

**CEQA FINDINGS OF FACT
REGARDING THE
FINAL ENVIRONMENTAL IMPACT REPORT
For the
Multiple-Campus Modernization/Interim Housing Project
STATE CLEARINGHOUSE NO. 2017111086**

Exhibit A

1.0 INTRODUCTION

The California Environmental Quality Act (CEQA, California Public Resources Code §§ 21000 et seq.) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. The potential environmental effects of the proposed Multiple-Campus Modernization/Interim Housing Project (Proposed Project) have been analyzed in a Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2017111086) dated November 2017 by the lead agency, the Ocean View School District of Orange County (District or OVSD). A Final EIR (FEIR) has also been prepared that incorporates the DEIR and contains and comments received on the DEIR, responses to the individual comments, revisions to the DEIR including any clarifications based on the comments, and the responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP) for the Proposed Project. This document provides the findings required by CEQA for approval of the Proposed Project.

1.1. STATUTORY REQUIREMENTS

The District, as lead agency, is required under CEQA to make written findings concerning each alternative and each significant environmental impact identified in the DEIR and FEIR. Specifically, regarding findings, Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.
 - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The “changes or alterations” referred to in Section 15091(a)(1) may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

1.2. Certification

Having received, reviewed and considered the EIR for the Proposed Project, State Clearinghouse No. 2017111086, as well as all other information in the record of proceedings on this matter, the Ocean View School District of Orange County Board of Trustees (Board) adopts the following Findings (Findings) and Statement of Overriding Considerations, in its capacity as the legislative body for the District, which is the CEQA Lead Agency. The Findings and Statements of Overriding Considerations set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the District and responsible agencies for the implementation of the Proposed Project.

In addition, the Board hereby makes findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the Final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

1.3. PROJECT SUMMARY

The District proposes to modernize 11 campuses—7 elementary schools (grades K–5) and 4 middle schools (grades 6–8)—and provide potential interim housing. The District covers portions of the cities of Huntington Beach, Fountain Valley, and Westminster as well as Midway City, an unincorporated county island. Figure 3-1, *Regional Location*, in the DEIR illustrates OVSD’s boundaries in the regional setting. The District evaluated two potential interim housing sites, Sun View Elementary School (Sun View ES) and Pleasant View/Ocean View Preparatory Preschool (Pleasant View/OVPP) in Huntington Beach. It was assumed for the EIR analysis that two schools would be modernized concurrently, requiring two interim housing schools. This assumption allows the District to evaluate a reasonable worst-case scenario for one-year duration in the foreseeable future, with the maximum number of students transferred to Sun View ES and Pleasant View/OVPP. However, in March 2018, the Board gave direction to the District staff to modernize one school per year. Therefore, the District would only use Sun View ES for interim housing, and the following findings reflect the Board’s decision.

Students at 6 elementary schools and 4 middle schools would temporarily transfer to a designated interim housing school in multiple phases, and the 7th elementary school, Harbour View ES, would not require interim housing during modernization. Figure 3-2, *School Locations*, in the DEIR shows all 13 school campuses (11 campuses to be modernized and 2 interim housing campuses) analyzed in the EIR.

Interim Housing Campuses

- Sun View Elementary School, 7721 Juliette Low Drive, Huntington Beach, CA 92647
- Pleasant View/Ocean View Preparatory Preschool, 16692 Landau Lane, Huntington Beach, CA 92647

Elementary Schools

- Circle View Elementary School, 6261 Hooker Drive, Huntington Beach, CA 92647
- College View Elementary School, 6582 Lennox Drive, Huntington Beach, CA 92647
- Golden View Elementary School, 17251 Golden View Lane, Huntington Beach, CA 92647
- Village View Elementary School, 5361 Sisson Drive, Huntington Beach, CA 92649
- Star View Elementary School, 8411 Worthy Lane, Midway City, CA 92655
- Westmont Elementary School, 9251 Heil Avenue, Westminster, CA 92683

- Harbour View Elementary School, 4343 Pickwick Circle Huntington Beach, CA 92649 (This campus would not require interim housing.)

Middle Schools

- Marine View Middle School, 5682 Tilburg Drive, Huntington Beach, CA 92647
- Mesa View Middle School, 17601 Avilla Lane, Huntington Beach, CA 92647
- Spring View Middle School, 16662 Trudy Lane, Huntington Beach, CA 92647
- Vista View Middle School, 16250 Hickory Street, Fountain Valley, CA 92708

Project Description

The District proposes to modernize 11 campuses—7 elementary schools and 4 middle schools. Students from 6 elementary schools and 4 middle schools would temporarily transfer either to the Sun View Elementary School (ES) or Pleasant View/OVPP during modernization construction. The 7th elementary school, Harbour View ES, would be modernized, but would not need to transfer students off campus during construction. The modernizations are expected to take one year for each school, with students moved to one of the interim housing sites prior to their home school’s modernization.

The Proposed Project is scheduled to begin summer of 2018 and completed by the spring of 2027. Funding constraints associated with the sale of bonds could require the District to consider adjustment to the current development schedule. Because funding constraints make the construction schedule speculative, it was assumed for the EIR analysis that two schools would be modernized concurrently, requiring two interim housing schools. This assumption allows the District to evaluate a reasonable worst-case scenario for one-year duration in the foreseeable future, with the maximum number of students transferred to Sun View ES and Pleasant View/OVPP. Therefore, the following section includes a development schedule that begins summer 2018 and ends in 2023/2024 school year. In March 2018, the Board of Trustees directed District staff to modernize one school per year, therefore, the District proposes to only use Sun View ES as interim housing site. The District finds that impacts and mitigation measures related specifically to Pleasant View/OVPP as in applicable.

