



January 15, 2018

Honorable Vicki Snell, President
Newport-Mesa Unified School District
2985 Bear St.
Costa Mesa CA 92626

Subject: Settlement CdM Sports Field EIR

Dear President Snell:

This letter is to state on behalf of the Eastbluff Homeowners Community Association our support for approval of Board Policy 1330(a) for implementation of operating conditions and mitigation measures associated with the Corona del Mar School Sports Field Project. These measures were approved by the School District in Resolution No. 21107 dated 10/27/2017 and were detailed in the Final EIR, Notice of Determination, Finding of Facts and Mitigation Measures Program Report.

We have summarized in Exhibit A to this letter the specific project operating conditions and mitigation measures in the CEQA/Final EIR documents, which our residents are relying upon. We have discussed this list of requirements with Superintendent Navarro and his staff. They graciously produced the proposed Board Policy 1330(a) and corresponding Administrative Regulations 1330(a) to implement these EIR measures and establish a process for reporting concerns should they occur. They have also established a process by which our Association will participate in follow up to the mitigation measures and discuss any future changes in policies or operating conditions for the Sports Field prior to consideration by the School District.

We understand the Board of Education's position is that the District has adequately addressed through accepted scientific analysis protocols the impact of the proposed project as contained in the EIR and as required by CEQA. We are satisfied that the detailed project descriptions, operating limitations and mitigation measures in the CEQA/Final EIR, Findings of Fact, Mitigation Measures Program Report, proposed revised Board Policy 1330(a) revisions and related pending Administrative Regulation AD1330(a) proposed by Superintendent office, provide the assurances we are seeking. If the Board Policy 1330(a) revisions are approved as proposed on Tuesday 1/16/2018 at the School Board's meeting, that will settle our concerns about the EIR and our Association will take no legal action to challenge the same.

If anyone has a question, please contact me. Thank you.

R. Rubino

Ronald S. Rubino
President
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Copies: Dr. Navarro, NMUSD Superintendent
NMUSD School Board Trustees
Eastbluff Homeowners' Community Association Board Directors





EXHIBIT A – Resolution 21-10-17, dated October 24, 2017

The Board of Education adopted the Final EIR for the Corona del Mar School Sports Field Improvement Project and included adopting Findings and approving a Mitigation Monitoring Program for Construction and Operation of the sports fields. This exhibit provides a Notice of Determination document with notes added by Eastbluff Homeowners’ Community Association representative indicating specific limitations and requirements approved by the School District for the project. This provides historical points of reference that are the basis for the District’s Board Policy and Administrative Regulations that have been recommended to provide the mechanism for compliance and ongoing communications.

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- 8) Improve security around artificial surface fields.
- 9) Allow use of the facility by District-approved community groups per adopted Board Policy 1130 Use of School Facilities.
- 10) If feasible, further enhance on-campus athletics by providing second artificial surface field.

1.1.3. Project Description

Note 1

The proposed project consists of replacement and reconfiguration of the existing natural-turf field and rubber track with a synthetic-turf field and rubber track and construction of 664-seat-capacity permanent bleachers. The District is considering two options.

Option A. Option A includes construction of one lighted synthetic-turf field and rubber track, 664-seats (same as current capacity) bleachers, a press box, public address (PA) system, four 80-foot light poles, and an approximately 3,000-square-foot building with two ticket booths, two restroom areas, a main concession area, and storage. The new lighting improvements would use Musco Lighting's Green Generation lighting system, supporting 14 metal halide luminaires on each galvanized steel pole for a total of 56 individual fully shielded luminaires. Each luminaire would be a 1500-watt MZ lamp type with 134,000 design lumens per lamp using 87.58 average kW. The proposed lighting control system would have various lighting modes programmed for different events. The football and soccer modes would average approximately 50 foot-candles on the sports field. The football mode (50 foot-candles) represents the maximum lighting level used at the field. The 664-seat bleachers would be approximately 9 feet tall and 210 feet wide. Creation of the reconfigured sports field would disturb approximately 6 acres of the approximately 37-acre campus. See Figure 3-4, *Option A Site Plan*. This main field area is indicated as Field 1.

