afternoon arrival of parents picking up their junior and senior HS kids plus the high school students trying to leave the area in their own vehicles. School buses, trucks, motorhomes, boat trailers, SUVs and various other bulky vehicles populate the parking on Vista del Oro in addition to regular automobiles during these busy times, with concomitant opening of car doors into the traffic lanes and parents double parking to discharge/pickup their kids. It is a log-jamb of frightful proportions given the dangers involved (described below), not to mention the frustration to the operators of all these vehicles and the neighbors who have to navigate this street as well as adjoining Mar Vista street to get into and out of the neighborhood.

The Initial Study does not mention these facts. The Initial Study does not take into account the horrible increase in these adverse impacts that will result from the increased use of Vista del Oro with the increased use of the athletic field and proposed “stadium” for 1000+ onlookers plus throngs of athletes after school lets out and, as proposed, now into the night with bright lights and loud speakers up to seven (7) days a week, including special events and non-school leasing of the facilities. So long to the quiet, peaceful neighborhood. And entirely unnecessary (as explained below).

It is already a problem that has seeped and expanded into the private but un-guard-gated streets of the Bluffs. Congestion and lack of on-street parking for CdM students has encouraged actual trespassing into guest parking of this community of mostly senior citizens who cannot park on the private streets of the Bluffs as they are so narrow. Moreover, residents routinely complain of their driveways being blocked by student parking. The Initial Study states, in effect, parking is not a problem for this proposed project: this is simply false and misleading. Parking and vehicle congestion during school is already over the limit, and increased use will just exacerbate the existing very real and pressing problems.

2. Maiming & death of school children – dart-outs

Please, please, please understand that already extreme danger exists along Vista del Oro to immature and distracted youngsters who DART OUT between the densely packed parking on each side of this narrow street. Drivers CANNOT see these kids until they are almost in front of them! Ask anyone in the neighborhood about this and you will hear horror stories of near catastrophe – it is a wonder there have not been traffic deaths and dismemberment on Vista del Oro and Mar Vista streets. Building a stadium and encouraging a comparatively massive increase in the passage and parking of motor vehicles is a clear and present danger to these school children. PLEASE don't do it.

3. Bicycle accidents – no bike lanes

Wherever there are kids, there will be bicycles. Wherever there are schools, there will be kids with bicycles. Yet, on Vista del Oro, the street on which the proposed stadium will be built, has no bike lanes – in fact, there is no room for bike lanes. The street is too narrow. Unless all parking is removed. And removal of parking will negatively impact everyone concerned: the students, parents, visitors, and not the least, residents in this very residential neighborhood.

Needless to say, without bike lanes in a congested street adjacent to a very large school, traversing this street on a bicycle is extremely hazardous and arguably should be prohibited. Increasing the traffic for a new stadium is unthinkable in terms of bicycle safety. My late aunt was struck by an automobile and maimed for life when she was a school girl – this should never happen. Talk about wrong headed thinking.

I dare you to ride a bicycle in school traffic on Vista del Oro or Mar Vista. You wouldn't do it as an adult. Why let our kids be subjected to it, and why make it worse?

4. Noise and light pollution

At present, and for decades, Vista del Oro has been lighted by ordinary street lights, which if you are an older person, present a challenge for seeing what is ahead. At present, and for decades, Vista del Oro is very very lightly traveled at night. The many homes along this street and Mar Vista enjoy, and have enjoyed for decades, a quiet and peaceful coexistence with the occasional car that passes by during the evening and non-school hours.

The presence of a full blown stadium across the street will shatter this established and expected quietude. Imagine the school bands and a loud public address system spewing unwanted and irrelevant noise from the stadium. Imagine stadium lighting that cannot be effectively shielded from shining down on our homes and through our windows and skylights. The extreme intrusiveness of unwanted and unwarranted noise and bright lights produced by a stadium of excited and boisterous teenage crowds of rivalry is absolutely certain to interrupt the ordinary family life of nearby residents. The volume of two to ten times the current usage of existing bleacher seating is sure to adversely and irreversibly affect the lives of these residents. Add to this, the new impact of daytime and nighttime usage of the stadium on weekends and by sports teams entirely unrelated to the school district, which will commercially lease out these facilities at the expense of the residential nature of the neighborhood.

5. Impediment to fire trucks and ambulances – residential safety

It is self evident that an already congested two-way residential street that will only get more congested if not impassable will prevent the swift, or any, access of emergency equipment into

the adjacent community. Vista del Oro is the only access to hundreds of residences in the Bluffs. If somebody has a heart attack or a home catches on fire in this neighborhood during a sporting event at the proposed stadium with its attendant gridlock, lives as well as property could be forever lost for the lack of emergency access.

6. Increased use of field by non-school entities

It is well known and established that the school district rents out its property to non-school entities. There is, in fact, a schedule of fees for stadium use. The proposed project will be a stadium. Those private sports teams who would be attracted to stadium use would no doubt increase the use of the CdM campus and stadium facilities and accoutrements, including track, field, lighting, PA system, snack shop, ticket booth, public restrooms and, of course, parking and street access through this neighborhood. NON-SCHOOL ENTITIES SHOULD BE EXCLUDED FROM CdM.

7. Restriction on ingress and egress to/from community

The community of residential neighborhoods surrounding the CdM campus were there first before the school, and each home deserves full, free and unobstructed access. Building and operating a stadium is violative of these rights and the ordinary expectations of these residents. See Item 1 above.

8. Removal of street parking ruins community

The ONLY way to attempt mitigation of horrific traffic and parking which threatens the safety of students and the lifestyles of residential dwellers is to completely remove all parking on both sides of Vista del Oro and Mar Vista streets, which circle the campus except for Eastbluff Drive which already has no parking. Removal of ANY parking on these two small residential streets will just add to the already severe lack of adequate parking for the existing use of the CdM HS campus. Residents require these streets for parking just as in any other community – depriving residents of normal parking will ruin quality of life. As proof, note that there are no residences on Eastbluff Drive, on which there is no parking anywhere. Depriving sports enthusiasts of stadium parking on streets will be less ruinous, but surely a negative impact as well. It is therefore logical to conclude that no stadium should be built.

9. Welcome to the circus

What can go on in a stadium is speculation, but why not a circus. There will be ticket booths, refreshment bars, public restrooms, seating for a thousand, loud speakers for the barkers and auctioneers – and yet, as laughable as this may seem, how much different would this be to regular stadium use? Not much. Certainly not in this quiet community of nice homes

deserving of being left alone.

10. Hoodlums and crime

If the proposed stadium is built and operated according to plan, we can expect an influx of bad behavior occasioned by the adversarial nature of competing teams, inter-school rivalries, parents lacking anger management and just plain criminals who are welcome to any public venue. We all remember attending high school games when we were students, and life hasn't changed that much – fights break out, graffiti, drugs, alcohol, erratic driving, shouting, outrageous auto sound systems, squealing tires, etc. happen. Especially at night.

11. Building a wall – tunnel effect

The present track and field has a chain link fence between it and Vista del Oro, allowing the public to see the nice expanse of grass and sports facilities. The plan is to build a wall to replace this familiar fence. This bad idea will make the campus even more of an institution than it has already become – not neighborhood friendly. Also, because there is a wall across Vista del Oro which separates a line of garages from the street, a wall on both sides of the street will create a “tunnel” effect that is unappealing and unattractive as the gateway to the community.

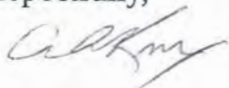
12. Destruction of the line of beautiful mature pepper (shade) trees

The plan would also require removal of these trees to make room for the visitor stadium seats because of space considerations. This, plus the wall, will add to the barren, lifeless, hard appearance that will result.

CONCLUSION:

Public funds would be much better spent on education than for spectator entertainment infrastructure that is unneeded, ugly, intrusive, and a nuisance in every sense of the word. More importantly, the construction and operation of a stadium will contribute to an already dangerous hazard to the children at this school and the inhabitants in this neighborhood. In other words, the project would be a blight on our community environment as presently planned.

Respectfully,



Alan Knox



-----Original Message-----

From: Michael Ringo [redacted]
Sent: Monday, February 29, 2016 10:36 AM
To: feedback
Subject: CDMHS Sports Field Project

To whom it may concern:

As Bluff's residents we would like to add our comments to the proposed sports field project. We do not object to the project itself as investments in our communities and schools are good for all involved. What we object to in the extreme, is the increased traffic, parking issues, increased noise, introduced/ extended hours of field lighting and the restriction of the facilities from public use as they currently exist!!! If you can solve all these problems to the satisfaction of local residents, then we are all in favor, otherwise, we do not want the project completed in any way shape of form that would affect the above areas of concern.

Thank you,

Michael and Dawn Ringo

{ [redacted] }

-----Original Message-----

From: Jan and Tom Hargraves [redacted]

Sent: Monday, February 29, 2016 1:32 PM

To: feedback

Subject: CDM stadium

I live across the street on Aralia. We moved here in 1986. We have watched CDM from with cars and traffic, along with the remodel of the parking lot, which eliminated some 70 parking places. Because of our street overwhelmed with student cars during the school hours, we were forced to apply limited 1 hr. parking permits to keep a few places for our own cars, service vehicles and guests.

I have gone to many meetings where the neighbors thought they were having meaningful dialogue with the Principal to mitigate issues of traffic and parking. Now, as this huge plan unfolds, it is filled with inaccurate numbers and surrounding projects happening in our general area. At the meeting with school district officials last week, the speaker know nothing of the 500+ apartments currently being built at Jamboree and San Joaquin; nothing of the impending building of a gym at the Catholic school across the street; nothing of the proposed 26 story condo tower planned for Newport Center (all less than 1 mile from school).

We all agree the field and track needs to be replaced; bathrooms are probably necessary; snack bar ok...BUT 80 foot LED lights, a loud sound system, seats for 1000...NO! We all know this new facility will be rented out and ultimately used as much as possible. Who will pay for all the extra security and police presence?

Please work with your neighbors so a lovely renovation can be something we all can be proud of and not the destruction of a thriving Eastbluff community.

Trident Management LLC
 461 S. Glassell St.
 Orange, CA 92866
 TEL: 714-532-5939
 Email: tridentpm@att.net

VIA EMAIL AND USPS

February 29, 2016

Ara Zareczny
 Facilities Analyst
 LEED/AP
 Newport Mesa Unified School District
 2985 Bear Street
 Costa Mesa, CA 92626

SUBJECT: NOP for Corona Del Mar High School Sports Field Project

Thank you for the opportunity to comment on the Notice of Preparation for the proposed stadium project at Corona Del Mar High School.

We own and manage 40 apartment units in the neighborhood of Corona Del Mar (CDM) High School. Current uses at the school already impact the surrounding community. We believe that any project that intensifies uses at the school should not be permitted if it has a significant adverse impact on our residents, unless those impacts are fully mitigated.

Given current traffic, noise, parking and trash affecting the residential areas surrounding the school, we want to be assured that the following important issues: will be addressed in the Environmental Impact Report:

- **Traffic Study** - The traffic study should include impacts on the local streets surrounding the school, given that these streets are often used for school student/visitor parking. We are particularly concerned about the extensive parking spill over onto the surrounding community as a result of normal school activities. For the proposed project, the effect on traffic in the local surrounding streets for those seeking parking due to various *overlapping* events (i.e. sporting events during school hours) must be considered.
- **Traffic Study** - The traffic study must take into account that there are two school institutions operating adjacent to each other, and evaluate the effect on traffic flow in the surrounding neighborhood when both institutions have events on the same days and times. The traffic study should look at mitigation measures that would stagger starting hours at the institutions to separate traffic flows. The study should look at physical improvements to promote optimum traffic flows.
- **Traffic study:** The traffic study must analyze the effect of school/project traffic on emergency response vehicle (including police, fire and ambulance) access to surrounding streets during peak traffic periods.

Trident Management LLC

461 S. Glassell St.

Orange, CA 92866

TEL: 714-532-5939

Email: tridentpm@att.net

- **Parking Study** – The parking study should acknowledge the problems with the current parking situation (inadequate spaces/traffic flow to allow for all students/visitors to park on campus lots) and consider the need for surrounding neighbors use of street parking for neighborhood residents at all hours of the day, seven days a week. The parking study should look at mitigation measures that would stagger starting hours at the institutions to separate traffic flows. The study should look at physical improvements to parking lots to promote optimum on-site traffic flows.
- **Parking Study** – Given that there is currently significant spillover of campus parking onto surrounding streets, parking spaces on the CDM campus lots cannot be double-counted, and any study must consider that student/campus non-sporting events may be concurrently held with sporting events, causing additional parking spill over onto the public streets. Mitigation measures must be proposed that provide adequate *on-site* parking for all school related uses. A parking structure would appear to be a feasible mitigation measure for parking issues already existing and exacerbated by the proposed project.
- **Parking Study** - The parking study should analyze the effect on parking when there are events at both school institutions simultaneously.
- **Parking Study** – The parking study should examine the impact of parking overflow displacing local residents from parking near their homes. Mitigation measures such as instituting permit parking on surrounding streets should be evaluated.
- **Noise Study** – The noise must examine the effects of this project on surrounding neighborhood streets during events.
- **Noise Study** – The noise study should examine the effect of the proposed increase in noise to neighboring residents due to the increase in proposed number of people to attend events and due to the use of amplified equipment.
- **The EIR** should examine the effect of additional trash disposed off and on public streets from increased intensity of use caused by the proposed project and any potential impacts on storm water runoff.

Thank you again for the opportunity to comment on the Notice of Preparation for the proposed stadium project at Corona Del Mar High School.

Respectfully,



Katherine Johansen

Trident Management, LLC

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq., AICP, LEED GA
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VIA E-MAIL AND US MAIL

February 29, 2016

Ara Zareczny, Facilities Analyst
 Newport-Mesa Unified School District
 2985 Bear Street, Building E
 Costa Mesa, CA 92626
 feedback@nmusd.us

**Re: Initial Study for Corona del Mar High School (CdMHS) Sports Field Project
 at 2101 Eastbluff Drive, City of Newport Beach, Orange County**

To the Newport-Mesa Unified School District:

I write on behalf of local residents regarding the Initial Study prepared for the Corona del Mar High School Sports Field Project ("the Project").

The Initial Study indicates that an Environmental Impact Report (EIR) will be prepared for this project. Quite clearly the Project represents a major change in existing conditions and can be expected to generate significant impacts within the meaning of the California Environmental Quality Act ("CEQA").