Campus Modernizations

Most of campus modernizations would include: student safety improvements, such as camera systems and security fencing for campus security, emergency systems, and fire-life-safety items; heating, ventilation, and air conditioning (HVAC) systems; plumbing and other infrastructure improvements; educational technology; and play areas, including asphalt/concrete. The modernizations would not include exterior lighting fixtures that exceed the lighting requirements of the applicable jurisdiction. New parking and bus drop-off areas would be constructed for Westmont ES and College View ES as well as additional fencing. However, the modernizations would not result in any increase in student capacity at any schools, and no permanent buildings would be demolished or constructed.

Westmont Elementary School

The approximately 12.6-acre Westmont ES is in the City of Westminster and is accessed from four driveways on Heil Avenue as shown in Figure 3-3, *Aerial Photograph – Westmont Elementary School*, in the DEIR. Three driveways provide access to the parking lot and parent drop-off area—the two farthest west are exit-only and the remaining one is enter-only. The modernization would include interior remodeling of existing interior spaces (e.g., new partitions and doors, suspended ceilings and LED lighting, tackable wall panels, writable wall

surface, wall and roof insulation, food service) and upgrades to electrical, technology, computer data networks, fire sprinkler, fire alarm, and plumbing fixtures. Exterior site modifications include the modified parking and bus drop-off along Heil Avenue and reconfiguration of the existing emergency vehicle turning area into a new parking and bus drop-off area near the east property line, as shown in Figure 3-4, *Site Plan – Westmont Elementary School*, in the DEIR. The existing eastern driveway would be used, and no additional curb-cut would be required. The reconfiguration of the existing parking lot and drop-off area would displace 5 parking spaces, and the new parking and bus drop-off area would create 23 spaces. Westmont ES would receive students from Sun View ES, one of the interim housing location at approximately 0.3 mile to the northwest. However, no increase in classroom capacity is proposed to accommodate the students from Sun View ES.

College View Elementary School

The approximately 13-acre College View ES is currently accessed from a driveway on Lennox Drive, as shown in Figure 3-5, *Aerial Photograph – College View Elementary School*, in the DEIR. The Proposed Project would create a new bus drop-off area by constructing two new curb cuts on Lennox Drive east of the existing driveway. Figure 3-6, *Site Plan – College View Elementary School*, in the DEIR shows the location of the new bus drop-off area. The new bus drop-off construction would also require relocation of the existing kindergarten playground to the south. A new kindergarten playground would be constructed east of Classroom Building B. The modernization would also include remodeling of interior space such as providing new partitions and doors and upgrading electrical, technology, computer data networks, fire sprinkler, fire alarm, and plumbing fixtures. No increase in classroom capacity is proposed.

Interim Housing Improvements

The proposed interim housing at Sun View ES would consist of installing temporary prefabricated buildings, installing utilities for these buildings, expanding existing and/or constructing new parking lots, expanding existing play courts, and creating new driveways. The District plans to provide busing to the interim housing school. The actual busing plan would be prepared at a later date to be approved by the District Board of Trustees. Once all modernizations are completed and all students return to home school, the portables installed for the interim housing purposes would be removed and utilities would be capped.

Sun View Elementary School

The approximately 13-acre elementary school campus would be reconfigured to accommodate the interim housing needs from middle schools and elementary schools to be modernized in multiple phases. Table 1-1, *Interim Housing Schedule, Sun View Elementary School*, illustrates the tentative phasing of the modernization and interim housing. A combined total of approximately 450 elementary school students from Westmont ES and Sun View ES are anticipated to be housed at the Sun View campus, and the maximum number of students on campus at any given time would be 820 middle school students. Figure 3-7 in the DEIR shows the current condition of the Sun View campus.

The new interim housing improvements would be provided in two stages, as shown in Figures 3-8 and 3-9 of the DEIR. Stage 1 would install 18 portable classroom buildings, new access driveway and parking lot (approximately 68 stalls), new hardcourts, boy's and girl's restroom facilities, multipurpose room, and lunch shelter. Stage 2 development would provide new boy's and girl's locker rooms. The new driveway would be placed on the existing driveway depression off Sher Lane north of Rhone Lane and would serve the new parking lot. New interim school facilities would be placed on the existing hardcourts and close to the existing classroom buildings.