Several existing field structures, such as goal posts, score board, and storage structures, would be demolished and removed. All vegetation within the area of disturbance—including 30 pepper trees ranging from 20 to 30 feet in height along Vista del Oro and Eastbluff Drive—would be removed and cleared, and the area would be graded as part of the project. Although these on-campus trees are in good condition, they are difficult to maintain and a nuisance because they produce numerous leaflets that fall and have branches that break frequently. Furthermore, the roots spread in search of water and nutrients, causing damage to pavement, sewers, and drains. Therefore, the District plans to remove the existing pepper trees and replace with other landscaping. Although no specific tree species have been determined, 24-inch box evergreen trees would be planted at a minimum replacement ratio of 1:1.

Option B. Option B includes construction of two lighted synthetic turf fields, one with rubber track and one without track. Under Option B, the synthetic-turf field and rubber track would be very close to the current natural-turf field and rubber track's existing location (Field 1) and the second lighted synthetic-turf field (no track) would be placed north of the existing varsity baseball field (Field 2). Field 1 would include the synthetic-turf field and rubber track, 664-seat bleachers, and four 80-foot lighting poles. Field 2 would include the synthetic-turf field (no track), four 70-foot light poles, and the existing 200-seat portable bleachers that would remain adjacent to the west side of the second field for spectators. These portable bleachers are currently used for games at this location. Identical nighttime lighting systems would be used on Field 1 as for Option A and four 70-foot light poles are proposed on Field 2. The locations of the eight light poles are shown in Figure 3-5, *Option B Site Plan*, and the detailed lighting plan is included in Appendix D to the RDEIR. Field 2 lighting would be Musco Lighting's Green Generation lighting system with 12 1500-watt MZ lamp type per pole for a total of 48 fully shielded luminaires. An average of 75.07 kW would be used per luminaire with 134,000 design

Note 2

Note 3

lumens. Creation of the reconfigured sports fields under Option B would disturb approximately 9 acres of the approximately 37-acre campus. See Figure 3-5, *Option B Site Plan*.

All structures and vegetation within the limits of the Option B project boundaries would be demolished and graded. Therefore, in addition to the two fields, including 30 pepper trees and other vegetation, several existing field structures, such as goal posts, structures, on the second field area (existing soccer field) would be demolished and removed.

Under both Options A and B, other minor physical changes for other parts of the CdM campus would include signage, fencing, pathways, and placement of gates, etc.

Note 4

1.2. Environmental Review Process

In conformance with CEQA and the State CEQA Guidelines, the Newport-Mesa Unified School District (N-MUSD or District) conducted an extensive environmental review of the CdM MS/HS Sports Field(s) Project (proposed project).

The District prepared and issued a Notice of Preparation/Initial Study (NOP/IS) on February 1, 2016 (see Appendix A1). Comments received during this public review period, from February 1, 2016, to March 1, 2016, are in Appendix B1. A Scoping Meeting was held on February 22, 2016, at the Corona del Mar MS/HS Lecture Hall, 2101 Eastbluff Drive. In order to better respond to the community concerns received during the scoping period, the District prepared and released a Recirculated NOP/IS that circulated for a 60-day review period, from March 25, 2016, to May 23, 2016. A Scoping Meeting for the Recirculated NOP/IS was held on March 28, 2016, at the Corona del Mar MS/HS Lecture Hall.

- Notice of Completion (NOC), NOP, and the Initial Study were sent to the Governor's Office of Planning and Research State Clearinghouse and circulated to state agencies for review.
- The NOP and Initial Study were mailed to regional and local agencies, organizations, and interested parties.
- The NOP was published in the local newspaper on February 1, 2016 and March 25, 2017.
- The NOP/IS were available to the public for review at Newport-Mesa Unified School District Education Center, 2985 Bear Street, Building A, Costa Mesa, California 92626 and Corona del Mar MS/HS Administrative Office, 2101 Eastbluff Drive, Newport Beach, CA 92660, and on the N-MUSD's website at www.nmusd.us/CdMField for PDF download.

Based upon the Initial Study and Environmental Checklist Form, N-MUSD staff determined that a Draft EIR should be prepared for the Proposed Project. The scope of the Draft EIR was determined based on the Recirculated Initial Study, comments received in response to the NOP, and the scoping meeting held on March 28, 2016.

N-MUSD prepared a Draft EIR, which was made available for a 45-day public review period from February 6, 2017, to March 22, 2017.