Impact areas which are significant and in need of mitigation, include:

1. Aesthetics

Visual and aesthetic impacts are significant as the Project will be highly visible from existing residences, which surround the school site on three sides. Some homes are very close to the Project site. In addition, nighttime lighting impacts will be significant including due to the proposed six (6), 80-foot light poles. A plan for mitigation of these impacts is necessary.

2. Noise

Noise due to the Project will be significant particularly due to the public address (PA) system. Noise due to spectators and the field itself will also be loud and potentially disruptive to nearby residents. Where activities are permitted to occur as late as 10 p.m. on Friday evenings and as early as 8 a.m. on Saturday mornings, it is critical that a plan for noise mitigation be

developed. The Project must respect the right of the neighbors to enjoy the peace and quiet of their homes and community.

3. Traffic and Parking

The stadium will be built to accommodate up to 1,000 spectators; as such, there is the potential for parking and traffic impacts on surrounding surface streets and spill-over to residential areas. Because the sports field could be visited by up to 1,000 spectators, or, in many instances, up to 400 to 500 spectators, it is imperative that a traffic and parking mitigation plan be developed. We further note that while 560 parking spaces would be available at the school site, a number of these spaces are required for school employees and participants in the sporting events, so that these cars must be counted towards the number of available parking spaces.

4. Project Description

Initial Study, Table 1 is too vague for the reader to understand the nature and scope of the Project. For instance, under the category of whether outdoor lighting will be used, it is noted with regard to some sporting activities that lighting would be used "rarely." Also, "public use" of the sports facilities is permitted without restriction, and without defining what is meant by "public use." Clearly any rental of school property after school hours represents a significant intensification of uses in non-school hours. The potential for outside groups to utilize school space impacts the peace and quiet of the residences that surround the school site. These issues must be fully disclosed and addressed in the EIR.

Thank you for your consideration of these comments as you move forward with preparation of the EIR.

Sincerely,

A handwritten signature in black ink that reads "Abigail Smith". The signature is written in a cursive, flowing style.

Abigail Smith
JOHNSON & SEDLACK

To Whom It May Concern:

I am strongly opposed to the proposed “upgrade” of the Corona del Mar High School track and field and have owned a home in The Bluffs Community Association for 28 years. CdM High School has been and is in VERY close proximity to neighborhoods that are considered bedroom communities. The impact of the CURRENT high school is horrendous, let alone any consideration of adding additional facilities, classrooms, lights, etc. to the campus. Some of the reasons I am opposed to the so-called “upgrade” to the track and field are:

- 1) We are ALL taxpayers, the students, parents and residents of the surrounding communities. However, only the residents have to bear the burden of these “upgrades” forever. At most, the majority of parents and students only have to deal with the mess this campus has created for 6 years.

- 2) Traffic: Mondays are the best day of the school year and week. It is a late start day at CdM and therefore, residents can get out of their neighborhood with ease early in the morning.

I have to go to Corona del Mar a minimum of 2 days per week early in the morning. In order to get out of my own neighborhood, I must backtrack 2.1 miles, to be able to exit Eastbluff, in less than 15-20 minutes. Tuesday thru Friday, if I do not backtrack, it takes me 30 minutes to get to my destination in Corona del Mar. On Mondays, because of CdM’s late start, it only takes 15 minutes, at the most. I have a billable rate. My time is valuable, as is other residents’ time. Has the school board included paying residents for their loss of time due to the school and “upgrades”.

- 3) Traffic: Cars on Jamboree are already projected to increase 14,000 trips per day due to the apartments being built by the Irvine Company on the corner of Jamboree and San Joaquin (524 apartments). The traffic impact of that construction combined with the impact of CdM High School and its unresponsive administration must be addressed in any EIR.
- 3) Traffic: The School Board’s “consultants” did not bother to address new construction in the area and the impact. In addition to the 524 apartments at San Joaquin and Jamboree, the “esteemed” Irvine

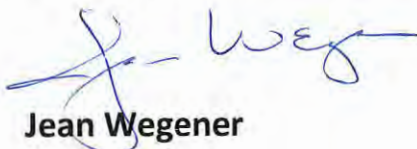
Company is also proposing a 26-story apartment complex of 100 units in Fashion Island and another apartment building on the other side of Fashion Island. Both of those sites will make the traffic on Jamboree and MacArthur unpassable on weekdays and very difficult on weekends. Failure to address or even recognize the impact of future traffic in the area suggests a very inferior report is being used to make critical decisions that will impact thousands homeowners in the area.

- 4) **Community:** CdM High School Administration: has done nothing to improve the impact of the school, its students and their parents on the community.
- 5) **CdM High School Administration/Parking:** The high school has not addressed the increasing number of cars parked all the way into the neighborhoods as far as Vista Cajon. There were supposed to be enough parking spaces on school property, but the poor, unfortunate students don't want the inconvenience of being to exit the area quickly for lunch and after school, so many prefer to intrude on the neighborhood. There is no regard to private property, trash, etc.
- 6) **Environment:** Swimming pool and tennis court lights are left on hours after no one is using the facilities – won't that be lovely with 80' poles and lights.
- 7) **Safety:** Students breeze through stop signs on a daily basis. Parents have literally jumped out of their cars and blocked on-coming traffic, in order to ensure their students won't be late to class. Never mind the taxpayer who has to get to work on time.
- 8) **Safety:** Every day, students at CdM can be observed darting between their parked cars on the neighborhood streets or "strolling" very slowly across intersections, because, after all, aren't they so very important.
- 8) **Safety:** Cars are double parked or make illegal turns to pick-up their children every day of the week or after weekend events and these incidences will only increase with the all- important "upgrade".
- 9) **Safety:** Students leaving campus for lunch in their cars, put everyone's life at risk as they speed out the school area and surrounding neighborhoods to get to their favorite fast-food location.

- 10) Compensation: Decreased home values: The “upgrade” will definitely bring in increased traffic, trash, noise, etc. and dramatically lower the home values. Is the NM School Board prepared to pay homeowners/ taxpayers for loss of value of their homes?
- 11) Compensation: If these improvements or upgrades are to be closed to the surrounding community, perhaps the community should be relieved of a % of their taxes that go to CdM High School.
- 12) Environment: The area is already oversaturated between the expansion and addition to CdM (middle school) and the expansion of the OLQA school. That decision was also made with no consideration to the surrounding neighborhood. And now, OLQA is also going to add a gym to its site.

And finally, I would note I was recently with 20 young adults, all of whom graduated from CdM High School and represented CdM’s football, basketball, tennis and golf teams in very good years, as well as graduating from some of the best universities and colleges. They are married now, with children and to a man, agreed they would rather have their children attend Newport Harbor High than become a student at CdM! Why? Because of the attitude of many of the students, parents, administration, School Board and the overall reputation of the students -- which is easy to observe, hear about and read in the local papers. Sadly, never, ever did I think I would hear these statements from CdM grads, all of whom are successful members of the community today. I never thought I would feel that way, either.

Sincerely,



Jean Wegener



Comments on the February 2016, Initial Study for the "CORONA DEL MAR HIGH SCHOOL MSPORTS FIELD SPORTS", prepared by "PlaceWorks"

1. Page 1. Project Location

The study states that the "Project Site" will only be impacted and not any other areas of the school campus.

I disagree, because all of the parking lots at CDMHS have been identified for use for events at the new stadium, therefore they should be inclusive in the project site. Take away the parking and you will have no stadium. Access routes from the stadium to the parking lot should be inclusive in the "Project Site".

2. Page 7, Figure 3

The aerial photo labels "Our Lady Queen of Angels Catholic Church High School" is not correct. It is a Elementary school, not a high school.

3. Page 9 Use and Scheduling

The study states "The proposed project would facilitate various sporting practice and events currently occurring on campus or at other District campus."

This is a vague and ambiguous statement. If Newport Beach High School High School allows private football academies or rock concerts, does CDMHS also have the ability to do so also?

If the Rock concert is sponsored by the student body, do they get to use the stadium?

I have no idea what type of events might take place at the proposed stadium other than school sporting events. Can the School district come out and state what is allowed and not allowed at the proposed stadium and sport field?

Page 10

It appears the stadium will not be in use by the school on Saturday afternoon and all day Sundays. So what happens during these time periods?

Will it be rented out, open to the public or locked?

This entire section regarding use and scheduling is very vague. Is the school putting forth what events will be allowed and the time associated with those events, as is set forth in the Preliminary Event Schedule. Or can they add non school events at any time? Like a rock concert, renaissance fair or football academy?

3. Page 27 Aesthetics

3.1 A) I feel that having lights on the playing field will have a substantial affect on the aesthetics. Currently there are no lights, but with the proposed improvements, at night the field will be as bright as day.

Page 48

3.15 Recreation, Parks

The existing facility is currently used by the public for recreation sports use on the weekends.

At public meetings with representatives of the school district, it was stated that the new stadium will be fenced and locked when not in use by the school district. This will prevent the use of the sports field by the general public for running and walking on the weekends which has been in existence for decades. The alternative will be using City parks.

Therefore locking this facility is a taking of a recreation facility and a burden on the city park system. No accommodation has been proposed.

How will the new stadium and sports field be utilized during the summer months, when school is not in session?

To say that these issues will be determined at a later date is not letting the community be aware of the purposed use of this new stadium and sports field before it is built.

Page 38

3.8 c) The nearest school is Corona Del Mar Middle School which is adjacent to the CDM High School.

Page 39

3.8 e)

The current flight path for landing and takeoff comes very close to the Stadium location. Has consideration for the new lightning at the stadium been submitted to the FAA and John Wayne Airport to determine if it may interfere with flight operations, resulting in safety concerns? I feel this will have a significant effect on safety.

Has a traffic study been conducted, particularly at the intersections of Eastbluff Drive, Vista Mar Drive and Jamboree Road, which is currently a mess at certain times of the

day. If you add, visiting team buses, students and friends to the mix, a bigger impact will be result.

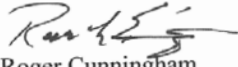
Currently, at certain times of the day, the traffic flow around the schools. traps my family and I in our neighbor for 5-10 minutes. Adding a larger seating and more frequent use of the new facility will only make the traffic situation worst then it is.

Page 41

Hydrology and Water Quality

The City of Newport Beach Water District has a mandate from the State of California to reduce it water use, which it has not reached. The study references that the water use would be the same, since it currently be played at another stadium with the same amount of water usage. But, if the games are being played in Costa Mesa the water use is in the Costa Mesa Water District not Newport Beach Water District.. So now it will becomes an additional burden for the City of Newport Beach.

In regards to drainage water from the parking lots, which should be a part of the "Project Site", the retention basin should apply to all parking lots, including the senior parking adjacent to the middle school. No water should drain into the street, instead it should percolate into the ground water.



Submitted by: Roger Cunningham



The Plaza Community Association

March 1, 2016

Ms. Ara Zareczny
Facilities Analyst, LEED/AP

Re: Corona del Mar High School Sports Field Project

Dear Ms. Zareczny,

We represent the Plaza Community Association. Our neighborhood consists of 132 attached homes. Our buildings range in size from duplexes to buildings with twelve townhomes. A majority of our homes are owner occupied. One boundary of The Plaza is directly across the Vista del Oro from CdM's athletic fields. We are writing to you to express strong consternation based on our review of the Initial Study for the above referenced project prepared for NMUSD by PlaceWorks. We are presenting our concerns, comments and questions to you in accordance with the sections of your Initial Study. Thank you for your attention.

1. Introduction: States that "Newport-Mesa Unified School District prepared this Initial Study"...The cover states that PlaceWorks prepared the study. Who is to be held accountable for its contents, including to what degree the statements put forth are verifiable?

1.1 Project Location: States the project "would not impact other areas of the campus". What about the previously stated loss of school parking spaces if this facility is built as currently planned? States "The City of Newport Beach is surrounded by the cities of Costa Mesa and Irvine". Newport Beach also borders Laguna Beach, the Pacific Ocean and is separated from Huntington Beach by the Santa Ana River.

1.2.2 Surrounding Land Use:

Off-Campus Land Uses: The church and school across the street from Corona del Mar High School/Middle School are Our Lady Queen of Angels, not Our Lady of Los Angeles. Newport Community Counseling is not in the Eastbluff area. Beyond and next door to OLQA church and school are residences. It is not open space. There is no country club in Eastbluff. There is a tennis club.

On-Campus Uses: In your list of borders to the proposed project, you have not listed the residences on Mar Vista Drive. These homes would definitely be impacted due to their close proximity to the planned facility.

The presentation of this information causes us to wonder how much NMUSD and PlaceWorks know about the neighborhood you are proposing to impact. We wonder why it was reported that the area "Beyond the institutional uses to the south and west is open space" and that there is a "country club near the southeast corner of Eastbluff Drive and Jamboree Road". These

statements are misleading regarding open space around CdMHS as well as the number of residents you intend to impact, and underestimates traffic flow and parking issues.

Figure 3 – Aerial Photograph: At the top, the buildings to the right of Vista Laredo are all residential. Vista Hogar is labeled as Vista Huerta. Vista Huerta is to the left. At the bottom, the Our Lady Queen of Angels School is K-8, not a high school. All of the buildings behind the school are residential. I believe this fact has already been pointed out to you as there are completely different issues and traffic patterns for an elementary/middle school versus a high school.

1.3.1 Proposed Land Use:

Demolition and Clearance: "...all vegetation, including 30 trees along Vista del Oro and Eastbluff Drive, would be removed and cleared..." We are strongly opposed to the removal of any trees surrounding CdMHS property due to the negative impact it would have on the aesthetic appeal of our neighborhood and due to environmental concerns.

Sports Field and Bleachers: "Ten-foot and four-foot chain-link fencing would be provided..." Ten feet is very high. We would like to understand why you believe the total height would be necessary as the resulting effect would negatively impact the appearance of the surrounding area.

Lighting System: The prose within this section is conflicting, i.e. ..."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." Are you planning four lights or six lights in total? 80-foot light poles are far too tall. They would negatively impact the surrounding neighborhoods for multiple reasons, including, but not limited to the vast area which would be subject to the ambient light.

Use and Scheduling:

"...facilitate various sporting practices and events currently occurring on campus or at other District campuses." What does this statement mean? Are you referring to only CdM practices and events? Are you intending to allow other schools to use this facility? If so what schools, why and how often? Are you intending to allow non-NMUSD organizations to use this facility? If so, why and how often?