Table 1-1 Interim Housing Schedule, Sun View Elementary School

Phase	Schedule	Activities at Sun View ES	Off-Site Activities
Phase 1	Summer 2018	<ul style="list-style-type: none"> Complete Stage 1 construction 	<ul style="list-style-type: none"> Empty classrooms at Westmont ES
Phase 2	2018/2019 School Year	<ul style="list-style-type: none"> Host Westmont ES and existing Sun View ES students 	<ul style="list-style-type: none"> Modernize Westmont ES
Phase 3	Summer 2019	<ul style="list-style-type: none"> Complete Stage 2 construction Empty classrooms at Sun View ES. Prepare for first middle school students 	<ul style="list-style-type: none"> Prepare Westmont for return of Westmont ES students and Sun View ES Empty classrooms at first middle school
Phase 4	2019/2020 School Year	<ul style="list-style-type: none"> Host first middle school students 	<ul style="list-style-type: none"> Modernize first middle school
Phase 5	Summer 2020	<ul style="list-style-type: none"> Transition from first to second middle school 	<ul style="list-style-type: none"> Prepare first middle school for return of students Empty classrooms at second middle school
Phase 6	2020/2021 School Year	<ul style="list-style-type: none"> Host second middle school students 	<ul style="list-style-type: none"> Modernize second middle school
Phase 7	Summer 2021	<ul style="list-style-type: none"> Transition from second to third middle school 	<ul style="list-style-type: none"> Prepare second middle school for return of students Empty classrooms at third middle school
Phase 8	2021/2022 School Year	<ul style="list-style-type: none"> Host third middle school students 	<ul style="list-style-type: none"> Modernize third middle school
Phase 9	Summer 2022	<ul style="list-style-type: none"> Transition from third to fourth middle school 	<ul style="list-style-type: none"> Prepare third middle school for return of students Empty classrooms at fourth middle school
Phase 10	2022/2023 School Year	<ul style="list-style-type: none"> Host fourth middle school students 	<ul style="list-style-type: none"> Modernize fourth middle school
Phase 11	Summer 2023	<ul style="list-style-type: none"> No action 	<ul style="list-style-type: none"> Prepare fourth middle school for return of students
Phase 12	2023/2024 School Year	<ul style="list-style-type: none"> Remove portables 	<ul style="list-style-type: none"> Students attend classes in modernized buildings

2.0 PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

In conformance with CEQA and the CEQA Guidelines, as amended, the District conducted an environmental review of the Proposed Project. As authorized in State CEQA Guidelines Section 15084(d)(2), the District retained a consultant to assist with the preparation of the environmental documents. The Final EIR reflects the District’s independent analysis and judgment. The key milestones associated with the preparation of the EIR are summarized below. As presented below, the District went beyond the procedural requirements of CEQA to solicit input on the scope and content of the EIR and to solicit comments on the results of the environmental analysis presented in the Draft EIR.

- The District determined that an EIR would be required for the Proposed Project and issued a Notice of Preparation (NOP) and Initial Study on November 29, 2017. The NOP was published in a local newspaper on November 29, 2017, sent to the State Clearinghouse, to appropriate regional and local agencies, and also to property owners and occupants within a 500-foot radius of the Sun View ES and Pleasant View/OVPP. The public review period extended from November 29, 2017, to December 28, 2017.
- Based upon the Initial Study and Environmental Checklist Form, the District staff determined that a Draft EIR (DEIR) should be prepared for the proposed project. The scope of the DEIR was determined based

on the Initial Study, comments received in response to the NOP, and two scoping meetings conducted by the District on December 20, 2017 and December 21, 2017. Section 2.2 of the DEIR describes the comments received during the NOP period for analysis in the DEIR.

- The District prepared a DEIR, which was made available for a 45-day public review period beginning February 23, 2018 and ending April 9, 2018. The Notice of Availability (NOA) of the DEIR was published in a local newspaper on February 23, 2018, sent to the State Clearinghouse, to appropriate regional and local agencies, and also to property owners and occupants within a 500-foot radius of the Sun View ES and Pleasant View/OVPP.
- The District prepared a Final EIR (FEIR), including the Responses to Comments to the DEIR, and the Findings of Fact. The FEIR/Response to Comments contains comments on the DEIR, responses to those comments, revisions to the DEIR, and appended documents.
- The District held a Board of Trustees public hearing on the Proposed Project on April 24, 2018.

2.1. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the Proposed Project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the District in conjunction with the Proposed Project;
- The FEIR for the Proposed Project;
- The DEIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the DEIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the DEIR;
- All written and verbal public testimony presented during a noticed public hearing for the Proposed Project;
- The Mitigation Monitoring and Reporting Program for the Proposed Project;
- The reports and technical memoranda included or referenced in the Response to Comments;
- All documents, studies, EIRs, or other materials incorporated by reference in the DEIR and FEIR;
- The Resolutions adopted by the District in connection with the Proposed Project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto;
- Matters of common knowledge to the District, including but not limited to federal, state, and local laws and regulations;

- Any documents expressly cited in these Findings and/or in the Statement of Overriding Considerations; and;
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

2.2. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the District’s actions related to the project are at the Ocean View School District, 17200 Pinehurst Lane, Huntington Beach, CA 92647. The District’s Administrative Services Division is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the District’s Administrative Services Division. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

3.0 FINDINGS AND FACTS REGARDING IMPACTS

3.1. IMPACTS DEEMED NO IMPACT OR LESS THAN SIGNIFICANT IN THE NOTICE OF PREPARATION

An Initial Study was prepared by the District to identify the potential significant effects of the project. The Initial Study was completed and distributed with the Notice of Preparation for the Proposed Project, dated November 29, 2017. In accordance with CEQA Guidelines Section 15128, the Initial Study determined that the Proposed Project would not have the potential to result in significant impacts to the following environmental topics:

- Aesthetics
- Agriculture and forestry resources
- Biological Resources
- Cultural Resources (except archaeological resources)
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems

All other topical areas of evaluation included in the Environmental Checklist were determined to require further assessment in an EIR.

3.2. FINDINGS ON “NO IMPACT” AND “LESS THAN SIGNIFICANT IMPACT”

Based on the environmental issue area assessment in the Final EIR, the District has determined that the Proposed Project will have no impact or a less than significant impact, including direct, indirect, and cumulative impacts, for the environmental issues summarized below. The rationale for the conclusion that no significant

impact would occur in each of the issue areas is based on the environmental evaluations in the listed topical EIR sections in Section 5.0 of the Draft EIR, which include Environmental Setting, Environmental Impacts, Cumulative Impacts, and Mitigation Measures. This determination assumes compliance with the existing regulatory requirements as detailed in Chapter 5 of the EIR.

