

4. Environmental Setting

4.1 INTRODUCTION

This section provides a “description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, ... from both a local and a regional perspective” (Guidelines § 15125[a]), pursuant to provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The environmental setting provides the baseline physical conditions from which the lead agency will determine the significance of environmental impacts resulting from the Proposed Project.

4.2 REGIONAL ENVIRONMENTAL SETTING

4.2.1 Regional Location

The Proposed Project would involve 13 school sites, as shown in Figure 3-1, *Regional Location*. Of the 13 school locations, 10 are in Huntington Beach, 1 is in Fountain Valley, 1 in Westminster, and 1 in Midway City. These cities are in Orange County, and regional access is provided via Interstate 405 (I-405), which travels north-south. State Route 22 is another freeway nearby, approximately 2.2 miles to the north of Start View ES. Other nearby cities include Seal Beach, Costa Mesa, and Garden Grove. Orange County comprises approximately 798 square miles, stretching approximately 40 miles along the coast and extending inland approximately 20 miles. It is bordered by the Pacific Ocean to the west, Los Angeles County to the north and northwest, San Bernardino County to the northeast, Riverside County to the east, and San Diego County to the south.

4.2.2 Regional Planning Considerations

4.2.2.1 SCAG REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs.

The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted in April 2016 (SCAG 2016). Major themes in the 2016 RTP/SCS include integrating strategies for land use and transportation; striving for sustainability; protecting and preserving existing transportation infrastructure;

4. Environmental Setting

increasing capacity through improved systems managements; providing more transportation choices; leveraging technology; responding to demographic and housing market changes; supporting commerce, economic growth, and opportunity; promoting the links between public health, environmental protection, and economic opportunity; and incorporating the principles of social equity and environmental justice.

The SCS outlines a development pattern for the region that, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from transportation (excluding goods movement). The SCS is meant to provide growth strategies that will achieve the regional GHG emissions reduction targets identified by the California Air Resources Board. The SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS, but provides incentives to governments and developers for consistency. The Proposed Project's consistency with the applicable 2016-2040 RTP/SCS policies is analyzed in detail in Section 5.3, *Greenhouse Gas Emissions*.

4.2.2.2 SOUTH COAST AIR BASIN AIR QUALITY MANAGEMENT PLAN

The Ocean View School District's service area boundary is in the South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (SCAQMD). Pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and state law and standards are detailed in the SoCAB Air Quality Management Plan (AQMP). Air pollutants for which ambient air quality standards (AAQS) have been developed are known as criteria air pollutants—ozone (O₃), carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide, coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead. VOC and NO_x are criteria pollutant precursors and go on to form secondary criteria pollutants, such as O₃, through chemical and photochemical reactions in the atmosphere. Air basins are classified as attainment/nonattainment areas for particular pollutants depending on whether they meet AAQS for that pollutant. Based on SCAQMD's AQMP, the SoCAB is designated nonattainment for O₃, PM_{2.5}, PM₁₀, and lead (Los Angeles County only) under the California and National AAQS and nonattainment for NO₂ under the California AAQS. The Proposed Project's consistency with the applicable AAQS is discussed in Section 5.1, *Air Quality*.

4.2.2.3 GREENHOUSE GAS EMISSIONS REDUCTION LEGISLATION

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in Executive Order S-03-05; Executive Order B-30-15; Assembly Bill 32 (AB 32), the Global Warming Solutions Act (2008); and Senate Bill 375 (SB 375), the Sustainable Communities and Climate Protection Act.

Executive Order S-03-05, signed June 1, 2005, set the following GHG reduction targets for the State of California:

- 2000 levels by 2010
- 1990 levels by 2020
- 80 percent below 1990 levels by 2050

AB 32 was passed by the state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 follows the emissions reduction targets established in Executive

4. Environmental Setting

Order S-3-05. Executive Order B-30-15 also established an interim goal of a 40 percent reduction below 1990 levels by 2030.

In 2008, SB 375 was adopted to connect GHG emissions reductions targets for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce vehicle miles traveled and vehicle trips. SCAG's targets are an 8 percent per capita reduction from 2005 GHG emission levels by 2020 and a 13 percent per capita reduction from 2005 GHG emission levels by 2035.

The project's ability to meet these regional GHG emissions reduction target goals is analyzed in Section 5.3, *Greenhouse Gas Emissions*.

4.2.2.4 REGIONAL WATER QUALITY CONTROL BOARD, SANTA ANA RIVER BASIN PLAN

Under the Porter-Cologne Water Quality Act, California's water quality control law, the State Water Resources Control Board (SWRCB) has ultimate control over water quality policy and allocation of state water resources. The SWRCB, through its nine Regional Water Quality Control Boards, carries out the regulation, protection, and administration of water quality in each region. Each regional board is required to adopt a water quality control plan or basin plan. The cities of Huntington Beach, Fountain Valley, and Westminster and the unincorporated Midway City are in the Santa Ana River Basin, Region 8.