1. Introduction (Page 10): Other than the 2013 CIF varsity football game, you state that the greatest number of football spectators has been ..."646 spectators. The highest spectator attendance is projected for fall football games." If the greatest number of attendees is 646, it does not seem appropriate to design a 1,000 facility for CdM. 700 seats should be more than enough, and the bleachers could all be arranged on the school sides of the site. ... "in general the track and field would be used for the school's athletic activities from 2 PM to 9 PM during the week and from 9 AM to noon on Saturdays....Only football games would continue past 9 PM, and they would be scheduled to end by 10 PM." Constant use of the facility, with its attendant light and noise pollution, as well as traffic congestion would negatively impact the entire Eastbluff community. There are reasonable alternatives to night

February 29, 2016
March 1, 2016
Ms. Ara Zareczny
Page Three

practices, which have been employed by American high schools for decades. These include, but are not limited to, early morning practice and implementing block scheduling to allow for team practice during regular school hours.

“...varsity football games are considered the ‘worst case’ condition for environmental impacts, and as such will be the focus of the environmental review.” Eastbluff residents have been reassured by NMUSD that the facility would not host varsity football games, yet they are mentioned here and have been mentioned in community meetings at CdMHS. If there will be no varsity football games, it should be clearly stated in a revision of this document and in future documents pertaining to this proposed project.

Table 1, Page 11: “* Regular use of the field by community groups is not anticipated except for occasional use groups involving younger children.” This statement is vague. We need to understand, in specific language, what the District’s intent is.

Figure 4 – Proposed Site Plan: Does not show the proposed lights.

2. Environmental Checklist:

9. Surrounding Land Uses and Setting: Again, this paragraph does not accurately name or describe the surrounding neighborhood. Please refer back to our comments at 1.2.2 Surrounding Land Use, on pages one and two.

3.1 AESTHETICS c): “Sensitive receptors are residential uses across Vista del Oro, and the nearest unit is approximately 70 feet to the north on Avenida Lucia.” This statement **severely** understates the residences across both Mar Vista Drive (which are not mentioned at all) and Vista del Oro. On Vista del Oro, the residence mentioned on Lucia is actually further away than two residences at either end of the Vista Laredo loop, six residences on Vista Hogar and twelve units on Vista Huerta. The distance from the present fence at the CdM field to the property lines of the residences on both Vista Huerta and Vista Hogar is 55.5 feet. The total number of residences you did not include is 20.

d): Regarding the light poles: Please refer back to our comments at 1.3.1 Proposed Land Use, Lighting System on page two.

3.3 AIR QUALITY: e) Create objectionable odors affecting a substantial number of people? Less than Significant Impact: We disagree with the conclusion of “less than significant impact” due to the increase in traffic, thus an increase in idling vehicles, the proposed project would bring to our neighborhood.

3.4 BIOLOGICAL RESOURCES: Under sections a), b), c) and d), you have stated “No Impact”. We disagree with this conclusion for, but not limited to, the following reasons:
1. You have not considered any impact the project may have on the Back Bay, which shelters wildlife and is a bird sanctuary. 2. The impact that night lighting and increase noise levels will

have on birds and wildlife should be evaluated. 3. Have you considered the potential dangers of toxic runoff from the artificial turf?

3.6 GEOLOGY AND SOILS: Your conclusion at a) of “No Impact” does not consider the Back Bay fault. This fault is less than one mile from the CdM campus. The most recent seismic Activity along this fault was less than three months ago, in December of 2015.

3. Environmental Analysis, g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan: Your conclusion is a “Less than Significant Impact”. Due to the narrow streets in Eastbluff and the high density of our neighborhoods, we believe that bringing more people into our neighborhoods on a more regular basis would indeed significantly hamper the ability of emergency vehicles to move quickly and safely through our streets.

3.9 HYDROLOGY AND WATER QUALITY a) Violate and water quality standards or waste discharge requirements: You have stated, “Less than Significant Impact”. Again, we believe you need to present an adequate plan for dealing with potentially toxic runoff from the artificial turf.

3.13 POPULATION AND HOUSING: Under all sections, you conclude, “No Impact”. While this may be true, if very narrowly defined, it is not actually true as we have already been informed by several local Realtors that the greatly expanded planned facility will have a negative impact on our home values. This may not be an issue for an EIR but it is a fact that NMUSD must take very seriously in considering this project. In addition to home values, our quality of life and our right to quiet enjoyment of our homes will be severely diminished by the proposed lighting system, PA system, increased noise levels, increased traffic, and increased pollution.

3.16 TRANSPORTATION/TRAFFIC f) Conflict with adopted policies, plans or programs...decreas(ing) the performance or safety...?: Your conclusion is a “Less than Significant Impact”. Do you have a plan in place to safely deal with increased pedestrian traffic your proposed project would bring to our neighborhood?

March 1, 2016
Ms. Ara Zareczny
Page Five

We have additional concerns based on information distributed by NMUSD and at the most recent community meetings held at CdM. These issues will be addressed in a separate communication to you.

Sincerely,

The Plaza Community Association Board of Directors

By: Susan Shershenovich
Board President

Board Members: Betsy Abrams, Kathryn Kendall, Brion May and Adam Wright

cc via email to:
Newport Mesa Unified School District Board Members
Newport Beach City Council Members

**COMMENTS OF RESIDENTS ABOUT PROPOSED
FOOTBALL STADIUM AT CORONA DEL MAR HIGH SCHOOL**

The undersigned strongly oppose the proposed project of the Newport Mesa Unified School District to construct and operate a football stadium at Corona del Mar High School as presented in the Initial Study dated February, 2016. The points of our opposition are as follows:

1. **Noise.** Football and athletic stadiums are noisy. The CDM stadium is to have 1,000 seats, a public address system, loud speakers, cheerleaders, marching and other bands, large crowds, a concession stand, a press box, and numerous nighttime events.
2. **Lighting.** The plan is that the stadium would be fully illuminated by six 80 foot high bright light standards for night events. Such large lighting structures would spread bright lights into the homes of nearby residents. This would create additional annoyance and adverse environmental effects.
3. **Nighttime use.** The stadium is proposed to be used for numerous nighttime events. A school official has suggested that this could be as much as five or six times in a week. **It is even proposed that the stadium be rented out to users other than the CDM High School.** The Residents are entitled to the quiet enjoyment of their homes, especially in the evenings. Their fundamental right to peace and quiet should not be impaired.
4. **Traffic.** The area surrounding CDM High School is constricted. It has hundreds of residents, many small streets, and limited major streets. There are only three main points of ingress and egress. Eastbluff Drive to Jamboree to the south, Eastbluff Drive to Jamboree at the north, and Bison to the east. A new stadium with numerous events, both day and nighttime, will greatly increase traffic congestion in the primarily residential and constricted area.
5. **Parking.** There have been substantial parking problems in the past caused by daytime activities at CDM High School. Many students have preferred to park off campus. This has been mitigated somewhat by the City of Newport Beach. However, there is still a substantial amount of student off campus parking. Many spectators at stadium events will not want to crowd into on campus parking, when there are many residential side streets which adjoin the Stadium.
6. **Cost.** The District proposes to spend millions of dollars constructing the stadium. There will then be the further ongoing costs of maintenance and operation. The proposal to recoup some of those costs by renting the stadium to outsiders would further increase the adverse environmental effects on the residents.
7. **Property Values.** A new football stadium placed in an already constricted residential area with hundreds of homes, will adversely affect the property values of the residents. Prospective buyers do not want to buy their residence near a noisy event venue. Local real estate brokers report that the proposed stadium is already having an adverse effect on our residential property values.
8. **Alternatives.** There are already at least three other football stadiums in the area. For more than fifty years, CDM High School has held night time athletic events at nearby Newport Harbor High School or at Orange Coast College. The district now has two additional lighted fields at Costa Mesa High School and Estancia High School.

Name

Janet Ennis
Janet Ennis

Address

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Due Mar. 1 (only) drop off address next page

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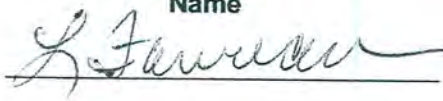
Ludon Weerasuriya
Yasith Weerasuriya

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Name

Lori George

Address

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Name Jack McOff

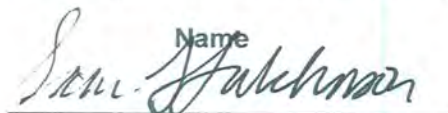
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FOOTBALL STADIUM AT CORONA DEL MAR HIGH SCHOOL**

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Julie Hutchinson

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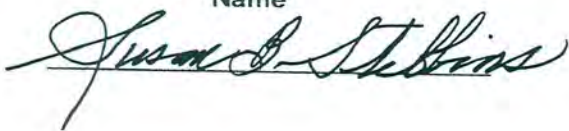
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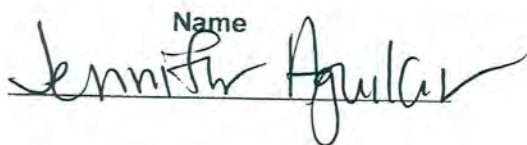
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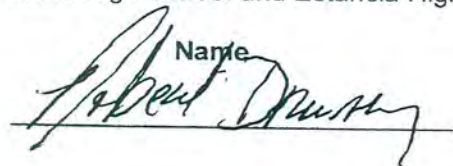
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Name


Address/

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James Lincoln
Leishann Pennington Lincoln

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Kana Megimis

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Christine Stewart
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T. DERRICK MERCURIO

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Name

T. Derrick Mercurio

Address

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Sent: Wednesday, March 02, 2016 9:29 AM
To: feedback
Subject: Fwd: Football field questions - following up

Please confirm receipt of my email previously sent 2/29/16

Begin forwarded message:

From: Andy Wilks [redacted]
Subject: Football field questions
Date: February 29, 2016 at 6:16:28 PM PST
To: "feedback@nmusd.us" <feedback@nmusd.us>
Cc: Andy Wilks [redacted]

Thank you for the opportunity to ask questions please review and provide updates:

1. The meeting identified a number of errors pertaining to baseline data on the CEQA preliminary report including but not limited to residences missing from plan, traffic study missing major projects. Please make all necessary corrections and resubmit to the neighborhood confirming corrections prior to study being executed.
2. Please include assessment of residential property value impact
3. Please prepare study specific to our residence 2339 Aralia for impact of lighting, noise, traffic and environmental.
4. When preparing the lighting studies please prepare a number of scenarios using a varying heights and quantities of light poles and also light shades
5. Please prepare 3D computer renderings from our back yard looking towards proposed field at dusk. Please illustrate varying light pole

- height and varying quantity of poles
6. Please mock up an actual light pole in the field to be viewed illuminated throughout the evening and day time scenarios
 7. Please include light meter readings to include parking lot, pool, tennis and all other illuminated areas of school. Please define light pollution glare from proposed and existing lights and how you will propose to minimize such light glare/light pollution.
 8. It has been discussed that the overall design has not been finalized and you will be reaching out to us to provide input on the overall design, including adjacencies location of lavs etc. please confirm time frame for this.
 9. If the study shows the impacts of light and noise and environment exceed the levels of tolerance are you willing to provide assistance to address individual's hardship. e.g.. provide dual glazing, sound barriers etc.

Thank you please let us know when you will be providing feedback on our questions

Thank you

Andrew and Diana Wilks

Newport Beach

From: Julie Hutchinson [redacted]
Sent: Tuesday, March 01, 2016 4:54 PM
To: feedback
Subject: Corona del Mar High School Sports Field Project

I am writing to VEHEMENTLY voice my OBJECTIONS to the construction of a stadium (sports field project to you) on the CDM school premises.

You have shown NO real interest in understanding the concerns of the residents of The Bluffs community who will be impacted. You have not stood in my driveway and experienced the light pollution that exists already from the blaring pool and building lights. Right onto our bedroom windows. Until late at night. Your Board has made NO forays into our community to view and learn about issues; instead you have played at neighborhood outreach with sham meetings for input. Until you walk in someone's shoes you don't understand the issues. Walk our community. Talk to us. See for yourself, late at night.

You have not sat in our living room and had to turn up the tv just to hear when your PA system is at such a high level and when we have called and asked politely for it to be reduced we have been met with irritation and dismissal.

You allow your students to park anywhere they like and you have done NOTHING to work with our community to prevent them from parking in OUR guest spaces. We have had to go to the expense of erecting signs in our guest parking and still that doesn't stop them.

You do NOTHING to control parking and traffic issues caused by students and drop-off parents on a daily basis that impacts our ability to even enter the stream of traffic on Vista del Oro from Vista Laredo.

Your students leave trash in Vista del Oro and it blows into our neighborhoods and yet you do NOTHING to deal with this.

We applaud responsible growth but don't see it coming from the NMUSD which could do so much more to be a good neighbor.

We will oppose you now in every possible, legal way and will step up our efforts to tow all your students and parents parking illegally in our community or committing transgressions on the public nearby streets. We will contact the NBPD at every necessary opportunity with legitimate complaints against the school and if your plans proceed we will step up even more for that future facility containment.

It didn't need to come to this. You have been completely irresponsible in your approach – egotistical, arrogant NMUSD.

From: N. H. [REDACTED]
Sent: Tuesday, March 01, 2016 4:56 PM
To: feedback
Subject: Corona del Mar High School Sports Field Project

My complaints are the same as all the other residents that live adjacent to CDM High School.

Traffic, trash, light, noise, parking.....

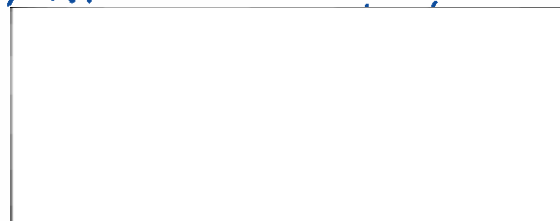
This facility renovation is excessive and unwarranted. I am completely opposed to it.

As you continue to make my life unpleasant and my residence difficult to enjoy.....so shall I with guests to the facility; I will video unlawful conduct and cause to be towed as many illegally parked cars just as quickly as I possibly can.

J Mac Robinson

3-1-16 emailed @ 4:20 p.m.

Comments from:
Mike Minnie



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

Contact: Ara Zareczny, Facilities Analyst, LEED/AP
2985 Bear Street, Building E
Costa Mesa, California 92626
714.424.7522

Prepared by:

PlaceWorks

Contact: Dwayne Mears, AICP, Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com



1. Introduction

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.

what about seating in the Lecture Hall?

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: *PARKING COUNT MISSING.* 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.