Air Quality

- **Impact 5.1-1:** Construction activities associated with the proposed project would generate short-term emissions in exceedance of South Coast Air Quality Management District's (SCAQMD) threshold criteria.
- **Impact 5.1-2:** Long-term operation of the project would [would not] generate additional vehicle trips and associated emissions in exceedance of SCAQMD's threshold criteria.
- **Impact 5.1-4:** Operation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

Greenhouse Gas Emissions

- **Impact 5.3-1:** Implementation of the proposed project would not generate a net increase in greenhouse gas (GHG) emissions, either directly or indirectly, that would have a significant impact on the environment.
- **Impact 5.3-2:** Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Hydrology and Water Quality

- **Impact 5.4-3:** Sun View Elementary School is in a 100-year flood hazard area, but Project implementation would not impede or redirect flood flows.
- **Impact 5.4-4:** The Proposed Project would not expose people or structures to a significant risk of flooding as a result of the failure of a levee or dam.

Noise

- **Impact 5.5-1:** Construction activities would not result in significant temporary noise increases in the vicinity of the Proposed Project.
- **Impact 5.5-2:** Project implementation would result in long-term operation-related noise that would not exceed local standards.
- **Impact 5.5-3:** The project would not create short-term or long-term groundborne vibration and groundborne noise.

Transportation and Traffic

- **Impact 5.6 2:** Project-generated traffic would not exceed CMP performance standards.

- **Impact 5.6 3:** The Proposed Project could create hazardous conditions due to increased vehicle movements near Sun View ES.
- **Impact 5.6 4:** The Proposed Project would not impact the existing regional transit system and the nonmotorized travel system.
- **Impact 5.6 5:** Proposed project would not result in inadequate parking capacity.

3.3. FINDINGS ON SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CAN BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Those issues include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, GHG Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems. CEQA Guidelines Section 15091 requires that an EIR may not be certified for a project which has one or more significant environmental effects unless one of three possible findings is made for each significant effect. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings are required for these issue areas. Upon implementation of the mitigation measures provided in the EIR, these impacts would be considered less than significant.

Air Quality

- **Impact 5.1-3:** Project-related construction activities could expose sensitive receptors to substantial pollutant concentrations.

Impact Analysis: The Proposed Project could expose sensitive receptors to elevated pollutant concentrations during construction activities if it would cause or contribute significantly to elevated levels. Localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu\text{g}/\text{m}^3$) and can be correlated to potential health effects.

Construction-Phase LSTs

Localized significance thresholds (LSTs) are the amount of Project-related emissions at which localized concentrations (ppm or $\mu\text{g}/\text{m}^3$) could exceed the AAQs for criteria air pollutants for which the Southern California Air Basin (SoCAB) is designated nonattainment. LSTs are based on the size of the project site and distance to the nearest sensitive receptor. Thresholds are based on the California ambient air quality standard (AAQS), which are the most stringent AAQS, established to protect sensitive receptors most susceptible to further respiratory distress.

Pleasant View/OVPP and Sun View ES

Table 5.1-11, *Pleasant View/OVPP: Maximum Daily On-Site Construction Emissions*, and Table 5.1-12, *Pleasant View/OVPP: Maximum Daily On-Site Construction Emissions*, of the DEIR show the maximum daily construction emissions (pounds per day) generated during on-site construction activities at Pleasant View/OVPP and Sun View ES, respectively, compared with the SCAQMD's LSTs. As shown in the tables, maximum daily construction emissions would not exceed the SCAQMD screening-level construction LSTs for NO_x , CO, or $\text{PM}_{2.5}$. However, Stage 1 asphalt demolition debris hauling activities at both schools would exceed the PM_{10} screening-level construction LST. Thus, without mitigation, Project-related construction emissions could

exceed the California AAQS, and Project construction could expose sensitive receptors to substantial pollutant concentrations.

Westmont ES

Table 5.1-13, *Westmont ES: Maximum Daily Onsite Construction Emissions*, show the maximum daily construction emissions (pounds per day) generated during onsite construction activities at Westmont ES, compared with the SCAQMD's LSTs. As shown in the Table 5.1-13, maximum daily construction emissions during the overlap of the asphalt demolition, onsite demolition debris hauling operations, and site preparation activities would not exceed the SCAQMD screening-level construction LSTs for NO_x, CO, PM₁₀, or PM_{2.5}. Additionally, as shown in Table 5.1-11 and 5.1-12, the remaining construction activities would not exceed the screening-level construction LSTs. Construction emissions at Westmont ES would not exceed the California AAQS and would not expose sensitive receptors to substantial pollutant concentrations.

Mitigation Measure:

The following mitigation measures were included in the DEIR and the FEIR, and are applicable to the proposed project. The measures as provided include any revisions incorporated in the FEIR.

AQ-1 The Ocean View School District shall include the following provisions in the construction bid contact for the improvements at Sun View Elementary School (ES).

- The construction contractor shall limit hauling of demolition debris during Stage 1 in Phase 1 to a maximum of 18 trucks per day (36 one-way haul trips per day if 16 cubic yard trucks are used), assuming a one-way haul distance of 20 miles. If the truck haul distance for export of soil from site preparation activities is greater than 20 miles one way, as identified by the contractor(s), hauling shall be restricted to no more than 720 miles per day. Demolition debris hauling operations shall not overlap with any grading operations and grading soil haul operations.