Aesthetics

- **Impact 5.1-1:** The proposed project (Options A and B) would not adversely affect any scenic vista or alter scenic resources within a state scenic highway.
- **Impact 5.1-2:** The proposed project (Options A and B) would alter but not degrade the visual appearance of the project site.

Air Quality

- **Impact 5.2-1:** The proposed project (Options A and B) would be consistent with the South Coast Air Quality Management District's Air Quality Management Plan.
- **Impact 5.2-2:** Construction activities associated with implementation of the proposed project (Options A and B) would not generate short-term emissions that exceed the South Coast Air Quality Management District's regional thresholds.
- **Impact 5.2-3:** Long-term criteria air pollutant emissions associated with the proposed project (Options A and B) would not exceed the South Coast Air Quality Management District's regional operational significance thresholds.
- **Impact 5.2-4:** Construction of the proposed project (Options A and B) would not expose sensitive receptors to substantial pollutant concentrations.
- **Impact 5.2-5:** Operation of the proposed project (Options A and B) would not expose offsite sensitive receptors to substantial concentrations of air pollutants.

Greenhouse Gas Emissions

- **Impact 5.4-1:** Development of the proposed project (Options A and B) would not result in a substantial increase of GHG emissions that would exceed the South Coast Air Quality Management District's significance criteria.
- **Impact 5.4-2:** The proposed project (Options A and B) would not conflict with the California Air Resources Board's Scoping Plan or the Southern California Association of Governments' 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy.

Noise

- **Impact 5.6-1:** The proposed project (Options A and B) would not result in long-term, operation-related, roadway noise impacts.
- **Impact 5.6-2:** Option B: Sports field events would not result in significant temporary and periodic increases in ambient noise levels.
- **Impact 5.6-3:** The proposed project (Options A and B) would not create short-term or long-term groundborne vibration and groundborne noise.
- **Impact 5.6-4:** The proposed project (Options A and B) construction activities would not result in temporary noise increases in the vicinity of the project site.

Note 5

Public Resources

- **Impact 5.7-1:** The proposed project (Options A and B) would not have adverse physical impacts on the city's fire protection services.
- **Impact 5.7-2:** The proposed project (Options A and B) would not have adverse physical impacts on the city's police protection services.

Recreation

- **Impact 5.8-1:** The proposed project (Options A and B) would increase the use of existing park and recreational facilities, but would not result in substantial physical deterioration of the facilities.

Transportation and Traffic

- **Impact 5.9-2:** The proposed project (Options A and B) would not substantially increase the vehicle miles traveled.
- **Impact 5.9-3:** The proposed project (Options A and B) would not conflict with the Orange County Congestion Management Program.
- **Impact 5.9-4:** The proposed project (Options A and B) would not substantially increase hazards due to a design feature or inadequate emergency access.
- **Impact 5.9-5:** Implementation of the proposed project (Options A and B) would not result in inadequate parking capacity impact.

Note 6

Energy Resources

- **Impact 5.10-1:** The proposed project (Options A and B) would increase the demand for electrical services but would not require new or expanded electrical infrastructure for the provider or result in wasteful electrical energy consumption.
- **Impact 5.10-2:** The proposed project (Options A and B) would not increase the demand for natural gas services to require new or expanded natural gas capacity for the provider or result in wasteful natural gas energy consumption.
- **Impact 5.10-3:** The proposed project (Options A and B) would not result in increased demand for transportation energy, would not require new or expanded transportation energy capacity for the provider, and would not result in wasteful transportation energy consumption.

2.1.2.2. IMPACTS MITIGATED TO LESS THAN SIGNIFICANT

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the RDEIR, these impacts would be considered less than significant.

Aesthetics

- **Impact 5.1-3:** The proposed project (Options A and B) would generate new sources of light and glare.

The California Code of Regulations (CCR), Title 24, parts 1 and 6, Building Energy Efficiency Standards, updated in 2016, provides standards to improve the quality of outdoor lighting and helped to reduce the impacts of light pollution, light trespass, and glare. The standards regulate lighting characteristics such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. Different lighting standards are set for different "lighting zones" (LZ), and the zone for a specific area is based on population figures from the 2010 Census. Areas can be designated LZ0 (undeveloped areas of government designated parks, recreation areas, and wildlife preserves), LZ1 (developed portion of government designated parks, recreation areas, and wildlife preserves), LZ2 (rural), or LZ3 (urban), or LZ4 (no default designation). Based on this classification, the project site is designated LZ3.