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 *Light Pollution*

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 *Noise Pollution*

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. *we have no way to control this.*

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 "worst case" condition for environmental impacts, and as such will be the focus of the environmental review.

*↑
NOT necessarily. A worst case could occur with an event AT THE church, one in the cdm performing arts Theater (350 seats) a swim meet (? seats) and 300-500 people AT THE new sports field*

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.								

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.

*IF Public, can cdm rent it's facilities to 3rd party
Sports Teams
Like club soccer?*

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

*I wonder
IF they will be required
to install sub-grade
STORM WATER STORAGE?*

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

*with Vista del Oro and Mar Vista
parked to capacity along with traffic
in both lanes... can Fire & Police
respond to an emergency in the Bluffs
Neighborhood?*

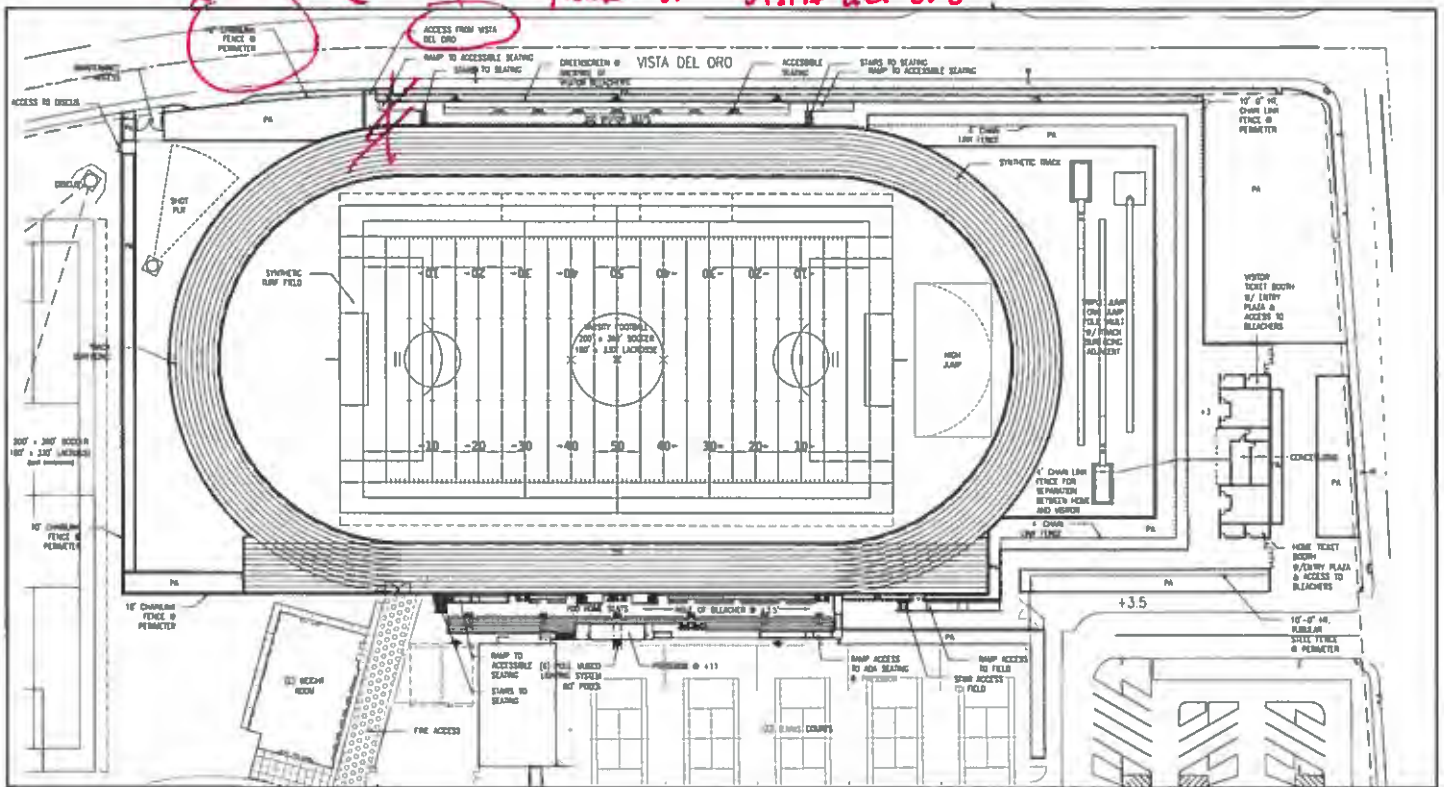
will look like a prison!

ARE they subject to set-back req. from street

THIS access point will encourage more cars to PARK ON VISTA DEL ORO!

CORONA DEL MAR HIGH SCHOOL SPORTS FIELD PROJECT INITIAL STUDY
NEWPORT MESA UNIFIED SCHOOL DISTRICT

Figure 4 - Proposed Site Plan
1. Introduction



Source: LPA, 2014

PlaceWorks

HAVE THEY considered A P.A. system built into the bleachers... might produce ~~best~~ better sound with Less Broadcast Volume.

2. Environmental Checklist

2.1 BACKGROUND

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

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

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

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.

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

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

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

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.

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.

1,278 FT

As well as
move
residential

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.

↙ ≠ western

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

2.4 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. church EVENTS
- 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
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X		X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
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:				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Glare from Lights impact NIGHT TIME VIEW OF FACH ISL. SKY LINE.

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. 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?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
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)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X		X	
IV. BIOLOGICAL RESOURCES. 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?				X
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?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

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?	NATURE	INDENTS?	X	
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X	
VI. GEOLOGY AND SOILS. Would the project:				
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.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?	NB # HAS CLAY EXPANSIVE SOIL		X	
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?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?	VAPOR Released From Synthetic Turf?		X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

2. Environmental Checklist

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

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	TRACK & FIELD -- ARE THEY PREVIOUS		X	
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)?			X	
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			X	
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?			X	
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?			X	
f) Otherwise substantially degrade water quality?			X	
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	

2. Environmental Checklist

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?				X
j) Inundation by seiche, tsunami, or mudflow?			X	
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
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?			X	
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?				X
XII. NOISE. Would the project result in:				
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?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
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?	X		X	
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?			X	
XIII. POPULATION AND HOUSING. Would the project:				
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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

2. Environmental Checklist

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?				X
XIV. 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?	X			
b) Police protection?	X			
c) Schools?				X
d) Parks?				X
e) Other public facilities?			X	
XV. 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?			X	
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?	X		X	
XVI. TRANSPORTATION/TRAFFIC. 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?	X			
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?	X			
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?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
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?			X	
g) Result in inadequate parking capacity? (OPTIONAL: Removed from 2010 CEQA Guidelines.)	X			

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	X		X	
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?			X	
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?	Possibly		X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
XVIII. 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?	X			
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)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

3. Environmental Analysis

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.

NIGHT TIME VIEW
OF PASH ISL

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.¹ 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.² 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

what about MHR VISTA

¹ California Department of Transportation. California Scenic Highway Mapping System. Orange County. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

² 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 *combined with existing lighting impacts.*

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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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?

what about danger to large assembly of people

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.**

~ is the synthetic turf porous?

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.

Less storm water run-off or

- 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.

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- 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.

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- 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? *over crowded streets ... difficult access for emergency vehicles*

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? *SAME AS ABOVE.*

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.

during (parking)

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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?** *to surrounding neighborhoods.*

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

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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.⁴ The City's projected water demand for 2015 was 17,023 acre feet per year (afy) and 17,774 afy by 2025 (Malcom Pirnie 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 (OCSd) two regional treatment plants. The project site is already developed and served by existing wastewater facilities. Although the

⁴ 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?**

Potentially

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.

3. Environmental Analysis

- 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

3. Environmental Analysis

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.

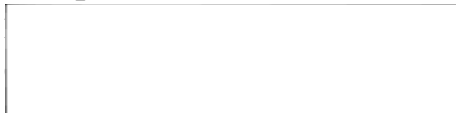
- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

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.

From: Maura Quist [redacted]
Sent: Tuesday, March 01, 2016 4:29 PM
To: feedback
Subject: CdMHS Sports Field Project - Notice of Preparation/Initial Study COMMENTS

March 1, 2016

Ms. Ara Zareczny, Facilities Analyst
Newport-Mesa Unified School District



Dear Ms. Zareczny,

I am writing to submit comments on the Notice of Preparation and Initial Study (“NOP/IS”) prepared for the proposed Corona del Mar High School Sports Field Project.

I am specifically interested in how traffic and pedestrian flow will be directed when the new facility is in place.

The current track has 600 seats and current on-campus parking is just under

600 spots.

The proposed facility has 1,000 seats and the proposed parking adjustment is to remove at least 3 spaces.

If the new facility is used by student athletes, coaches, referees, spectators, members of the press, concessions workers, security personnel and maintenance workers, my question is where are all these people going to park and how will they safely walk to the facility?

Of the almost 600 current spaces, I counted 373 in front.

The front pool lot (233 spaces) is currently 30-50% full until 8 or 9 pm due to existing campus usage. So not all of these spots would be available for the proposed additional usage.

The front staff lot (140 spaces) would be available mid-afternoon once school lets out.

The back lot (220 spaces) is reserved for students and staff until 2:00 pm and would be available thereafter.

However, I have noticed that the back lot is not currently being effectively used to capacity when there are on-campus events at the gym, pool or track, which are on the front side of the school.

Gates between the back lot and the middle school enclave are locked at so anyone parking here must take sidewalks and basically walk around the entire campus to the front side of the school.

(This parking lot is in the SW corner of the campus and the proposed complex is in the NE corner).

Additionally, visitors may not know about this back lot.

So again, I'm interested in what are the plans to match cars with on-campus parking spots and to direct traffic and pedestrian flow?

What's happening now is that fans go into the Eastbluff neighborhood.

The neighborhood has an entrance right across Eastbluff Drive from the front pool lot. Kids and grownups alike park in the neighborhood and cross Eastbluff Drive to get to the campus. Some take the most direct route and jaywalk while others go to the crosswalk.

The crosswalk, however, is striped only, with no signal, flashing lights or even reflective markers in the road.

The school provides a crossing guard at school drop-off and pickup times because it's difficult for pedestrians to navigate four lanes of busy traffic.

Can you imagine dozens, even hundreds of people doing it at night, during rush hour or both?

And this assumes that fans even can park in the Eastbluff neighborhood.

The city of Newport Beach has 1-hour parking restrictions in place on the residential street closest to the high school due to students using this street in the past as a parking lot and creating safety issues by cutting across Eastbluff Drive to get to and from the high school.

These restrictions currently end at 4:00 pm on school days but can be extended into the evenings, weekends or even additional streets if the neighborhood is routinely flooded again with cars parking here for a school event. These extensions would prevent fans from comfortably leaving their cars here.

In conclusion, I wholeheartedly support the plans to upgrade the track & field and give students safe areas to practice and play. I ask that the same concern for safety be applied off the field when planning for the additional vehicles and pedestrians that will come to the expanded facility, and when establishing what times of day the facility will host events that draw spectators.

Thank you for the opportunity to comment on the NOP/IS.

Sincerely,
Maura Quist
Eastbluff Resident

LAW OFFICES OF
SLAUGHTER & SLAUGHTER, LLP

NEWPORT BEACH, CALIFORNIA 92660

DONALD E. SLAUGHTER*
 W. JAMES SLAUGHTER

* CERTIFIED SPECIALIST IN TAXATION
 CALIFORNIA BOARD OF LEGAL SPECIALIZATION

March 1, 2016

Hand Delivered and
 Emailed to

Ms. Ara Zareczny
 Facilities Analyst, LEED/AP
 Newport-Mesa Unified School District

Re: Corona del Mar High School Field Improvements

Dear Ara:

If you will recall, I met you at the conclusion of the recent scoping meeting. I know you have a challenging job and I wish you luck with that. Of course, I also hope you see the wisdom in our comments! Please also tell the gentleman from the District who ran the scoping meeting that I thought he handled a difficult situation very well.

With that said, my wife and I have circulated a petition regarding the CDM Initial Study. We delivered copies of the petition to just our immediate neighbors. The response has been overwhelming. The signed petitions are being hand delivered to you contemporaneously with this letter. I will also email a copy of them to you. They are still arriving at our doorstep.

I have also attached a copy of my letter of March 9, 2014 to the Board which is almost two years ago. The objections I raised in that letter still exist and were not addressed at all in the Initial Study.

I have a couple of other items for your consideration:

1. **Surrounding Neighborhood.** The description of the surrounding land uses in the Initial Study is so misleading and erroneous that it almost seems intentional. The Study strives to minimize the residential character of the neighborhood by mentioning open space, Upper Newport Bay, Big Canyon Park, a county club, Eastbluff Park, and two schools. It claims that residential units are only to the north and east of the CDM High School campus. In fact, the immediate area around the campus is approximately 80% residential, with only Our Lady Queen of Angels (not "Our Lady of Los Angeles") being nonresidential. The Study also claims that Newport Community Counseling is to the immediate south of the campus when it is located near St. Mark's Church over on MacArthur Boulevard. The predominate use surrounding the project site is actually hundreds of residences, not a misnamed church, an non-existent business, parks, a golf

course, and open space. The area is essentially two schools surrounded by residences, many of which look down on the project site from the nearby hills.

2. **Impact on Scenic Vistas.** The Initial Study states that the project is not part of a scenic vista. The only way to arrive at that conclusion is to ignore the hills to the east of the site, which is exactly what the Initial Study does. From virtually any point on those hills, the views to the south, west, and north are staggeringly beautiful. The proposed six eighty foot light standards are going to be smack in the middle of many of those views. I would also note that views from the properties to the southwest are also going to be impacted. Have you given notice of the project to the view properties in Big Canyon? Many of those are going to be impacted by this project. The same is true with homes in One Ford Road and Belcourt Hill which are less than 1,500 feet away from the CDM Field. Have you notified them and solicited their comments?

Due to the topography of the surrounding area, a subject which is ignored by the Study, the lights from the field are going to be visible from across the bay to the north, west, and south, as well from Pacific Coast Highway. The City of Newport Beach General Plan Coastal Views Figure NR3 identifies Public View Points that will undoubtedly be able to see the proposed lights. The Study dismisses such concerns. These impacts need to be examined.