These requirements shall be noted on all construction management plans and verified by the Ocean View School District prior to and during demolition activities at and Sun View ES.

Finding:

OVSD finds that changes or alterations have been incorporated into the Project that mitigate potentially significant direct, indirect, and cumulative impacts on the environment, as identified in the Final EIR. OVSD based on the Final EIR and the whole of the record that Mitigation Measure AIR-1 is feasible and finds that this mitigation measure will reduce the impacts related to air quality to a less than significant level. [Pub. Res. Code §21081(a)(1); Guidelines § 15091(1)]

Cultural Resources

- **Impact 5.2-1:** Development of the project could impact archaeological resources.

The modernization and interim housing campuses are already developed and are not part of an identified archaeological site. However, considering the cultural sensitivity of the City of Huntington Beach and surrounding areas, ground-disturbing activities may uncover presently buried and previously unknown cultural resources. Therefore, if implementation of the Proposed Project involves disturbing previously undisturbed

soils, it could result in impacts to unknown archaeological resources. The Proposed Project involves modernization of existing school facilities and provision of interim housing. Modernizations would involve: student safety improvements, such as camera systems and security fencing for campus security, emergency systems, and fire-life-safety items; plumbing and other infrastructure improvements; educational technology; playground equipment; and play areas, including asphalt/concrete. Therefore, any soil excavation, trenching, and grading would be limited and confined to ground that has been previously disturbed as part of existing school development. Although modernization at College View ES and Westmont ES would include additional improvements such as new parking, access, and bus drop-off areas, these improvements would also be within existing school boundaries, and ground disturbance would not extend beyond previously disturbed soils. Therefore, the potential for discovering previously unidentified buried resources in previously disturbed artificial fill materials would be negligible, and impacts would be less than significant.

The interim housing campuses are also developed with school facilities, and previously disturbed soils are anticipated during limited grading and trenching activities. The geotechnical exploration report for the interim housing sites indicated that artificial fill soils are encountered approximately 3 feet below the campuses during the explorations and thicker accumulation of artificial fill materials are anticipated in other localized areas. The proposed interim housing improvements are not anticipated to excavate beyond 3 feet to reach previously undisturbed soils. However, if it is determined that any part of the modernizations or interim housing improvements involve earth-disturbing activities (e.g., excavation, grading, trenching) that go beyond 3 feet and could encounter undisturbed soils, a qualified archaeologist should be retained to avoid any potential impacts to archaeological resources. It should be noted that not all archaeological resources are considered unique archaeological resources pursuant to CEQA Guidelines Section 21083.2(g), and a nonunique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects. Therefore, provided that appropriate monitoring is provided during excavation beyond artificial fill materials, impacts to archaeological resources would be reduced to a less than significant level.

Mitigation Measure:

The following mitigation measures were included in the DEIR and the FEIR, and are applicable to the proposed project. The measures as provided include any revisions incorporated in the FEIR.

CUL-1 Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that exceed 3 feet below ground surface, the construction contractor shall demonstrate that the disturbance would occur within the limits of the previously disturbed soils, such as artificial fill materials.

In the event that the activities could encounter undisturbed soils, an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards of Archaeology shall be retained to determine if the construction activities could result in a substantial, adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines. If the archaeologist determines that monitoring during grading activities is necessary, a Native American monitor(s) from the applicable tribe (e.g., the Gabrielino Tongva Nation and/or the Native American Heritage Commission) shall also be invited to be present at the pregrading conference; shall establish procedures for archaeological and/or tribal resource surveillance; and shall establish, in coordination with the construction contractor, procedures for temporary halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts, as appropriate.

Should archaeological resources, including tribal resources, be found during ground-disturbing activities, the qualified monitor shall first determine whether the resource is a “unique archaeological resource” pursuant to Section 21083.2(g) of the California Public Resources Code (PRC) or a “historical resource” pursuant to Section 15064.5(a) of the State CEQA Guidelines (14 California Code of Regulations [CCR]), or “tribal cultural resources” pursuant to PRC Section 21074. Once the determination is made pursuant to CEQA Guidelines Section 21083.2, the appropriate actions shall be taken in appropriate sections of the regulations (e.g., 14 CCR §15126.4) to ensure that impacts are reduced to a less than significant level.

If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity, that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities, all earth-disturbing activity within 100 feet of the find shall be halted and the District shall be notified. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 form and filed with the appropriate Information Center.

Finding:

OVSD finds that changes or alterations have been incorporated into the Project that mitigate potentially significant direct, indirect, and cumulative impacts on the environment, as identified in the Final EIR. OVSD based on the Final EIR and the whole of the record that Mitigation Measure CUL-1 is feasible and finds that this mitigation measure will reduce the impacts related to cultural resources to a less than significant level. [Pub. Res. Code §21081(a)(1); Guidelines § 15091(1)]

Hydrology and Water Quality

- **Impact 5.4-1:** Proposed Project could violate water quality standards or waste discharge requirements.

Impact Analysis: OVSD is in the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). All modernization and interim housing campuses already operate as school facilities, and drainage and surface water discharges from the Proposed Project would not violate any water quality standards or waste discharge requirement. However, site preparation and other soil-disturbing activities during the construction of the Sun View ES, Westmont ES, and College View ES could temporarily increase soil erosion and the amount of silt entering the local stormwater drainage system. Potential pollutants in urban areas fall into several categories: bacteria and viruses, metals, nutrients, pesticides, organic compounds, sediments, trash and debris, oxygen-demanding substances, and oil and grease. Exposed soil during construction and increased impervious surface could increase the exposure to these potential pollutants in urban stormwater runoff.