Nighttime illumination and glare analysis addresses the effects of a project's nighttime lighting on adjoining uses and areas. Light and glare impacts are determined through a comparison of the existing light sources with the proposed lighting plan or policies. If the project has the potential to generate spill light on adjacent sensitive receptors or generate glare at receptors in the vicinity of the site, mitigation measures can be provided to reduce potential impacts, as necessary.

Note 7

The City of Newport Beach Municipal Code provides the following lighting standards and does not provide numerical values for significance threshold.

Chapter 20.30 (Property Development Standards), Section 20.30.070 (Outdoor Lighting). This section outlines outdoor lighting standards to reduce impacts of glare, light trespass, over-lighting, sky glow, and poorly shielded lighting fixtures.

Note 8

A. General Outdoor Lighting Standards

1. All outdoor lighting fixtures shall be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures.

Light Trespass Impact, Options A and B

Illustration AE-3, Hours of Field Lighting by Time of Year, of the RDEIR shows the maximum duration of hours the field lights would be on throughout the year based on the anticipated use of the field(s) and position of the sun. "Practice days" occur frequently and "game days" are rare, so the typical use of the field lights would be a maximum of three hours between 5:00 PM and 8:00 PM during winter months. Practices would extend only to 8 PM under both Options A and B, so this exhibit applies to both.

Option A would allow games and events to extend to 10:00 PM on one field. In this circumstance, the maximum duration of lighting would be five hours during the winter (i.e., 5:00 PM to 10:00 PM), shown in the third graph of Illustration AE-3. Lighting would be limited to Field 1 as the second field would not be constructed under Option A.

Option B would allow games and events to extend to 9:00 PM on two fields. During game days under Option B, the maximum duration of hours the fields may be lit would be four hours during the winter (5:00 PM to 9:00 PM), as shown in the second graph of Illustration AE-3.

Note 9

The proposed 70- to 80-foot-tall light poles provide the minimum height required to effectively illuminate Field 1 (both options) and Field 2 (Option B) with an average maximum of 50 foot-candles (fc). It is not possible to completely eliminate spillover of light and glare onto adjoining properties and roadways, but the proposed pole height allows the best control to minimize spillover light. Higher mounting heights are generally more effective

in controlling spill light, because a more controlled and/or narrower beam may be used, making it easier to confine the light to the design area. Lower mounting heights increase the spill light beyond the property boundaries. Lower mounting heights make bright parts of the floodlights more visible from positions outside the property boundary, which can increase glare.

Horizontal Light Levels, Option A

Figure 5.1-16, Option A: Spill Light Levels (Horizontal), shows spill light levels from the 56 luminaires on four 80-foot lights poles with an average maximum of 50 fc on horizontal surface. At 150 feet from the edge of the football field, the maximum level would be 0.4 fc and the minimum level would be 0.1 fc north of Vista Del Oro (see Figure 5.1-17, Option A: Spill Light at 150 Feet [Horizontal]). Comparative light levels are shown in Table 5.1-1, Light Levels, and levels from 0.1 fc to 0.4 fc would be between the deep twilight (0.1 fc) to twilight (1 fc) and would not result in substantial light nuisance.

Furthermore, as shown in Figure 5.1-16, Option A: Spill Light Levels (Horizontal), the lighting levels near the 12 residential properties most impacted by spill light north of Vista Del Oro average 0.23 fc.

Horizontal Light Levels, Option B

Figure 5.1-18, Option B: Spill Light Levels (Horizontal), shows spill light levels from the 56 luminaires on four 80-foot light poles on Field 1 and 48 luminaires on four 70-foot light poles on Field 2. At 150 feet from the edge of the football field, the maximum level would be 0.27 fc, and the minimum level would be 0.11 fc north of Vista Del Oro (see Figure 5.1-19, Option B: Spill Light at 150 Feet [Horizontal]). Comparative light levels are shown in Table 5.1-1, and levels from 0.1 fc to 0.27 fc would be between deep twilight (0.1 fc) and twilight (1 fc) and would not result in substantial light nuisance. The spill light levels along eastside of Eastbluff Drive would be 0.0 fc and 0.1 fc.