The Water Quality Control Plan for the Santa Ana River Basin was updated in 2008. This basin plan gives direction on the beneficial uses of the state waters in Region 8; describes the water quality that must be maintained to support such uses; and provides programs, projects, and other actions necessary to achieve the standards established in the basin plan. The Project's water quality impacts are analyzed in Section 5.4, *Hydrology and Water Quality*.

4.3 LOCAL ENVIRONMENTAL SETTING

The District operates 17 schools—2 preschools, 11 elementary schools, and 4 middle schools—housing pre-school through 8th-grade students in Huntington Beach, Fountain Valley, Westminster, Seal Beach, and unincorporated Orange County (Midway City). The Proposed Project involves 13 of the 17 District campuses. The impacted campuses are predominately in residential settings and surrounded by residential units.

4.3.1 Location and Land Use

Each campus address and current enrollment are shown in Table 4-1.

4. Environmental Setting

Table 4-1 Modernization and Interim Housing Campus Location Summary

School Name	Address	General Plan	Zoning	Enrollment (as of 2016/2017)
Interim Housing Schools				
Sun View ES	7721 Juliette Low Drive, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	268
Pleasant View/OVPP	16692 Landau Lane, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	330*
Modernization Schools				
Westmont ES	8251 Heil Avenue, Westminster	Public/Semi-Public	P/SP (Public/Semi-Public)	305
Star View ES	8411 Worthy Lane, Midway City/Westminster (107-731-04)	Public/Semi-Public	P/SP (Public/Semi-Public)	509
Vista View MS	16250 Hickory Street, FV	Public Facilities	PI (Public Institutional)	680
Marine View MS	5682 Tilburg Drive, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	814
Mesa View MS	17601 Avila Lane, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	810
Spring View MS	16662 Trudy Lane, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	766
Circle View ES	6261 Hooker Drive, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	692
College View ES	6582 Lennox Drive, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	439
Golden View ES	17251 Golden View Lane, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	403
Village View ES	5361 Sisson Drive, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	459
Harbour View ES	4343 Pickwick Circle, HB	Public/Semipublic (PS)	PS (Public-SemiPublic)	739

Source: CDE Dataquest

* Measure R Bond Information/School Consolidation Task Force Reports.

4.3.2 Surrounding Land Uses

4.3.2.1 INTERIM HOUSING CAMPUSES

The Sun View campus has two street fronts, Sher Lane and Juliette Low Drive, and is bordered by residential uses to the north, east, and south. Residential uses are also to the west across Sher Lane, and Sun View Park abuts the campus to the north. Residential units west of Sher Lane and south of Juliette Low Drive are single-family units, and uses that border the campus to the north, south, and east are multifamily units. Juliette Low Drive, an east-west roadway, becomes Silver Lane, a north-south roadway. A church abuts the Sun View campus to the south at the northeast corner of Glencoe Drive and Silver Lane. A small portion of the

4. Environmental Setting

northeast corner of the Sun View campus, part of athletic field, also fronts the corner of Parkside Lane and Holt Drive. This street frontage has chain-link fencing with no vehicle or pedestrian access.

Pleasant View/OVPP is bounded by Landau Lane to the west, residential units and a storage facility to the south, and Pleasant View Park to the north. Residential uses are to the west across Landau Lane and to the north beyond Pleasant View Park. A local drainage channel runs along the eastern border of the Pleasant View/OVPP campus, adjoined by the California Department of Transportation (Caltrans) easement and the I-405 southbound ramp. Chain-link fencing separates the Pleasant View/OVPP athletic field from the drainage channel.

4.3.2.2 MODERNIZATION CAMPUSES

All 11 modernization campuses are surrounded by residential uses except for Westmont ES in Westminster, which is bordered by the East Garden Grove drainage channel to the north and a commercial plaza, Pavilion Place, beyond the channel.

4.3.3 Public Services and Utilities

The modernization and interim housing campuses are in the jurisdictional boundaries of the following public service and utility providers:

- **Police Protection:** Huntington Beach Police Department, Westminster Police Department, and Fountain Valley Police Department.
- **Fire Protection:** Huntington Beach Fire Department, Orange County Fire Authority, and Fountain Valley Fire Department.
- **Schools:** Ocean View School District of Orange County
- **Libraries:** Orange County Public Library
- **Parks:** Cities of Huntington Beach, Fountain Valley, and Westminster
- **Water:** Cities of Huntington Beach, Fountain Valley, and Westminster
- **Sewers:** Collected by local sewer lines by the cities of Huntington Beach, Fountain Valley, and Westminster, and transported to Orange County Sanitation District's system
- **Wastewater Treatment:** Orange County Sanitation District
- **Storm Drainage:** Orange County Public Works
- **Landfills:** Orange County
- **Electricity:** Southern California Edison

4. Environmental Setting

- **Natural Gas:** Southern California Gas Company

4.3.4 General Plan and Zoning

All 10 schools in Huntington Beach (listed below) are zoned PS (Public-SemiPublic) and designated Public/Semipublic (PS) by the City of Huntington Beach General Plan with an underlying designation of Low Density Residential (RL) or Medium Density Residential (RM).