Pursuant to Section 402 of the Clean Water Act, the EPA has established regulations under the National Pollutants Discharge Elimination System (NPDES) program to control direct stormwater discharges. Any construction or demolition activity, including, but not limited to clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre is required to control

stormwater discharges by completing and filing permit registration documents with the State Water Resources Control Board (SWRCB) prior to the start of construction.

Westmont ES and College View ES

Modernizations at Westmont ES would convert approximately 10,000 square feet of pervious surface to impervious asphalt and approximately 8,000 square feet of pervious surface would be converted to impervious surface at College View ES. Because these modernization sites would not result in disturbance of more than one acre of soil, compliance with the NPDES Construction General Permit (CGP) (Order No. 2009-0009-DWQ) would not be necessary. It is anticipated that standard best management practices (BMPs) would be implemented during construction, and considering the small scale of soil disturbances at Westmont ES and College View ES, less than significant water quality impacts would occur. Westmont ES and College View ES would result in less than one acre of soil disturbance, therefore, would not require the same permit requirements as the interim housing sites discussed below.

Sun View ES and Pleasant View/OVPP

The interim housing improvements would result in ground disturbance of approximately 3.28 acres of the Sun View ES. Therefore, these improvements are subject to the NPDES CGP requirements. A Storm Water Pollution Prevention Plan (SWPPP) would be prepared for each school sites and a water balance calculation would be performed as part of the NPDES requirements. As part of this requirement the schools would retain the 85th percentile, 24-hour storm water volumes for the additional hardscape areas. The SWPPP would estimate sediment risk for the construction areas and for receiving waters and specify erosion control and sediment control BMPs adequate to address those risks. Because the Proposed Project would disturb 3.28 acres of the Sun View campus, the construction is subject to the stormwater permit requirements. The required incorporation of BMPs for erosion control and stormwater management during construction would prevent violation of any applicable water quality standards or waste discharge requirement. Compliance with NPDES requirements as stated in Mitigation Measure HYD-1 would ensure that no water quality standards or discharge requirements are violated. Impacts would be less than significant.

Implementation of Mitigation Measure HYD-2 would ensure that pre-Project conditions would be roughly the same as the post-Project conditions or the increased volume is within the limits established by the County. Additionally, the Proposed Project would not involve uses that are substantially different than school uses currently occurring on any of the affected schools. Therefore, potential pollutants in all interim housing and modernization schools would be similar to the existing conditions. As with the current conditions, routine maintenance would be conducted in such a way to avoid discharge into storm drains. Although preparation and approval of a WQMP are not required, the District would coordinate with the County regarding drainage issues to ensure that appropriate BMPs are implemented during site design and operation to manage urban stormwater runoff. With implementation of Mitigation Measure HYD-2, impacts pertaining to operational water quality would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the DEIR and the FEIR, and are applicable to the proposed project. The measures as provided include any revisions incorporated in the FEIR.

HYD-1 Prior to grading of Sun View Elementary School, Ocean View School District shall adhere to the National Pollutant Discharge Elimination System (NPDES) Construction General Permit Order

No. 2012-0006-DWQ, Statewide General Construction Permit, by completing and filing Registration Documents with the State Water Resources Control Board, which include a Notice of Intent (NOI), a Risk Assessment, a Site Map, a Storm Water Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs), an annual fee, and a signed certification statement. It requires that a SWPPP be prepared prior to the start of grading, and provisions in the SWPPP must be implemented throughout the construction period.

HYD-02 Ocean View School District (OVSD) shall demonstrate that runoff discharges at Sun View Elementary School and Pleasant View/Ocean View Preparatory Preschool meet one of the following or equivalent design criteria:

- Capture and retain the volume of stormwater runoff produced from a 24-hour 85th percentile storm event and demonstrate that this design capture volume (DCV) is drawn down within 48 hours or less following the end of precipitation.

Or

- Demonstrate via use of nomographs or continuous simulation that best management practices (BMPs) will retain 80 percent of average annual runoff volume via volume-based, flow-based, or combined approaches.

Or

Where it is demonstrated based on substantial evidence that it is not feasible to fully infiltrate the DCV or equivalent per the listed criteria above, but i.e., partial infiltration is determined to be feasible, OVSD shall demonstrate in the site plans for Sun View Elementary School that the following design criteria have been incorporated:

- Maximize volume and pollutant retention through the incorporation of all of the following design elements that apply:
- Use of all applicable hydrologic source controls.
- Use of retention compartments in BMPs, including gravel storage below the lowest point of treated discharge, amended soils, and other features designed to achieve similar processes.

Finding:

OVSD finds that changes or alterations have been incorporated into the Project that mitigate potentially significant direct, indirect, and cumulative impacts on the environment, as identified in the Final EIR. OVSD based on the Final EIR and the whole of the record that Mitigation Measures HYD-1 and HYD-2 are feasible and finds that these mitigation measure will reduce the impacts related to hydrology and water quality to a less than significant level. [Pub. Res. Code §21081(a)(1); Guidelines § 15091(1)]

- **Impact 5.4-2:** The Proposed Project would alter the existing drainage patterns and increase the amount of impervious surfaces on Sun View ES, Westmont Elementary School, and College View Elementary School.