Under Option B, spill light levels at the nearest residences to north ranged from a maximum of 0.27 fc to 0.1 fc. Compared to Option A, where spill light levels at the nearest residences ranged from a maximum of 0.4 fc to 0.1 fc, the overall spill light impacts under Option B would be less. No significant spill light impact would occur.

Note 10

Vertical Light Levels, Option A

A vertical foot-candle represents light levels received on a vertical surface such as a building façade. Because the City of Newport Beach does not have a significance threshold for spill light impacts, this analysis used the conservative vertical light trespass standards shown in Table 5.1-4, *Light Trespass, Vertical Illumination*. The project site is in LZ3 with moderately high ambient lighting, and light trespass impacts could be considered significant if the vertical illuminance exceeds 0.8 fc. As shown in Figure 5.1-20, *Option A: Spill Light Levels (Vertical)*, the light levels between the north side poles range from 8.2 fc to 3.6 fc, drop to a range of 1.8 fc to 1.4 fc along Vista Del Oro, and further decrease to a range of 1.0 fc to 0.7 fc on the residential parking garage driveway area. As the light beams are received on the vertical surface of the parking garage approximately 90 feet from the northern poles, the light levels would be in the 0.7 fc to 0.4 fc range, not exceeding the 0.8 fc vertical threshold level shown in Table 5.1-4. The light levels received on the residential structure near Vista Laredo to the northwest of the light pole would be 0.5 fc to 0.7 fc, and no significant impact is anticipated.

Table 5.1-4 Light Trespass, Vertical Illuminance

Lighting Zone	Foot Candle
LZ1	0.1 fc

The cumulative projects list location map is shown on Figure 4-8, *Cumulative Project Location*. The nearest development project is at the southwest corner of Jamboree Road and San Joaquin Hills Road. Development of cumulative projects combined with the proposed project would intensify the overall urbanized character of the surrounding area, but the CdM campus is not visible from the nearest cumulative project location. Although some parts of the proposed improvements, such as the 80-foot lights poles, could be visible from other parts of the city, the visibility would be limited and would not change the visual character of the scenic viewsheds, of which the proposed project is part. Daytime and nighttime visual simulations from various scenic viewpoints (i.e., RDEIR Figure 5.1-4, *Visual Simulation from PCH*, Figure 5.1-5, *Visual Simulation from Galaxy View Park*, Figure 5.1-6, *Visual Simulation from Interpretative Center*, and Figure 5.1-23, *Nighttime Visual Simulations from Galaxy View Park*) demonstrate that the 80-foot poles do not change the general aesthetic quality of any scenic views. There are no cumulative projects that would be in the same viewshed as the proposed field lights.

The proposed project and the cumulative projects in the city would likely increase the overall light impacts in the city. However, although the proposed project would use the metal halide system for the nighttime sports lighting, other cumulative projects would likely use technology such as LED lighting systems to reduce lighting impacts. The city's municipal code Section 20.30.070 requires all outdoor lighting fixtures to be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce glare on adjacent properties or roadways. The municipal code also requires parking lot light fixtures and light fixtures on buildings to be full-cutoff fixtures. The proposed project individually would not cause substantial light trespass, glare, and sky glow impacts outside the sports field, as discussed under Impact 5.1-3. Note that Figure 4-8, *Cumulative Project Location Map*, shows that none of the cumulative projects are in the immediate vicinity of the proposed project and would not add to lighting levels around the campus. Therefore, the anticipated cumulative light level increase in the city as a whole would not be considered a significant adverse impact.

Mitigation Measure

AE-1 Newport-Mesa Unified School District shall perform field light measurements after the lighting pole installation to demonstrate that actual spill light levels near the adjacent residential units to the north are a close match to the levels indicated in the light levels plan shown in Figures 5.1-16, Option A: Spill Light Levels (Horizontal), and 5.1-20, Option A: Spill Light Levels (Vertical), for Option A or Figures 5.1-18, Option B: Spill Light Levels (Horizontal), and 5.1-21, Option B: Spill Light Levels (Vertical), for Option B. The vertical light levels at the vertical surface of any residential unit shall not exceed 0.8 foot-candle, and each luminaire affixed on the pole shall be fully shielded and adjusted so that no direct upward beam is permitted.

Note 11

Finding

N-MUSD finds, based on the Final EIR and the whole of the record, that Mitigation Measure AE-1 is feasible and would reduce impacts related to aesthetics to a less than significant level.

