

2. Introduction

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This draft environmental impact report (DEIR) has been prepared to satisfy CEQA and the CEQA Guidelines. The EIR is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

The lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” (Guidelines § 21067). The Ocean View School District of Orange County (District) has the principal responsibility for approval of the Multiple-Campus Modernization/Interim Housing Project. For this reason, the District is the CEQA lead agency for this Project.

The intent of the DEIR is to provide sufficient information on the potential environmental impacts of the Proposed Project to allow the District to make an informed decision regarding approval of the Project. Specific discretionary actions to be reviewed by the District are described in Section 3.4, *Intended Uses of the EIR*.

This DEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§ 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)

The overall purpose of this DEIR is to inform the lead agency, responsible agencies, decision makers, and the general public about the environmental effects of the development and operation of the proposed Multiple-Campus Modernization/Interim Housing Project. This DEIR addresses effects that may be significant and adverse, evaluates alternatives to the Project, and identifies mitigation measures to reduce or avoid adverse effects.

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2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The District complied with CEQA Guidelines Sections 15082 and 15083 by providing opportunities for early responsible and trustee agency participation in the environmental review process as well as opportunity for early public consultation with interested organizations and individuals. The Ocean View School District of Orange County determined that an EIR would be required for this Project and issued a Notice of Preparation (NOP) and Initial Study on November 29, 2017 (see Appendix A). Comments received during the initial study’s public review period, from November 29 to December 28, 2017, are in Appendix B. Table 2-1 provides a summary of the scoping period comment letters and the EIR section where those issues are addressed.

Table 2-1 NOP Comment Summary

| Commenting Agency/Person | Date | Comment Type | Comment Summary | Issue Addressed In: |
|--|------------|--|--|--|
| Agencies | | | | |
| South Coast Air Quality Management District (SCAQMD) Lijin Sun, J.D. Program Supervisor, CEQA IGR, Planning, Rule Development & Area Sources | 12/27/2017 | Air Quality and Health Risks | <ul style="list-style-type: none"> ▪ Requests that a copy of the EIR and all appendices or technical documents be forwarded to AQMD. ▪ Recommends using its CEQA Air Quality Handbook and CalEEMod for the air quality analysis. ▪ Requests identification of any potential adverse air quality impacts that could occur from all phases of the Project and all air pollutant sources related to the Project. ▪ Requests that criteria pollutant emissions and be quantified and results compared to the recommended regional significance threshold and also calculate localized significance thresholds (LSTs). ▪ Requests that a mobile source health risk assessment be prepared if the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel fueled vehicles. ▪ Requests that where significant air quality impacts occur, all feasible mitigation measures be incorporated. | <ul style="list-style-type: none"> ▪ Section 5.1 <i>Air Quality</i>. ▪ Section 5.3, <i>Greenhouse Gas Emissions</i> |
| Department of Toxic Substances Control Johnson P. Abraham, Project Manager, Brownfields Restoration and School Evaluation Branch, Brownfields and Environmental Restoration Program – Cypress | 12/18/2017 | Transportation, Encroachment, Hydrology and Drainage | <ul style="list-style-type: none"> ▪ Requests that the EIR identify and determine whether current or historical uses at the Project site may have resulted in any release of hazardous wastes/substances. ▪ It states that a Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions and if state funding is anticipated, then DTSC oversight is required. | <ul style="list-style-type: none"> ▪ Section 1.7, <i>Areas of Controversy</i>. ▪ Section 5.1, <i>Air Quality</i>. ▪ Section 5.3, <i>Hydrology and Water Quality</i> |