The interim housing improvements would result in approximately 1.57 acres of additional impervious surface at Sun View ES. And modernizations at Westmont ES and College View ES would convert approximately 10,000 square feet and 8,000 square feet of pervious surface to impervious surfaces, respectively. The City of Huntington Beach provides local drainage facilities (e.g., catch basins, underground pipes, pump stations, and open channels) for runoff around Sun View ES, Pleasant View/OVPP, and College View ES, and the City of Westminster provides local drainage facilities for Westmont ES, which is then conveyed to the Orange County Flood Control District facilities. These four schools with increased impervious surface as result of the Proposed Project are in the East Garden Grove Wintersburg Channel (C05) drainage area. No changes in drainage patterns or impervious surfaces are proposed for other modernization schools. The East Garden Grove Wintersburg Channel (C05) is deficient flood control facilities and are not capable of conveying runoff from the 100-year storm event. The County of Orange indicated that the proposed improvements should not worsen existing conditions or shift flooding problems upstream or downstream of the affected schools.

A permittee under the County's MS4 permit would need to prepare a WQMP and retain onsite a specified volume of stormwater runoff if a new development project that creates 10,000 square feet or more of impervious surface or a redevelopment project adds or replaces 5,000 square feet of impervious surface. The Proposed Project at Sun View ES, Pleasant View/OVPP, Westmont ES, and College View ES would add more than 5,000 square feet of impervious surface. However, the District not a permittee under the MS4 permit and there is no requirement to prepare WQMPs for the proposed improvements. However, the District is required to actively participate in implementing the Orange County NPDES Storm Water Program and protect the quality of surface waters in Orange County. Therefore, the District would be required to design the interim housing improvements and modernizations so that they do not discharge increased runoff flow to the existing storm drain facilities. Mitigation Measure HYD-2 incorporates performance standards from the County's 2011 Model WQMP to assist with project development. The existing and proposed landscaping and pervious athletic fields would be utilized to retain and absorb the necessary volume of stormwater runoff to ensure that the post-Project stormwater discharge to the local drainage system meets the County standards and does not worsen the existing deficiency. With implementation of Mitigation Measure HYD-2, impacts would be less than significant.

Mitigation Measures

See Mitigation Measure HYD-2.

Finding:

OVSD finds that changes or alterations have been incorporated into the Project that mitigate potentially significant direct, indirect, and cumulative impacts on the environment, as identified in the Final EIR. OVSD based on the Final EIR and the whole of the record that Mitigation Measure HYD-2 are feasible and finds that these mitigation measure will reduce the impacts related to hydrology and water quality to a less than significant level. [Pub. Res. Code §21081(a)(1); Guidelines § 15091(1)]

Transportation and Traffic

- **Impact 5.6 1:** The Proposed Project would conflict with an applicable goal or policy establishing measures of effectiveness for the performance of the circulation system.

The most students that would be relocated by the Proposed Project at any one time would be 820 middle school students to Sun View ES and 700 elementary school students to Pleasant View/OVPP. The traffic impact analysis assumed that these interim housing sites would have the worst impacts on the area circulation system.

The identified Project-generated trips are temporary and would end once the modernizations are completed. A buildout year of 2023/2024 school year was assumed for the EIR analysis based on the conservative Project development schedule where two schools are modernized concurrently, and the maximum number of students are transferred to both interim housing schools. Westmont ES would eventually receive students from Sun View ES and Pleasant View/OVPP, and College View would receive students from Pleasant View/OVPP. However, due to declining enrollment in the District’s service area, these students can be accommodated without increasing student capacities at these schools. School population fluctuates yearly, and because no increase in classrooms would be required to house the transferred students from Sun View ES and Pleasant View/OVPP, the area roadway system is assumed to have adequate capacity to serve these schools, and impacts would be considered less than significant.

The maximum project trip generation during the weekday AM peak hour would be 945 vehicle trips with 257 inbound trips to and 219 outbound trips from Sun View ES, and 253 inbound trips to and 216 outbound trips from Pleasant View/OVPP. However, it should be noted that the actual trip generation would be significantly less because the table does not account for busing. The trip numbers represent the worst-case scenario as no reduction in trips related to the planned bussing program was applied. The trip generation also assumes that the two schools with the most students would require interim housing concurrently, when in fact this is a worst-case scenario that would not likely occur. The trip generation also does not account for the expected enrollment decline in the District’s service area. At ultimate buildout in the 2023/2024 school year, all students would return to their home schools; therefore, any increase in trip generation would only be temporary.

A project would have a significant impact under CEQA when the addition of project traffic causes an intersection that operates at an acceptable LOS under existing traffic conditions to fall to an unacceptable LOS.

The Project-generated trips would result in two signalized locations—Beach Boulevard at Heil Avenue (#11) and Newland Street at Warner Avenue (#15)—that operate at acceptable LOS D under 2023 Without Project conditions to operate at unacceptable LOS E under 2023 With Project conditions. Note that the Newland Street/Warner Avenue (#15) intersection is in the jurisdiction of the cities of Huntington Beach and Fountain Valley. The lowest acceptable LOS for both cities is LOS D. The Proposed Project would result in potentially significant impacts to two signalized intersections, and mitigation measures are required to raise LOS E to acceptable LOS D or better.

The Project-generated trips would result in four intersections—Rhone Lane at Heil Avenue (#4), Silver Lane at Heil Avenue (#8), Beach Boulevard at Glencoe Drive (#10), Ross Lane at Warner Avenue (#17)—that would operate at LOS E or F without the Proposed Project to worsen. Because the City of Huntington Beach does not have performance standards for unsignalized local streets, the EIR assumes LOS D as the acceptable LOS. Although these four intersections would have unacceptable LOS, this would not be considered a significant impact of the Project that requires mitigation because the City does not have a performance standard and local street impacts are discussed qualitatively by the City’s circulation element. Also, considering that Project-related impacts would be temporary for the intersections and that a bussing program would be required to mitigate the signalized intersection impacts, impacts would not be considered significant.