3. **Site Plan.** I have studied the site plan for the project. As I mentioned at the scoping meeting, I would characterize it as trying to squeeze too much into too small a space. I am certain that you are embarrassed to have to propose two 3 foot high benches as the visitor “stands” at CDM. The same applies to the home stands. But, on the positive side, the announcer in the press box might be able to lean out and high five some of the runners on the track as they pass by! Really? I also hope nobody gets conked on the head on Vista Del Oro with a shot put ball.
4. **CIF Practice Rules.** I understand that CDM Athletic Director Don Grable is citing recent CIF Rule changes as a justification for construction of this project. Such rules are transitory at best and should not be used as a justification for a multi-million dollar project. I know additional practice time is a prime motivator for the athletic department of CDM. Lights will provide that time. But there is a tradeoff here because the department is also losing part of the existing practice fields. Have you studied the impact of the loss of existing practice fields caused by this project as it applies to the demand for additional use of the new field?
5. **Field Composition.** If you will recall, there was a discussion of the field composition in the scoping meeting. I refer you to the following article which appeared in the Los Angeles Times yesterday:

“Are synthetic play surfaces hazardous to athletes health? The debate over “crumb rubber” and cancer.”

6. **New District Policy.** We have been repeatedly told that it is the new policy of the District to have a lighted football field at each of the four District High Schools. Is that actually the case? If so, is that policy stated somewhere? Does such policy take into account the site differences between the various schools?
7. **Public Use of Existing Track and Field.** The existing CDM High School track and football field are open for use by the public in off school hours during the week and on weekends. They are heavily used even though they are not lighted and have never been lighted. We understand that the project will result in the track and field being locked during off-school hours and no longer usable by the public. Is that correct? Have you studied the impact of this loss on other public resources in the area? If it is true that the track and field will be locked, the comments in the Study on recreation impacts are wrong.
8. **Upper Newport Bay Preserve.** Should there not be an examination of any impacts of the project on the Preserve and its assets? I would particularly refer to the six eighty foot lights, something that will be completely new to the area. I realize the Preserve is a mile or so away but it is very important to all of us. I would think the Conservancy would be a good resource for a start on such an analysis. Dismissing such an examination out of hand is not appropriate under CEQA.
9. **Similar Projects.** I would like to review the CEQA documentation for both the Estancia and Costa Mesa football stadiums, especially how the District and the consultants dealt with neighbor issues. How would I get that documentation?

We hope the District will improve the field but please do not light it, increase the existing seating, or turn it into a stadium.

Thank you for your time and attention.

Very truly yours,



Donald E. Slaughter
des/gms

From: PD Doremus [REDACTED]
Sent: Tuesday, March 01, 2016 3:09 PM
To: feedback
Subject: NOP for Corona del Mar High School Sports Field Project

The information contained herein is confidential and intended only for the person(s) to whom it is addressed. If you receive this information / correspondence and you are not the person for whom it was intended, or the legal agent of the person for whom it was intended and/or for the purpose it was intended, disclosure of this information may be a violation of the law and you are instructed to return this correspondence to the undersigned. Know that retention of any hard copies is punishable by law. No claim of ownership is made to third party materials cited herein. You are hereby on notice, that divulging, forwarding or otherwise sharing any portion of this communication with a third party not specifically named in the "Addressed To" section may subject the addressee(s) and/or its agents, to charges of libel, slander, and breach of confidentiality.

28 February 2016

Ms. Ara Zareczny,
Facilities Analyst, LEED/AP
Newport Medsa Unified School District



Via Electronic Mail

Re: NOP for Corona del Mar High School Sports Field Project

Dear Ms. Zareczny:

Comments received and considered but hidden per confidentiality request.

LESLIE DAIGLE

Newport Beach, CA 92660

March 1, 2016

VIA E-MAIL

Ara Zaraeczny, Facilities Analyst

Newport Mesa Unified School District

Re: Initial Study for Corona del Mar High School (CdMHS) Sports Field Project at 2101 Eastbluff Drive, City of Newport Beach, Orange County, California

To the Newport Mesa Unified School District:

I write to you regarding the Initial Study prepared for the Corona del Mar High School Sports Field Project ("the project"). I own real property located at 2201 Vista Huerta which is less than 500' from the Project.

The Initial Study indicates that an Environmental Impact Report (EIR) will be prepared for this project. Quite clearly, the Project represents a major change in existing conditions and can be expected to generate significant impacts within the meaning of the California Environmental Quality Act ("CEQA").

Impact areas, which are significant and in need of mitigation include aesthetics, noise, traffic and parking, project description, increased public use and commercialization of district facilities, the use of artificial turf.

An Initial Study is used to review environmental factors of a project to determine if potentially significant impacts warrant an EIR. While the EIR will look at project alternates an initial study can also recognize the possibility of alternatives.

My comments include the following:

Page 1, 1.2.1 Existing land use: The number of students are listed but faculty, staff, maintenance workers and volunteers numbers need to be listed to reflect a better idea of how people are using the campus of a regular basis.

Page 2, 1.2.2 Off-Campus Uses: The description leaves the impression that there are residential uses on only the north and east sides. To the west across the baseball fields and Mar Vista is also residential. In fact the High School is surrounded by residential uses within 100-150' north and east and 1900' to the SE. The high school use should be characterized as a school surrounded by residential uses. The closest bedroom window is only 125' from the proposed 80' light pole with its attached public address system. At its closest the Upper Newport Bay is 2100' not a mile and the Big Canyon Natural Area Park is 1300' not ½ mile. Eastbluff School is 2300' and the most southerly tip of the park is 1300'. The residential uses can be seen on Figures 2 & 3.

Page 9, 1.3.1 Proposed Land Use: The description does not mention that the new track foot print has been widened by 33' toward Vista del Oro reducing the buffer from 36' to 20' with the light pole/public address system installed on the property line. This necessitates the removal of 30 mature (40-50 years old) trees that now help screen the field and high school buildings from the adjacent residential views. This only leaves a strip about 4'-5' wide for replacement of a landscaped buffer. The existing 5-½ ft. high chain-link fence will be replaced with one that is 10' tall. Also the track is being shifted about 153' westerly and 47' into a portion of the adjacent practice field.

Page 15 & 16, 2.1 #9 Off Campus Land Uses: The comments for pages 1 & 2 should be incorporated here also.

Page 17, 2.2 Environmental Factors: Land Use/Planning & Recreation should also be checked.

Page 19, 23 & 24, Environmental Check List: I. Aesthetics. a. & b. should be checked. X. Land Use and Planning. a. Should be checked. XV. Recreation. b. Should be checked.

Page 27. 3.1 Aesthetics, a) have a substantial adverse effect on a scenic vista: Yes, The elevation of the field is 115'- 120' above MSL (mean sea level). The light poles at 80' are at about 200' MSL. The residential pad areas between the field and the Upper Newport Bay are all at or below 120' with structures less than 40' high or an elevation of less than 150', which means that the light source from the poles will be 50' above the tallest building. This means that these lights will be visible from all of the bluff top vistas on the westerly side of the bay as well as any of the hundreds of residences with bay views. These lights will also be visible from many public streets including Irvine Avenue next the Upper Newport Bay Nature Preserve and 100s of homes with views over the CDM high school towards the ocean and bay. On nights with haze or mist the light loom will even be more visible. Also residents in the hillside communities of Spyglass Hill and Harbor Ridge will see these lights 5 nights a week. The Impact of light and glare definitely needs to be addressed because these lights will be visible to literally thousands of individuals from both public and private locations. The homes of Aralia, Arbutus and Aleppo would actually be looking up at the light sources. As an example of the visual impact created when structures which are twice as high as the surrounding area, take look at the NHHS bell tower and the 6-story Newport Office Tower (at 485 17th

Street) viewed from Back Bay View Park.



Page 27. 3.1 Aesthetics, b) Substantially damage scenic resources: Most of the above comments also apply to this section and in addition one of the unique resources our community has is the view over the land toward the sunset and ocean horizon which will be impacted by a very intense light source 5 nights a week sticking 40' - 50' above anything around it. Coast Highway is considered a scenic highway and these light sources would be visible from the highway as it crosses the bay. The light sources would be at least 40' above any building between Coast Highway and the field and would be visible from in several locations between Promontory Drive and Dover Drive and Back Bay View Park. Also it should be mentioned that the view most enjoyed is of the bay and Saddleback. The Lights will be an impact on a scenic resource.

Page 28. 3.1 Aesthetics, c) Degrade visual character: Because the track is being moved so close to Vista del Oro the existing row of screening mature trees will be removed and insufficient space is being left to relocate or replant significant trees. Also a new 10' tall fence will further degrade the aesthetics by creating a prison wall like appearance.

Page 28. 3.1 Aesthetics, d) Create new substantial light source: See comments for a. & b.

Page 43. 3.1 Land Use and Planning. b) Yes an existing facility is being modified and the site is Zoned “Public Facility”, but 80’ tall lights with loud speaker systems surrounded by 10 fenced in facilities are not the type of facilities expected to be constructed across the street from single family residences in any comprehensive Land Use Plan. Where is the compatibility? The proposed project conflicts with proper Land Use Planning policies and the impacts need to be evaluated.

Page 45. 3.12 Noise, a) Exposure of persons to levels of noise in excess of standards discusses only the potential impacts related to the construction of the project. The real long-term impact is the public address system that will have loud speakers broadcasting at volumes that will be heard at least a mile from the sports field as late as 10:00 PM. This is only 125’ from the closest residential bedroom. Is this a little late for parents to put their little ones to bed? This is the Noise impact that needs to be evaluated.

Page 45. 3.12 Noise d) Substantial increase in ambient noise levels in the project vicinity. Again only construction noise is discussed. What about the presence of a large number of people in a residential neighborhood after dark when quiet and lack of activity are the norm? This is an impact to the peace and quiet that is normally expected in your home when the sun goes down.

Page 48. 3.15 Recreation, b) Does the project include recreational facilities, which might have an adverse physical effect on the environment? Yes, the widening of the track footprint eliminates screening trees and places spectators within 10’ of the property line placing light standards and loud speakers also on the property line with a 10’ high fence in a single family residential neighborhood where 6’ and below fences are allowed. This will have an adverse effect on the peace and quiet the neighborhood now experiences when the sun goes down.

Pages 49 & 50. Transportation and Traffic. In addition to potentially significant impacts that are listed to be studied under this section, the impact to the adjacent neighborhoods of traffic and persons walking to where their cars are parked during after dark times needs to be considered. In effect the school day and its impacts on traffic and parking is being lengthened to 9 and 10 pm five days a week. This will impact the evening quiet time you normally expect in your home.

Pages 50. Transportation and Traffic, g) Not mentioned in this section is the existing parking that occurs daily which takes all the available parking on Vista del Oro. An increased demand for parking will tempt people to go further into the private streets. The statement that only 334 parking spaces are needed for the 1000 bleacher seats doesn’t account for participants, their coaches, groundskeepers, Security and other operational personnel. In addition to this number what about the parking needed for other school activities that might be going on at the same time as the football games. Much of the onsite parking is farther away than the parking on public streets in the adjoining neighborhoods.

Project Description

Initial Study, Table 1 is too vague for the reader to understand the nature and scope of the Project. For instance, under the category of whether outdoor lighting will be used, it is noted with regard to some sporting activities that lighting would be used “rarely”. Also, “public use” of the sports facility is permitted without description, and without defining what is meant by “public use.” Clearly any rental of school property after school hours represents a significant intensification of uses in non-school hours. The

potential for outside groups to utilize school space impacts the peace and quiet of residences that surround the school site. These issues must be fully disclosed and addressed in the EIR.

Use of School Facilities by Outside Groups

Please identify how the district permitting process for facility use by outside groups examines the impact of an event and imposing restrictions.

The District currently rents its facilities to outside groups for the purpose of generating revenue. The published rent schedule is intended to maximize revenue with total disregard for the residences surrounding the school. There are no restrictions on the timing of uses after school hours when residents deserve to enjoy the peace and quiet of our homes. Residents are being impacted during non-school hours, including weekends, because of the district's wily nily renting of facilities to groups.

As an example, a prolific commercial renter of the track is Cal Coast Track Club who charges participants a commercial fee. According to district officials, the district approved the event "Cal Coast Youth" though it is unclear if the District has issued Cal Coast issues a blanket permit for its organization to use the facility or if the district evaluates and issues permits on an event basis. On Saturday, February 27, 2016, I observed (and photographed) impacts from the Cal Coast Youth event include people jockeying for parking at 6:50 am along the residential area, and a throng of adults running down the middle of Vista del Oro around 7:15 am. I did not notice any youth in attendance except for a baby in a stroller likely being pushed by his/her parents. The runners were adults. Their training began on the track and then quickly extended into and impacts the surrounding residential area.

Events taking place at the track are not being restricted to the track as participants spill over into the residential area by conducting their recreational activity into the surrounding residential area. Please identify restrictions that contain participants, and their environmental impacts, to the school space.

Please identify how the district permitting process is regulating on an event basis. The issuance of a permit to an organization for multiple events fails to examine and address the impacts of an individual event.

The expansion of the facility through lights, PA system, seating, track and field expansion and re-location will facilitate an expansion of non-school events to take place during non-school hours. These uses will intensify impacts. Elements of these uses – lights, PA system, seating, noise, traffic circulation and parking – will intensify impacts. Public use events are taking place at a time (when school is out of session) that residences deserve peace and quiet.

The Use of Synthetic Field Materials

There are concerns about an elevated health risk from the use of synthetic turf on playing fields. This risk is to participants, spectators and residences. Please comprehensively evaluate concerns about health risks from exposure to synthetic turf fields.

Intensifying uses causes a diminution of property values.

The excessive noise, light, traffic circulation and parking generated by the intensification of uses at the sports field will cause a diminution of property value including that of property I own at 2201 Vista Huerta. How will the District address the inverse condemnation of property resulting from the Project?

Alternatives to the Project as Proposed

1. Don't change the field layout width.

The proposed project is changing the configuration of the track layout to make it 33 feet wider and 18 feet shorter. The field is being shifted to the west 150 plus feet. The new field facilities would move almost 50 feet into the practice field to the west. The increased width of the track layout only leaves 20 feet between the track edge and the Vista del Oro property line fence. This requires the removal of 30 mature trees, which now act as a visual screen. Also there would only be 5' remaining for a landscaped buffer area behind the bleachers. If the existing track field width is maintained, the 36 feet space between the track and property line fence remains and a bleacher system can be provided between the trees. These can be permanent or similar to the existing 50-seat bleacher there today. NHHS' Davidson Field track is within a few feet of being the same as the existing field at CDM. Why is it necessary to change the CDM track so that it creates such a large impact on the surrounding residential area?