- Sun View Elementary School (interim housing), RM
- Pleasant View/OVPP (interim housing), RL
- Circle View Elementary School, RL
- College View Elementary School, RL
- Golden View Elementary School, RL
- Village View Elementary School, RL
- Marine View Middle School, RL
- Mesa View Middle School, RL
- Spring View Middle School, RL
- Harbour View Elementary School, RM

Westmont Elementary School and Star View Elementary School are in Westminster and zoned P/SP (Public/Semi-Public) and designated Public/Semi-Public by the Westminster General Plan.

Vista View Middle School is in Fountain Valley. This school is zoned PI (Public Institutional) and designated Public Facilities in the General Plan Land Use Plan.

4.4 CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed where the project's incremental effects are cumulatively considerable. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as that necessary for the project alone. Section 15355 of the Guidelines defines cumulative impacts to be “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity.

Section 15130 [b][1] of the CEQA Guidelines states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency.
- A summary of projections contained in an adopted General Plan or related planning document designed to evaluate regional or area-wide conditions.

4. Environmental Setting

The cumulative impact analysis in this EIR uses both methods, which are described more specifically in each cumulative impact section. The geographic areas in which cumulative impacts are considered varies between sections within Chapter 5, *Environmental Analysis*, in this EIR, and is identified in the *Cumulative Impacts* subsection of each section of Chapter 5. For instance, for utilities and service systems, the area considered is the service area of each utility provider. The geographic scope of air quality is the South Coast Air Basin, in which all the campuses are located. Potential cumulative impacts related to traffic have been addressed by using the cumulative projects list in Table 4-2 and through use of an ambient growth rate (0.5 percent per year through 2024). The cumulative project location map is on Figure 5.6-2, *Cumulative Project Locations*, in Section 5.6, *Transportation and Traffic*.

Table 4-2 Cumulative Projects List

Project #	Project	Location	Land Uses
HB-1	Park Side Estates	West side of Graham St., south of Warner Ave., along the East Garden Grove Wintersburg Flood Channel	SFR 111 DU
HB-2	Autumn Care assisted living	19101 Garfield (southwest corner of Garfield Ave. and Brookhurst St.)	Assisted living 76 beds
HB-3	Monogram Apts	5 parcels located at the SW corner of Edinger Ave and Gothard St.	Apts 510 DU
HB-4	Marriott Springhill Suites Hotel	7872 Edinger Ave. (SE Corner of Edinger Ave. and Parkside Ln.)	Hotel 126 rooms
HB-5	Chrysler Dealership Expansion	16701 Beach Blvd.	Showroom +3000 SF
HB-6	Newland Condominiums	West Side of Newland St., South of Slater Ave.	Condominiums 13 DU
HB-7	Assisted Living/ Memory Care Facility	18922 Delaware St.	Assisted Living/ Memory Care 68 units 89 beds 68 ksf
HB-8	Sea Dance Housing Development	14422 Hammon Lane	SFR 53 DU
HB-9	Rainbow Environmental Services Transfer Station	17121 Nichols Street	Transfer Station Add 193,150 SF
HB-10	Sonic Drive-In	17811 Beach Boulevard (northwest corner of Beach Boulevard and Ronald Drive)	2206 sf restaurant 826 sf retail
HB-11	Residential	18431 Beach Blvd.	42 unit senior apartments with two buildings totaling approximately 44,041 sq. ft.
HB-12	Residential	19100 Gothard St	21 two and three story attached townhomes
HB-13	Commercial	6100 Warner Ave	demolish an existing building and construct a new 5,385 sq ft drive thru

4. Environmental Setting

Table 4-2 Cumulative Projects List

Project #	Project	Location	Land Uses
HB-14	Retail	16990 Beach Blvd.	demo service station and detached retail building, construct new retail convenience store, pump station and other onsite improvements, and allow alcohol sales
HB-15	Commercial/office	17041 Beach Blvd	To demo an existing structure and construct a new 6,090 sf single story multi-tenant building
HB-16	Church	16400 Springdale St	3,357-square-foot addition to a church
HB-17	Commercial	18771 Beach Blvd	new 17,232 sq. ft. building for a Subaru dealership
HB-18	Restaurant	6962 Edinger Ave	new drive-through restaurant (Farmer Boys)
HB-19	Residential	8041 Ellis Ave.	demolish part of existing carwash and liquor store and construct 51 DU MFR
HB-20	Commercial	18421 Gothard St., Suite 400	craft distillery and tasting room in an industrial building

Source: City of Huntington Beach

4.5 REFERENCES

California Department of Education (CDE). California Department of Education, DataQuest, Select Criteria, Select Year of Data and Enter a Portion of the School Name.

<https://dq.cde.ca.gov/dataquest/page2.asp?Level=School&Subject=Enrollment>.

Southern California Association of Governments (SCAG). 2016, April 7 (adopted).

<http://scagrtpscscs.net/Pages/FINAL2016RTPSCS.aspx>.