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| Commenting Agency/Person | Date | Comment Type | Comment Summary | Issue Addressed In: |
|---|------------|---|--|---|
| | | | <ul style="list-style-type: none"> ▪ It requests that the EIR address issues such as recognized environmental conditions in the Project area, discharging wastewater to a storm drain, lead-based paint, and asbestos containing materials, residual pesticides if used for agricultural, current and historical PCB-containing transformers, to be addressed in the EIR. ▪ It requests proper evaluation and sampling for contamination if soil export/import is proposed. ▪ It requests that proper evaluation and remediation are conducted for any groundwater contamination. | |
| Orange County Public Works Richard Vuong, Manager, Planning Division, OC Public Works Service Area/OC Development Services | 1/2/2018 | Hydrology and water quality, Traffic and Parking | <ul style="list-style-type: none"> ▪ Requests that specific issues related to stormwater quality are addressed in the EIR. ▪ Requests that potential impacts to OC infrastructure programs and flood program support division are addressed in the EIR. | <ul style="list-style-type: none"> ▪ Section 5.3 <i>Hydrology and Water Quality</i> ▪ Section 5.6 <i>Traffic and Transportation.</i> |
| City of Fountain Valley Steven Ayers, Planner | 12/20/2017 | Project Description | <ul style="list-style-type: none"> ▪ Wants to know the impact of increasing students in the other District schools resulting from vacating the two interim housing campuses, such as in traffic. ▪ Lighting, noise, public services, and traffic impact from the Vista View MS modernization and potential increase in student due to vacating of Sun View ES and Pleasant View/OPVV. | <ul style="list-style-type: none"> ▪ Chapter 3, <i>Project Description</i> ▪ Section 5.5, <i>Noise</i> ▪ Section 5.6, <i>Transportation and Traffic</i> ▪ Chapter 10, <i>Growth Inducing Impacts of the Proposed Project</i> ▪ |
| California Cultural Resource Preservation Alliance., Inc. Patricia Martz, Ph.D., President | 12/12/2017 | Cultural Resources | <ul style="list-style-type: none"> ▪ Although it appears that the Proposed Project has a low potential to affect cultural resources, ground-disturbing activities may have the potential to impact buried archaeological resources. | <ul style="list-style-type: none"> ▪ Section 5.2, <i>Cultural Resources</i> |

The Proposed Project was described in the NOP; potential environmental effects associated with Project approval and implementation were identified; and agencies and the public were invited to review and comment on the NOP. Two scoping meetings were held on December 20, 2017, at the Pleasant View/Ocean View Preparatory Preschool (OVPP), 1662 Landau Lane, Huntington Beach, CA 92647 and on December 21, 2017, at the Sun View Elementary School, 7721 Juliette Low Drive, Huntington Beach, CA 92647.

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The NOP process helps determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the initial study for the Project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR, but issues identified as Less Than Significant or No Impact are not. Refer to the initial study in Appendix A for discussion of how these initial determinations were made.

2.3 SCOPE OF THIS DEIR

The scope of the DEIR was determined based on the District's initial study, comments received in response to the NOP, and comments received at the scoping meeting conducted by the District. Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the DEIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

The information in Chapter 3, *Project Description*, establishes the basis for analyzing future, Project-related environmental impacts.

2.3.1 Impacts Considered Less Than Significant

During preparation of the Initial Study, the District determined that 17 environmental impact categories were not significantly affected by the Proposed Project. These categories are not discussed in this DEIR.

- Aesthetics
- Agriculture and Forestry Resources
- Biological 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

2.3.2 Potentially Significant Adverse Impacts

The District determined that six environmental factors have potentially significant impacts if the Proposed Project is implemented.

- Air Quality
- Cultural Resources

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- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Transportation and Traffic

2.3.3 Unavoidable Significant Adverse Impacts

This DEIR does not identify any significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the Proposed Project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. If any significant and unavoidable adverse impact is found, then the District must prepare a “statement of overriding considerations” before it can approve the Project, attesting that the decision-making body has balanced the benefits of the Proposed Project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. No significant and unavoidable adverse impact was identified, and a statement of overriding considerations is not required.

2.4 FINAL EIR CERTIFICATION

This DEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the District address shown on the title page of this document. Upon completion of the 45-day review period, the District will review all written comments received and prepare written responses for each. A Final EIR (FEIR) will incorporate the received comments, responses to the comments, and any changes to the DEIR that result from comments. The FEIR will be presented to the District Board of Trustees for potential certification as the environmental document for the Project. All persons who comment on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the City.

The DEIR is available to the general public for review at various locations:

- Ocean View School District, 17200 Pinehurst Lane, Huntington Beach, CA 92647
- Sun View Elementary School, 7721 Juliette Low Drive, Huntington Beach, CA 92647
- Pleasant View/OVPP, 16692 Landau Lane, Huntington Beach, CA 92647
- Ocean View School District website: www.ovsd.org

2.5 MITIGATION MONITORING

Public Resources Code, Section 21081.6, requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081 or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR.

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The Mitigation Monitoring Program for the Multiple-Campus Modernization/Interim Housing Project will be completed as part of the Final EIR, prior to consideration of the Project by the District's Board of Trustees.