2. Eliminate the field lighting.

Initial Study, Table 1 is too vague for the reader to understand the nature and scope of the Project. For instance, under the category of whether outdoor lighting will be used, it is noted with regard to some sporting activities that lighting would be used "rarely". The EIR must disclose reasons why the status quo of playing varsity football at existing district facilities no longer works for the district. It would be an imprudent use of tax dollars to install lights that are "rarely" used.

3. If the field must be lighted, use shorter poles like the Davidson Field lights.

The 10 Davidson Field lights appear to be about 50-55 feet high and are mounted at the infield edge of the track. Mounting lights closer to the field allow the poles to be shorter and even though there is an increase



in number they will be must less visible from the distance.

4. Consider eliminating the loud speakers on the visitor side next to Vista del Oro.

Look at options for communicating to the visitor side that don't include speakers on that side. If they are absolutely needed try temporary smaller systems mounted at track level directly in front of the bleachers.

5. Use the existing 5.5'-6' fence in lieu of the 10' boundary fence.

Is the 10' fence being proposed because admission will be charged for the few football games a year and the HS is afraid they may lose a few dollars of revenue from fence climbers? For the past 40-50 years the 5.5'-6' fence has served the school well. On game nights a few well placed security guards can cut down on the fence climbers. The lower fence will better fit into the adjoining neighborhood and eliminate the prison yard feel of a 10' fence.

6. Seal off access from Vista del Oro.

Continuing access off Vista del Oro impacts residences as vehicles circulate around the area to park on Vista del Oro for convenient access into the track and field and also, impacts from participants gathering for events that may originate at the track and the field but then run into the neighborhood using the Vista del Oro access. The intensification of uses from the expansion project and failure to seal off access from Vista del Oro will intensify impacts to residents off Vista del Oro.

Please study the permanent sealing off of access from Vista del Oro to reduce the impacts to residents on Vista del Oro.

7. The No Project Alternative

Please identify why the no-project alternative, the status quo, does not work for the district. This must be fully disclosed and addressed in the EIR.

Since the opening of Cmdr. HS generations ago, varsity football games have been held off-site at other district facilities. The program is thriving. Championship teams have been produced. The residents surrounding CdMHS have not had to endure lights, noise, traffic and circulation, parking, litter, at a time (Friday evenings) when we deserve the peace and quiet enjoyment of our residences. The no-project alternative will not further impact the residential area.

8. Eliminate the Commercialization of District Facilities

The driving factor for the district to rent out its property is revenue. They do so with disregard for the peace and enjoyment of residences during non-school hours. The rental of school property to outside groups during non-school hours generates impacts to residences including lights, noise, traffic and circulation, parking litter at a time when we deserve the peace and quiet enjoyment of our residences.

Thank you for your consideration of these comments as you move forward with preparation of the EIR.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Daigle". The signature is written in a cursive, flowing style with a large initial "L" and a distinct "D".

Leslie Daigle

**OBJECTION OF RESIDENTS TO PROPOSED
FOOTBALL STADIUM AT CORONA DEL MAR HIGH SCHOOL**

We the undersigned Residents strongly oppose the plan of the Newport Mesa School District ("District"), to construct and operate a football stadium ("Stadium") at Corona Del Mar High School ("High School").

1. Noise.

Football and athletic stadiums are noisy. The Stadium is to have 1,000 seats, a public address system, loud speakers, cheer leaders, marching and other bands, large crowds, and numerous nighttime events.

2. Lighting.

The plan is that the Stadium would be fully illuminated by 80 foot bright light standards for night events. Such large lighting structures would spread bright lights into the homes of nearby residents. This would create additional annoyance and adverse environmental effects.

3. Nighttime use.

The Stadium is proposed to be used for numerous nighttime events. A school official has suggested that this could be as much as five or six times in a week. **It is even proposed that the Stadium be rented out to users other than the High School.**

The Residents are entitled to the quiet enjoyment of their homes, especially in the evenings. Their fundamental right to peace and quiet should not be impaired.

4. Traffic.

The area surrounding the High School is constricted. It has hundreds of residents, many small streets, and limited major streets. There are only three main points of ingress and egress. Eastbluff Drive to Jamboree to the south, Eastbluff Drive to Jamboree at the north, and Bison to the east.

A new stadium with numerous events, both day and nighttime, will greatly increase traffic congestion in the primarily residential and constricted area.

5. Parking.

There have been substantial parking problems in the past caused by daytime activities at the High School. Many students have preferred to park off campus. This has been mitigated somewhat by the City of Newport Beach. However, there is still a substantial amount of student off campus parking.

Many spectators at Stadium events will not want to crowd into on campus parking, when there are many residential side streets which adjoin the Stadium.

6. Cost.

The District proposes to spend millions of dollars constructing the Stadium. There will then be the further ongoing costs of maintenance and operation.

The proposal to recoup some of those costs by renting the Stadium to outsiders would further increase the adverse environmental effects on the residents.

7. Property Values.

A new football stadium placed in an already constricted residential area with hundreds of homes, will adversely affect the property values of the residents.

Prospective buyers do not want to buy their residence near a noisy event venue. Local real estate brokers report that the proposed stadium is already having an adverse effect on our residential property values.

8. Alternatives.

There are already at least three other football stadiums in the area. For more than fifty years the High School has held night time athletic events at nearby Newport Harbor High School, or at Orange Coast College.

9. Mitigation.

The proposed Stadium should not be constructed. If it is constructed nevertheless:

(a) The Stadium should not be used on a regular basis for nighttime events.

If it is used for nighttime events, the events should be limited to not more than one night per week in the fall, on Friday nights.

(b) The hours of night use should be restricted.

The latest should be 9:00 p.m. That will give the crowds one hour before 10:00 p.m. to disperse.

(c) **The Stadium should not be rented out to others.**

(d) The lighting should be constructed so that it does not shine into the homes of neighboring residents.

(e) Police officers should be on hand at events to direct traffic.

(f) Parking of non residents should not be permitted on residential side streets.

(g) A use agreement or other enforceable arrangement should be established, to enforce the mitigation measures.

Respectfully submitted,

Name

Address

Gail Hodes

Gail Hodes

William J. Orta, Jr

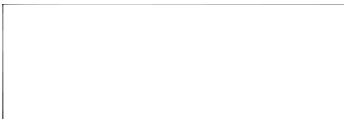
WJ Orta

From: Bob Montgomery III
Sent: Tuesday, March 01, 2016 12:51 PM
To: feedback
Cc: Peggy Montgomery
Subject: Feedback on NMUSD Initial Study for the CDMHS Sports Field Project EIR

To the Newport Mesa School District,

I cannot see how my neighborhood can or why it should have to absorb the inevitable increases in traffic congestion and noise, plus now the prospect of lighting for night events that this project entails. The fields can be rehabilitated to protect the students using them without the expansion. And clearly CDM HS must have in mind using and getting revenues from others' using the fields in the evening, so this cannot be just about what is needed to safeguard the students. The entire neighborhood is a miserable and rather dangerous place to be at the start and end of the school days; the plans for lighting etc will only increase that misery.

Sincerely
Bob Montgomery



-----Original Message-----

From: Kathleen Mito [redacted]
 Sent: Monday, February 29, 2016 7:23 PM
 To: feedback
 Subject: CDM high school sport field project

>> To whom it may concern

>>

>> I am a homeowner in the Plaza complex in East Bluff - Newport Beach. I am writing this letter as a homeowner and tax payer to officially stand against the construction of the new CDM sports field. There are my bullet point reasons..

>>

>> The proposed facility is grossly oversized for this residential space.

>>

>> Parking has always been an issue with current school parking illegally overflowing into the residential neighborhood and not allowing homeowners to park by their homes. With the increased capacity of parking during stadium events this issue will obviously worsen.

>>

>> East bluff is located adjacent to the nature preserve of Back bay. The increased flood lights and noise pollution will be detrimental to local wildlife and protected and endangered birds.

>>

>> The East Bluff neighborhood homeowners will be adversely affected by the tall lighting Towers, and noise pollution 7 days a week to the school renting out the Stadium to cover the cost of such an over sized structure.

>>

>> The other duplicated stadium was built in the Costa Mesa fair grounds and had room for parking and was not built in the heart of a residential area like East Bluff

>>

>>

>>

>> Sent from my iPad

From: Judy Tracy [redacted]
Sent: Tuesday, March 01, 2016 12:14 PM
To: feedback
Subject: Alternatives

Am thrilled to see there is an alternative plan that takes into consideration the saving of the trees there on Vista de Oro at the side of the field. They are such an asset to the community and it would be so sad to see them sacrificed for such a plan. It isn't necessary.

Best Regards, Jim and Judy Tracy
[redacted] Bluffs Homeowner

-----Original Message-----

From: Richard and Ann Woods

Sent: Tuesday, March 01, 2016 1:28 PM

To: feedback

Subject: CDM High Football Stadium

Hello! We live on Vista Bonita and are very concerned about the proposed Football Stadium. Our street would be blocked by traffic completely before and after games. If one of us needed to go to the Hospital, it could mean life or death to us. Also, our property values will drop and parking on our street will be even worse than it is already. We are greatly impacted by CdM kids parking on our street and is always a problem. The proposed Stadium would put an unfair burden on the home owners in the surrounding neighborhood. Please take us into consideration while making your final decisions.

Thank you, Rick and Ann Woods

Sent from my iPhone

From: Richard Cervisi
Sent: Tuesday, March 01, 2016 7:45 AM
To: feedback
Cc: Pamela Cervisi; susan.larson@fsresidential.com
Subject: CDMHS Sports Field Project

Thank you for the opportunity to comment on the Initial Study of the Corona Del Mar High School Sports Field Project. My wife and I own a home within about one block of the school, and my stepdaughter attends CDM. Both my wife and I pass by the sports field along Vista del Oro at least twice per day. We are very familiar with the area.

The key finding of the Initial Study (Pg. 17) is that "...the proposed project MAY have a significant effect on the environment..." We disagree with this finding. The proposed project undoubtedly **WILL** have a significant and **NEGATIVE** effect on the environment in multiple ways.

To start, the proposed project will substantially degrade the existing visual character and quality of the site and its surroundings. Right now, there is a six foot fence that allows an unobstructed view of the thirty mature and stately tress between the street and the field and the field itself. I enjoy watching the athletic events as my wife and I walk past the field in the evenings and on weekends. The proposed plan will eliminate all of the tress, add a foreboding ten-foot high fence, and instead of being able to look out onto the field, we'd see the back of bleachers, notably higher than three feet tall (two rows won't be enough), perhaps shielded by a "green screen" (whatever that is), and three **EIGHTY**-foot light poles. Yuck!

The fact that the proposed project will create a new source of substantial light and glare is indisputable given the plan's six, eighty-foot light poles blasting 50 foot-candles. This is the equivalent to the lighting required by intercollegiate football, and those games are played in enclosed and dedicated football facilities. At CDM, the field is just across the street from homes, and the far side of Vista del Oro is just fifty feet away from the light poles. The "sensitive receptors" (otherwise known as people) who inhabit those homes and walk along the street will be bathed in light strong enough to play football until 10 o'clock at night.

Supposedly, lower levels of illumination would be used for other sporting events, but this is

not realistic for safety reasons. For example, intercollegiate lacrosse, soccer, softball and field events all require a minimum of 50 foot-candles. Who wants to be around a discus event in the dark?

Table 1 on page 11 of the Initial Study is the Preliminary Event Schedule. The Table indicates the number of events per week requiring lighting coupled with the number of fall, winter and spring weeks of use. The Table says the lights will be on Monday through Friday throughout the school year, i.e., for over 200 days! This would have a disastrous effect on the neighborhood if we just considered the effect of lighting.

So let's move on to other deleterious impacts of the proposed Project. Air quality around CDM is currently damaged by the heavy traffic at the beginning and end of the school day, and cars clear out by around sunset. The proposed Project will extend these damaging air quality effects well into the evening and until as late as 10 pm. Similarly, disturbingly high noise levels and much increased traffic congestion will be extended until as late as 10 pm.

Page 23 of the Initial Study says the proposed Project will not "physically divide an established community". This is wrong. It will most certainly change the planned use of the land surrounding CDM.

Turning to parking, the conclusion on page 50 of the Initial Study states that "The existing parking supply exceeds the demands created by the proposed project..." The conclusion is wrong. The assumptions behind this conclusion are that the existing 560 parking spots at the school are adequate today to serve the schools needs, that enough of these spots will be empty to accommodate the new demands of the proposed Project, and that football fans will follow Municipal Code guidance of one parking space for every three seats. I live here. During school hours, the parking lot is full and student's cars line the streets surrounding CDM.

Many of these students will attend the football games, so their spots in the parking lot and the surrounding streets will not empty out. Given the economic status of this area, many people attending the football games will not hone to three people per car. There will be a parking nightmare on The Bluffs!

The Initial Study correctly states that "cumulative" impacts need to be addressed. The Bluffs is already burdened by the climb out noise created by airplanes leaving John Wayne Airport (JWA). Like clockwork, Monday through Saturday at 7 am and Sunday's at 8 am, I awake to the airplane noise. Mercifully, commercial airplane departures stop at 10 pm. The proposed Project will overlay light, sound, and congestion on the burden caused by our proximity to JWA. This would be a substantial and negative cumulative impact on our quality of life.

There is not a compelling need to impose an intrusive sports complex in the middle of a close-knit residential community that was never designed to accept it. The proposed Project should be cancelled before it goes any further.

Richard and Pamela Cervisi

CERTIFIED SPECIALIST-PROBATE
ESTATE PLANNING & TRUST LAW
THE STATE BAR OF CALIFORNIA
BOARD OF LEGAL SPECIALIZATION

PETER C. BRADFORD
ATTORNEY AT LAW

IRVINE, CALIFORNIA 92612-2427

February 29, 2016

***Sent via Electronic and Regular Mail -
(feedback@nmusd.us)***

Newport-Mesa Unified School District
2985 Bear Street, Building E
Costa Mesa, CA 92626

Attention: Ms. Ara Zareczny, Facilities Analyst

Re: Proposed Football Stadium at Corona del Mar
High School

Dear Ms. Zareczny:

The undersigned resident of Eastbluff, a residential community immediately adjoining the High School, hereby submits the following comments to the initial study/notice of preparation.