Mitigation Measure

T-1 **Busing Program.** Ocean View School District shall prepare and implement a bussing program so that the two identified intersections—Beach Boulevard at Heil Avenue (#11) and Newland Street and Warner Avenue (#15)—do not operate at unacceptable level of service (LOS) E or worse

under With Project conditions. The busing program will direct students to gather at their designated bus stops, from which they will be transported to the interim housing school by bus and returned at the end of the school day. The busing program shall include a formula to identify a minimum busing percentage and limit parent-driven trips to ensure that the two intersections do not degrade to LOS E or worse. This program will be adjusted for variables in location, enrollment, and other characteristics as each home school is engaged in the modernization.

Finding:

OVSD finds that changes or alterations have been incorporated into the Project that mitigate potentially significant direct, indirect, and cumulative impacts on the environment, as identified in the Final EIR. OVSD based on the Final EIR and the whole of the record that Mitigation Measure T-1 is feasible and finds that this mitigation measure will reduce the impacts related to hydrology and transportation and traffic to a less than significant level. [Pub. Res. Code §21081(a)(1); Guidelines § 15091(1)]

4.0 SIGNIFICANT AND UNAVOIDABLE ADVERSE IMPACTS

No significant and unavoidable impacts were identified, therefore, no Statement of Overriding Considerations pursuant to California Code of Regulations Section 15093 is necessary.

5.0 ALTERNATIVES TO THE PROPOSED PROJECT

5.1. ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the EIR.

Alternative Development Areas

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines § 15126[5][B][1]). The modernizations are specific to each school and cannot be performed at other areas. Therefore, alternative development areas would not be applicable.

The modernizations requires the District to provide interim housing for elementary and middle school students. Other District facilities that are currently leased to private schools were considered but rejected. The District relies on the revenue stream from the leases to fund school programs, and other challenging factors include contract arrangements, displacement issues, and scheduling involving outside entities. Displaced private school students would need to be relocated, which could require improvements elsewhere. The currently leased District properties would also require improvements to meet the interim housing demands and would need to find other tenants once the modernizations are completed. For these reasons, terminating four lease contracts as an alternative was considered but rejected.

A centralized location alternative was also considered but rejected. Under this alternative, the interim housing for modernizations would be at more centralized locations, such as the District office at 17200 Pinehurst Lane and the Park View School at 16666 Tunstall Lane, both in Huntington Beach. However, these District-owned sites are not currently used for student housing; therefore, the buildings would require extensive improvements to meet CDE standards. Park View School was closed more than 30 years ago and would require various modernizations, upgrades, and remediation of asbestos-containing materials to provide student housing. Modernization of these sites would likely result in greater environmental impacts, and modernizing these sites for temporary housing would not be the most efficient and economic use of available funds. Therefore, this alternative was rejected.

Finding

The District finds that all of the alternatives eliminated from further consideration in the Draft EIR are infeasible and/or would not meet most Project objectives, for the reasons detailed in Section 7.0, *Alternatives to the Proposed Project*.

5.2. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen any of the significant effects of the project.

No Project/No Modernization Alternative

Under this alternative, no modernizations would occur on 11 of the existing campuses, and no interim housing would be necessary. All 13 schools would continue to operate without the proposed student safety improvements, such as camera systems and security fencing, emergency systems, and fire-life items; plumbing and other infrastructure improvements; improved educational technology; and improved play areas. Instead, minor fixes and repairs would be performed as problems are identified. Under this alternative, no portable buildings would be constructed to temporarily house students.

Finding

The District finds that the No Project/ No Modernization Alternative is infeasible because although it is environmentally superior to the proposed Project, it does not meet any of the Project objectives and it would not realize the benefits of Project implementation.

In making this determination, the District finds that when compared to the alternatives described and evaluated in the Final EIR, the Proposed Project, as mitigated, provides a reasonable balance between satisfying the Project objectives and reducing potential environmental impacts to an acceptable level.

Modernization and Interim Housing On-Site Alternative

Under this alternative, the modernization of 11 campuses would take place, but students would not be relocated to the off-site interim housing schools during construction. Instead, necessary interim housing facilities would be provided on each of the campuses to allow for modernizations. (Harbour View ES would not need interim housing for the Proposed Project or for this alternative.) Students would continue to attend their home schools, and no additional vehicle trips would be generated. Without the increased trips, impacts to air quality, GHG emissions, and noise related to mobile sources would be eliminated. Traffic intersection impacts would also be

eliminated under this alternative. Each campus would need to provide its own portable classrooms, walkways, and other necessary infrastructure during modernization. Therefore, there would be 11 construction sites with various construction-related impacts, such as more ground disturbances, longer construction period, and more portable classrooms installed and removed.

Finding

The District finds that the No Modernization and Interim Housing On-Site Alternative is infeasible because although it is environmentally superior to the proposed Project, it does not meet any of the Project objectives and it would not realize the benefits of Project implementation.

In making this determination, the District finds that when compared to the alternatives described and evaluated in the Final EIR, the Proposed Project, as mitigated, provides a reasonable balance between satisfying the Project objectives and reducing potential environmental impacts to an acceptable level.