There are numerous adverse environmental impacts of the proposed Stadium. These include, but are not limited to:

1. Noise.

Public Resources Code §21001 provides:

“The Legislature further finds and declares that it is the policy of the State to:

“(a) Develop and maintain a high-quality environment now and in the future, and take all actions necessary to protect, rehabilitate, and enhance the environmental quality of the State.

“(b) Take all action necessary to provide the people of this State with . . . enjoyment of aesthetic . . . and historic environmental qualities, **and freedom from excessive noise.**”

Football and athletic stadiums are very noisy. Large crowds attend. Efforts are made to cause the crowd to be as noisy as possible. They yell and scream in support of or in opposition to their respective teams.

The proposed Stadium is to have 1,000 seats, a public address system, loud speakers, yell leaders, cheer leaders, marching and other bands, large crowds and numerous nighttime events.

2. Lighting.

The proposal is that the Stadium would be fully illuminated by 80 foot bright light standards for night events. This would cause light to spill over into the numerous residences which surround the High School. It would greatly increase the overall ambient illumination. There would be glare and light trespass into numerous residences. The proposal violates the City of Newport Beach's General Plan land use element policies concerning glare and excessive illumination of adjoining properties.

3. Nighttime use.

The Stadium is proposed to be used for numerous nighttime events. A school official has suggested that this could be as much as five or six times in a week. **It is even proposed that the Stadium be rented out to users other than the High School.**

The hundreds of resident neighbors to the High School are entitled to quiet enjoyment of their homes, especially in the evenings. Their fundamental right to peace and quiet, and freedom from excessive noise, should not be impaired.

4. Traffic.

The area surrounding the High School is constricted. It has hundreds of residences, many small streets, and limited major streets. There are only three main points of ingress and egress. Eastbluff Drive to Jamboree to the south, Eastbluff Drive to Jamboree at the north, and Bison to the east.

A new stadium with numerous events, both day and nighttime, will greatly increase traffic congestion in the primarily residential and constricted area.

5. Parking.

There have already been substantial parking problems caused by daytime activities at the High School. Many students prefer to park off campus. This has been mitigated somewhat by the City of Newport Beach. However, there is still a substantial amount of student off campus parking.

Many spectators at Stadium events will not want to crowd into on campus parking. They will instead park on the many residential side streets which adjoin the Stadium.

6. Cost.

The District proposes to spend millions of dollars constructing the Stadium. There will then be the further ongoing costs of maintenance and operation.

The proposal to recoup some of those costs by renting the Stadium to outsiders would further increase the adverse environmental effects on the residents.

7. Property Values.

A new football stadium placed in an already constricted residential area with hundreds of homes, will adversely affect the property values of the residents.

Prospective buyers do not want to reside near a noisy event venue. Local real estate brokers report that the proposed Stadium is already having an adverse effect on residential property values.

It is also reported that, after learning more about the Stadium proposal, one buyer in escrow last week elected to pay a \$50,000 penalty to cancel his purchase.

8. Alternatives.

Public Resources Code §21002 provides:

“The Legislature finds and declares that it is the policy of the State that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such project. . . .”
(emphasis added)

There are already four other football stadiums in the area. The District is constructing a new stadium at Costa Mesa High School. The District has approved that a study be made of increasing the Costa Mesa High School stadium from 1,000 seats to 2,000 seats, or even to 3,000 seats.

For more than 50 years Corona del Mar High School has held nighttime athletic events at nearby Newport Harbor High School, or at Orange Coast College.

The District’s proposal for the new Corona del Mar High School Stadium proposes to spend millions of dollars which could be much better used for student education. Hundreds of nearby residents should not have their environment impaired simply to save team bus rides of 15 to 20 minutes to numerous other available stadiums.

The District must fully explore and explain in the EIR the “No Project” alternative.

9. Mitigation.

The proposed new Stadium should not be constructed.

If the District has already made up its mind, then it must identify and mitigate the numerous adverse environmental impacts on the hundreds of residents who live in close proximity to the High School.

Such mitigation should include, but not be limited to:

(a) The Stadium should not be used on a regular basis for nighttime events.

If it is used for nighttime events, the events should be limited to not more than one night per week, on Friday nights.

(b) The hours of night use should be restricted.

The latest should be 9:00 p.m. That will give the crowds one hour before 10:00 p.m. to disperse.

(c) **The Stadium should not be rented out to others.**

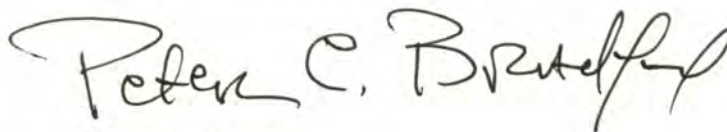
(d) The lighting should be constructed so that it does not shine into the homes of neighboring residents.

(e) Police officers should be on hand at events to direct traffic.

(f) Parking of non residents should not be permitted on residential side streets.

(g) A use agreement or other enforceable arrangement should be established, to enforce mitigation measures.

Respectfully submitted,

A handwritten signature in black ink, reading "Peter C. Bradford". The signature is fluid and cursive, with the first name "Peter" and last name "Bradford" clearly legible.

Peter C. Bradford

PCB:rl

From: susan |
Sent: Monday, February 29, 2016 10:36 PM
To: feedback
Subject: Comments on the NMUSD Initial Study for the CDMHS Sports Field Project EIR

Dear NM-USD School Board,

I have several concerns regarding the proposed expansion of the stadium at CdM HS. The EIR Proposal presented last week did nothing to alleviate my concerns.

I am concerned about the height of the lights to be installed. The current 30-foot high lights at the Aquatic Center (although focused down on the pool) still shine in the homes of many of my neighbors, lighting up their properties as though they had installed their own lighting systems. It's hard to imagine that lights installed on 80-foot poles will be less intrusive than what's in place now. The PA-system at the pool also is heard in Eastbluff, especially the "A streets" and part of the "B streets." A 1000-seat stadium will not decrease PA announcements, so the noise level will increase. The traffic congestion will also increase, of course. We can anticipate additional traffic jams similar to what already occurs at 8 am and 3 pm every weekday. With the pool and new theater already in place (and the current parking lots all subsequently being used almost to capacity), where will all the people going to the football stadium park? The streets surrounding the high school and middle school are not large streets; where will all the additional cars go when they try to find parking? And where will they go when they can't find parking? Have you ever looked at the area surrounding the Newport Harbor HS football stadium after a football game? That's a lot of trash left around; is there a plan for trash removal after the games (that doesn't stress the Eastbluff homeowners)? Who's going to pay for the maintenance of the neighborhood after these games? Do you really think the Homeowners Association of Eastbluff can afford this? Or perhaps you think this doesn't concern you...

When the track field was last upgraded some 5-10 years ago, I remember being told that CdM's use of the NHHS football stadium was a logical, efficient plan. I think it is still a logical, efficient plan. When the theaters were upgraded at CdM HS and NHHS, Newport Harbor was given the large

theater, and CdM was given a smaller theater – between the two schools there would then be a variety of venues available to both schools. This continues to be a logical, efficient cost-containing plan. If every school now needs their own football stadium, doesn't it follow that every school needs a big theater and a little theater, etc.? This is wasteful. And given the economic volatility and stresses that are ongoing, doesn't it make sense to play it close and conservative?

I understand that some parts of the agency doing the EIR are internal to the school district. That said, there were several omissions and errors in the plan that was presented. Based upon this initial performance, why should I have any faith in the subsequent follow-up and supposed rectification of the mistakes? I don't. I think there's a conflict of interest.

Lights... Noise... Traffic... Parking... Trash... Conflict of interest... Until now, I thought the School Board was serving the public well. I am questioning that now.

My faith would be restored in the School Board if the CdM stadium project was significantly reduced. This one-time windfall of money could be used in another, more useful way.

Thank you,

Susan Seger

From: DERRICK MERCURIO
Sent: Monday, February 29, 2016 9:01 PM
To: feedback
Subject: CDMHS Sports Field Project

Ladies and Gentlemen:

I own homes at 502 Avenida Lucia and 625 Vista Bonita, Newport Beach, CA 92660, and my wife also owns a third home at 603 Vista Bonita. All 3 of these homes use Mar Vista and Vista Del Oro for ingress and egress. The congestion now is intolerable because to exit our streets onto the streets that border the school can take a dangerous 10 to 15 minutes waiting for an opportunity to pull out into students driving dangerously and uncooperatively around the school. Large buses also frequently clog the area, and no guest parking is available during school hours and events on the athletic fields because the students and/or their parents park in the private Bluffs residents guest parking lots. My wife and I oppose the proposed CDMHS Sports Field Project because of the significant negative environmental impact on the neighborhood because of the noise, traffic congestion, lighting, etc., and the specter of the proposed stadium, including the noise, traffic congestion, lighting, etc., has significantly reduced the neighborhood property values, including that I am already victimized by this proposed stadium because prospective tenant's are choosing to not move into the Bluffs, and I have yet to find out if the lease rates are dropped way below where they were before it became clear that this project will be so destructive to the neighborhood. I have had my property on the market for nearly 5 months and dropped the asking rent by 20% compared to what comparables were leasing for just before my rental home was listed, and it has not yet been leased.

Would you want to live where I live now that you know what you know now about your sports stadium and the destruction you are planning to inflict on my neighborhood?

My additional comments are attached below.

Derrick Mercurio

**COMMENTS OF RESIDENTS ABOUT PROPOSED
FOOTBALL STADIUM AT CORONA DEL MAR HIGH SCHOOL**

The undersigned strongly oppose the proposed project of the Newport Mesa Unified School District to construct and operate a football stadium at Corona del Mar High School as presented in the Initial Study dated February, 2016. The points of our opposition are as follows:

1. **Noise.** Football and athletic stadiums are noisy. The CDM stadium is to have 1,000 seats, a public address system, loud speakers, cheerleaders, marching and other bands, large crowds, a concession stand, a press box, and numerous nighttime events.
2. **Lighting.** The plan is that the stadium would be fully illuminated by six 80 foot high bright light standards for night events. Such large lighting structures would spread bright lights into the homes of nearby residents. This would create additional annoyance and adverse environmental effects.
3. **Nighttime use.** The stadium is proposed to be used for numerous nighttime events. A school official has suggested that this could be as much as five or six times in a week. **It is even proposed that the stadium be rented out to users other than the CDM High School.** The Residents are entitled to the quiet enjoyment of their homes, especially in the evenings. Their fundamental right to peace and quiet should not be impaired.
4. **Traffic.** The area surrounding CDM High School is constricted. It has hundreds of residents, many small streets, and limited major streets. There are only three main points of ingress and egress. Eastbluff Drive to Jamboree to the south, Eastbluff Drive to Jamboree at the north, and Bison to the east. A new stadium with numerous events, both day and nighttime, will greatly increase traffic congestion in the primarily residential and constricted area.
5. **Parking.** There have been substantial parking problems in the past caused by daytime activities at CDM High School. Many students have preferred to park off campus. This has been mitigated somewhat by the City of Newport Beach. However, there is still a substantial amount of student off campus parking. Many spectators at stadium events will not want to crowd into on campus parking, when there are many residential side streets which adjoin the Stadium.
6. **Cost.** The District proposes to spend millions of dollars constructing the stadium. There will then be the further ongoing costs of maintenance and operation. The proposal to recoup some of those costs by renting the stadium to outsiders would further increase the adverse environmental effects on the residents.
7. **Property Values.** A new football stadium placed in an already constricted residential area with hundreds of homes, will adversely affect the property values of the residents. Prospective buyers do not want to buy their residence near a noisy event venue. Local real estate brokers report that the proposed stadium is already having an adverse effect on our residential property values.
8. **Alternatives.** There are already at least three other football stadiums in the area. For more than fifty years, CDM High School has held night time athletic events at nearby Newport Harbor High School or at Orange Coast College. The district now has two additional lighted fields at Costa Mesa High School and Estancia High School.

Name

T. Derrick Mercurio

Address

625 Vista Bonita
Newport Beach, CA 92660

**COMMENTS OF RESIDENTS ABOUT PROPOSED
FOOTBALL STADIUM AT CORONA DEL MAR HIGH SCHOOL**

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3. **Nighttime use.** The stadium is proposed to be used for numerous nighttime events. A school official has suggested that this could be as much as five or six times in a week. **It is even proposed that the stadium be rented out to users other than the CDM High School.** The Residents are entitled to the quiet enjoyment of their homes, especially in the evenings. Their fundamental right to peace and quiet should not be impaired.
4. **Traffic.** The area surrounding CDM High School is constricted. It has hundreds of residents, many small streets, and limited major streets. There are only three main points of ingress and egress. Eastbluff Drive to Jamboree to the south, Eastbluff Drive to Jamboree at the north, and Bison to the east. A new stadium with numerous events, both day and nighttime, will greatly increase traffic congestion in the primarily residential and constricted area.
5. **Parking.** There have been substantial parking problems in the past caused by daytime activities at CDM High School. Many students have preferred to park off campus. This has been mitigated somewhat by the City of Newport Beach. However, there is still a substantial amount of student off campus parking. Many spectators at stadium events will not want to crowd into on campus parking, when there are many residential side streets which adjoin the Stadium.
6. **Cost.** The District proposes to spend millions of dollars constructing the stadium. There will then be the further ongoing costs of maintenance and operation. The proposal to recoup some of those costs by renting the stadium to outsiders would further increase the adverse environmental effects on the residents.
7. **Property Values.** A new football stadium placed in an already constricted residential area with hundreds of homes, will adversely affect the property values of the residents. Prospective buyers do not want to buy their residence near a noisy event venue. Local real estate brokers report that the proposed stadium is already having an adverse effect on our residential property values.
8. **Alternatives.** There are already at least three other football stadiums in the area. For more than fifty years, CDM High School has held night time athletic events at nearby Newport Harbor High School or at Orange Coast College. The district now has two additional lighted fields at Costa Mesa High School and Estancia High School.

Name
<u>T. Derrick Mercurio</u>
T. DERRICK MERCURIO

Address
<u>502 AVENIDA LUCIA</u>
<u>Newport Beach CA 92660</u>

-----Original Message-----

From: Tara Tung

Sent: Monday, February 29, 2016 5:35 PM

To: feedback

Subject: Comments regarding the CDM Sports Field Initial Study

Dear Ms. Zaraceczy, Placeworks and NMUSD Board:

The CDM Sports Field Initial Study has some major omissions and mistakes. the most blatant mistakes are on page 2, 1.2.2 Off-Campus Uses. Your report gives the impression that there is lots of open space around the school when in fact the opposite is true. The school is completely surrounded by single family homes and attached homes with the one exception of Our Lady Queen of Angels Church and School which borders the south side of campus, and is also surrounded by high density housing in the form of apartments and attached homes. Another correction is that Our Lady has a grade school and middle school, not a high school. A second correction is that the "country club" listed is actually a much less spacious tennis club.

The study also mentions Newport Community Counseling which is not in the immediate area, but rather located nearby on San Joaquin and MacArthur. Yet the report does not mention the 524 apartments recently built in the same area, or the 26-story condo tower also planned for that area. This sports field / sport complex / stadium is being constructed in the quiet Eastbluff neighborhood designed and built 50 years ago around CDM. Since then, CDM and OLQA have grown significantly. CDM also added a middle school and plans to add a gymnasium. There simply is no more space to accommodate a much larger "sports field" without significantly negatively impacting the surrounding neighborhoods.

In section 3.1.c Aesthetics the study omits the press box, bathrooms and concessions building when stating significant impacts to the surrounding aesthetics. The same section covers lights, noise, transportation, traffic, emergency access and inadequate parking. All of these factors relating to the "sports field" will present major negative impacts to the surrounding area.

The 80 foot light poles will significantly impact the views from homes in Eastbluff, not to mention the glare from the lights. We already tolerate noise, traffic and parking issues, but at least the sports field without lights shuts down at dark. Adding lights will allow the noise, whistles, traffic and student parking in our streets to go on much later into the evening.

The noise from the sports complex will also increase due to the whistles, the cheers, the cars and worst of all, the proposed PA system. The tranquility we now enjoy in the evening hours (when the aquatics center isn't being used) will be gone.

The traffic around CDM is already congested and dangerous as everyone knows. A stadium with 1000 seats will

only make traffic worse, especially considering that CDM regularly has multiple events on a given day or night. Officer Vlad Andersen told me last year there are frequent accidents around CDM that aren't reported. When you bring in 1000+ spectators, who park in our neighborhoods and run across Eastbluff Drive and Vista del Oro at nighttime or dusk, more accidents will happen. Even if the district hires police to manage traffic for the Friday night football games, what about the other nights when the fields will be used for practice and other games? My 10 year old son was nearly hit by a teenage driver during the day when it was light outside in the crosswalk. This is an extremely dangerous area for pedestrian and drivers today.

The streets surrounding the high school are narrow, especially Mar Vista and Vista del Oro. Large fire engines already struggle to get around the corners. What happens when there is an emergency and the streets are clogged with parked cars, traffic and pedestrians just arriving to or exiting a game? These streets were not designed for such high density traffic and may not provide adequate emergency access.

The parking presents yet another significant negative impact. There is already not enough parking for the students during the day, and so they park on Aleppo, Alta Vista and Arbutus due to convenience and lack of spaces on campus. The only reason they do not park on Aralia is the city parking restrictions passed a few years ago. After school and during the weekend, there is already spill over parking in our neighborhood (including Aralia) when large or multiple events happen at CDM. The "sports field" would compound that problem dramatically due to the 1000 seating capacity and 560 parking spaces available on campus.

It is unfortunate that the Initial Study does not include property values as well. Every realtor in this area knows that property values will significantly drop if this "sports field" is built. Just last week 2351 Aralia St. fell out of escrow due to the buyers' concern over the proposed stadium.

My neighbors and I have been working with the high school since 2013 to demonstrate our strong support for upgrading the track and field and our serious opposition to the other elements of the "sports field". My neighbors and I have spoken at many school board meetings and written letters but unfortunately the school board has ignored us. For more than 50 years, CDM High School has held night time athletic events at nearby Newport Harbor High School and Orange Coast College. The district has two additional lighted fields at Costa Mesa High School and Estancia High School. There is no need for an additional sports complex / stadium in our neighborhood because there are alternatives.

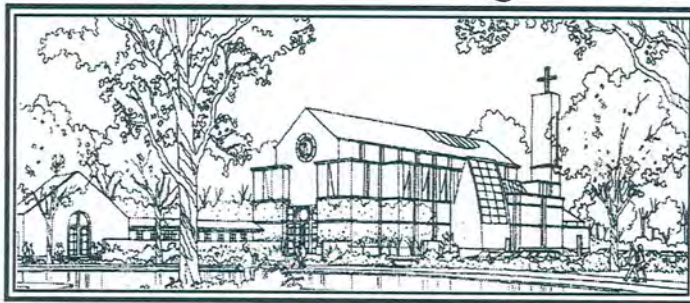
Moreover, at the meeting on January 25 at CDM regarding the "sports field", the district representative said numerous times that there needs to be equity among the high schools. Since when? They all seem fairly different to me both in their campus facilities and educational offerings. In fact the new Signature Academies program touted by the district is based on exactly the opposite principle. If a student wants to specialize in Global Studies, he needs to attend CDM. If he wants to participate in the highly regarded International Baccalaureate program, then he must transfer to Newport Harbor. How can the School Board say it must provide equity among the schools when their newest academic program does just the opposite?

We strongly urge the school to upgrade the track and field and omit the other elements. We will take legal action if necessary.

Sincerely,

Tara and Bob Tung

Our Lady Queen of Angels Church



February 29, 2016

Ms. Ara Zareczny, Facilities Analyst
Newport-Mesa Unified School District

Dear Ms. Zareczny:

It has come to our attention that the school district is considering asking Our Lady Queen of Angels Church to allow parking on our campuses for future sporting events that will be taking place in the proposed stadium at Corona del Mar High School.

After careful consideration and in conversation with our pastor, Rev. Kerry Beaulieu, and our Diocesan Office of Risk Management, I am writing to advise you that we would not be able to grant permission to use our lots for off-site parking by the high school. We use our facilities seven days per week, both during the daytime hours and often in the evenings for concerts and other special events. Even more importantly, we are always sensitive to the people who live in adjoining neighborhoods. It has been our policy for the last three years to issue parking passes for daytime school hours to those students who have a connection to the parish. That policy is in place until further notice and is the only permission granted.

We wish you the best in being able to develop a plan that respects the privacy and convenience of your neighbors.

Sincerely,


Kathleen D. Jensen

Pastoral Administrator

February 17, 2016

Susan Shershenovich

Frederick Navarro, Ed.D.
 Superintendent
 BOARD OF EDUCATION
 Newport-Mesa Unified School District

Dear Superintendent Navarro:

COMMENTS:

February 2016 | Initial Study

CORONA DEL MAR HIGH SCHOOL SPORTS FIELD PROJECT

I am a homeowner in the Plaza Association within the Eastbluff community. My neighborhood is bounded by Vista Del Oro, Eastbluff Drive, and Vista Del Sol. Our community shares the north boundary (Vista Del Oro) of the proposed project "project site." I believe there will be significant negative impacts to our community and as a taxpayer, I respectfully request that the following be addressed and mitigated to our Community's satisfaction BEFORE the District's proposal is finalized.

CORONA DEL MAR HIGH SCHOOL already does not have enough parking capacity. On a day to day basis, there is inadequate parking for the assembly purpose of education. Currently, when school is in session there is overflow student parking on residential and private streets in the surrounding Eastbluff communities. I have been a homeowner in the Plaza Association since March 2002. During the past 13 years there have been many events at CDM, including graduation, where the parking supply has been inadequate and overflow parking enters our community and PRIVATE streets.

Any reliance on the City of Newport Beach Municipal Code off-street parking standard to determine parking capacity for this project is unreliable and speculative.

CITY OF NEWPORT BEACH MUNICIPAL CODE

The Initial Study states that 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.


If I understand the interpretation of this standard correctly, one parking space for three seats would mean there are three people in every car. ($1,000 / 3 = 333.3$ or 334) and based on the standard, the

initial study is saying that the campus not only has enough parking today but also has an extra 226 parking space ($334 + 226 = 560$).

If a reasonable and REALISTIC standard is used instead, then the maximum 1,000-seat bleacher capacity would require 750 spaces. For example, assume that half the attendees (500 spaces) will drive alone and the remaining half of the attendees will double up and there will be two people in each car (250 spaces). In this example, the campus does not have enough parking and would need an additional 190 spaces ($750 - 560 = 190$).

All surrounding neighborhoods will welcome additional parking analysis that will include a more reliable and less speculative parking standard to determine parking capacity.

Respectfully,
Susan Shershenovich

A handwritten signature in dark ink, reading "Susan Shershenovich". The signature is written in a cursive, flowing style.

To: Ms. Ara Zareczny, Facilities Analyst NMUSD

We are adamantly opposed to the expansion of the current Corona del Mar HS football/soccer field, if it includes the proposed 80' field lights, bleachers for 1000 attendees, loudspeaker system and its intended use for night time activities till 10 pm, 6-7 nights a week. There is nothing in this proposal that benefits the 1000+ homes in Eastbluff : only an egregious, irreversible, negative impact on our neighborhoods.

HISTORY:

Over fifty (50) years ago, this high school and the surrounding neighborhoods of The Plaza, The Bluffs and Eastbluff were designed and built concurrently. The CdMHS was designed to be a low-profile "neighborhood" school that would blend in with the surrounding residential areas. Only two lanes separate this school from homes on its 3 sides. As a student at CdMHS (class of '69), we all wondered why we didn't have a football stadium. It was explained to us that the site was never large enough to allow for a stadium with all the noise, traffic and intrusion that varsity football games produce.

We all accepted that explanation, and it did not affect the creation of the Sea King school spirit, pride and achievement (both in the classroom and on the field) that exists today. The legacy of excellence that began in the '60's, and has resulted in CdMHS's continued selection as a Blue Ribbon, CA Distinguished School, is a source of pride for all alumni. This has all been achieved without a football stadium and night lights. Now that I am literally (and figuratively) on the other side of the fence, I see the wisdom and necessity of this plan. School and neighborhood have peacefully coexisted for half a century.

To this day, the surrounding neighborhood is essentially the same as it was 50 years ago. The street lights are low and trees cover most of the homes. At night, the neighborhoods are peaceful and quiet. In The Bluffs, if a home is single story, the CC&R's require it to remain so; a two-story home may not raise its roof higher than its highest original ridge line. Hence, there will never be any "McMansions" in The Bluffs. Only CdMHS has changed the peaceful status quo, with the addition of its Aquatic Center lights and the recent addition of the parking lot canopy, with its glaring, always-on, lights.

For fifty years, people have moved into these homes with the reasonable and justifiable expectation that the neighborhood would remain the same. They were told that there would never be a football stadium. After all, they reason, if it hasn't happened in 50 years, why would it happen now? If a stadium with night lights is so important to a high school, there have been ample opportunities in the last 5 decades for the NMUSD to negotiate the school's relocation to existing, available open land.

The proposed plan for CdMHS would be an aesthetic, environmental and quality-of-life degradation of the area. It would irreparably damage the character of this established neighborhood. Homeowners have invested their savings and income to live here: they have an investment in their homes, and cannot "give 30 days notice" and move out when the effects of the stadium become unbearable.

LIGHTS:

80' light poles will negatively affect us all:

- The impact of these lights needs to be measured, not just by the foot candles of the beams on the ground, but by the unmitigatable light pollution from the bare bulbs that we cannot escape.
- Residents of Eastbluff who live up the slope, farthest away from the school, would have the lights shining in their bedroom and living room windows.
- Homes that are several blocks away (on the flat) would look out their front or backyard and see the actual bare, glaring bulbs lighting up the night sky, instead of the darkness that now exists.
- There are no trees tall enough to block or 'mitigate' this effect.

TRAFFIC, PARKING and NOISE:

- Over 650 Bluffs homes are on the sides and rear of the school.
- Mar Vista and Vista del Oro are the primary streets used by these residents to reach their homes. They have to go past CdMHS to do so.
- This includes several trips per day, per home, multiplied by at least 2 cars per home.
- This is an important existing factor that the **EIR** needs to include.

- There are only two lanes, and no available room to either widen the lanes or add turn lanes on these two streets. These streets are backed up several times a day with just the arrival and departure of the students. It would be difficult for an emergency vehicle to gain access to the field during these hours.
- Night time use of the school parking lot for the stadium would be in addition to the cars that will be there for the night time basketball and volleyball games, that often reach gym seating capacity.
- Residents of The Plaza and The Bluffs use Vista del Oro for overnight parking beginning in the late afternoon. That would effectively eliminate available, overflow parking on those streets at night.
- Pedestrian crossing of Eastbluff Dr. at night is a very real danger.
- The noise from a PA system, spontaneous air horns, two competing marching bands and the roar of the crowds would destroy the peaceful enjoyment of our homes in the evening. Noise levels need to be measured as far away as the homes in the One Ford Rd and Belcourt neighborhoods; residents report that even now they hear the drum practices.
- It is apparent that an increased stadium would require **new restrooms and a concession stand**.
- The placement of these structures against the Eastbluff Dr. fence is **aesthetically** wrong: they would be the dominant structure in the sight line as one approaches CdMHS from either direction.
- Security lights would need to be on all night, and be another source of light pollution.

ATHLETES' NEED FOR NIGHT LIGHTS:

- Only **6 Varsity teams**: Varsity Football (with approx. 5 home games), boys and girls soccer, lacrosse and coed track & field can use, or have any use for, this expanded field.
- With the exception of Football, these aforementioned teams practice and compete during the day.
- **Their games are at 3:00, 3:15 or 4:00**, whether at home or away.
- Only once or twice per season do the Soccer teams play at 5:00 or 7:00 at an Irvine USD high school that has lights.
- There are **17 other Varsity Boys and Girls Teams** that have no use for this expensive field, whether for practices or games during the day or night.
- **The Varsity Football team was the CIF and State Champs in 2013**, and will undoubtedly be so again. They have proven that they do not need a stadium with lights to boost team morale.
- Therefore, the expenditure of millions of dollars so that **5 Varsity Football** home games can be played at CdMHS would not pass a cost -to- benefit analysis.
- Other athletes, students and faculty would probably like to 'weigh in' on how this windfall of funds from the state could be appropriated.
- At one of the first community meetings a year ago, it was stated that home Varsity Football games attract no more than about 500 attendees. If so, then why the need for a 1000 seat stadium?
- If this increased capacity is so that the field could be used for non - CdMHS events every night and day of the week, then the concern for this long-established community will have reached a new level of insensitivity.

We respectfully request that the NMUSD abandon the proposal to add **lights** and a **1000** seat stadium to the existing field.

Sincerely,

Elizabeth (CdM '69) and Albert Adams
Newport Beach CA 92660