Pursuant to Public Resources Code § 21081[a][1]; Guidelines § 15091[1], N-MUSD finds that changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment. N-MUSD hereby finds that implementation of AE-1 is feasible, and the measure is therefore adopted.

The proposed project is not expected to generate a significant number of vehicle trips during the AM peak hour because sports field events are anticipated to occur during weekday evenings. Therefore, the time period selected for analysis in this study is the weekday PM peak period only (4:00 to 6:00 PM). Manual counts of intersection turning movements were collected in 15-minute intervals from 4:00 to 6:00 PM on Tuesday, April 18, 2017. The full vehicle, pedestrian, and bicycle counts are available in Appendix A of the Traffic Study (Appendix H of this RDEIR). Existing (2017) PM peak hour turning movement count volumes are presented in Figures 5.9-3a and 5.9-3b, Existing (2017) Traffic Volumes, PM Peak Hour, of the RDEIR.

Project Trip Generation

The sports field land use category is not listed in the Institute of Transportation Engineers (ITE) manual, Trip Generation, and there is limited local or national survey data available for this type of use. High school sports fields typically do not generate a significant number of vehicle trips during the peak traffic hours of adjacent streets, but volumes may vary depending on the type of event and the scheduled start time. Vehicle trips generated by various sports team practices and activities that take place on the proposed sports field(s) are already captured in the existing counts for day time. Sports field uses that would not attract large numbers of spectators are not expected to generate substantial additional trips.

School sports events that attract large numbers of spectators tend to be seasonal, demands for field use by CdM athletic teams are listed in Chapter 3, Table 3-1 of the RDEIR. In-season football games are played during fall and winter months, soccer during winter and spring months, and lacrosse games during spring and summer months.

The CdM MS/HS athletic teams currently participate in games held at a variety of venues, including CdM MS/HS, Estancia High School, Newport Harbor High School, and OCC. If the proposed improvements are constructed, the people that would have traveled to off-site venues to watch a home game would travel to the CdM campus instead. Therefore, peak hour and daily trip estimates developed in this section would not be new trips generated by a new use, but redistributed trips from these offsite facilities to the CdM site. Many of these trips are already reflected in ambient traffic counts and Newport Beach Transportation Model (NBTM) forecast volumes. The peak hour trips are shown to be generated by the sports field land use and distributed through the study area network as a worst-case scenario. The actual impacts caused by the proposed sports field use are anticipated to be substantially less, and concentrated in the immediate vicinity of the school site.

Varsity football games would not be played at CdM campus with implementation of the proposed project, but would continue to be played at other facilities.

PM Peak Hour Trips

Although no varsity football games would be played at CdM sports field(s) and the largest crowd gathering event would be varsity lacrosse and/or soccer games, the daily and peak-hour trip generation for a varsity football game at the Estancia High School sports field was used to estimate the trip generation for the proposed project as worst-case scenario. The daily and peak-hour trips generation for a varsity lacrosse and soccer games are anticipated to be less than for a varsity football game. Driveway counts were taken at the Estancia High School during a varsity football game, then the counts and other factors as described in the RDEIR were used to calculate trip generation for the proposed project. Table 5.9-11 of the RDEIR, also shown below indicates that the proposed project would generate 595 total PM peak-period trips.

Note 12

Mitigation Monitoring and Reporting Program

agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

The MMRP will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with the Corona del Mar Middle/High School Sports Field(s) Project. The Newport-Mesa Unified School District (District) is the lead agency and is responsible for ensuring implementation of mitigation measures occurs in accordance with the MMRP (CEQA Section 15097). The District is thus responsible for review of all monitoring reports, enforcement actions, and document disposition. The District will implement and field check mitigation measure status as identified by the MMRP.

A record of the MMRP would be maintained at Education Center, 2985 Bear Street, Building A, Costa Mesa, California 92626

1.2 MITIGATION MONITORING PROGRAM ORGANIZATION

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the EIR, specifications are made herein that identify the action required and the monitoring and reporting that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP. To effectively track and document the status of mitigation measures, a mitigation matrix has been prepared (see Table 1).

Note 14

October 2017 | **Mitigation Monitoring and Reporting Program**

CORONA DEL MAR MIDDLE AND HIGH SCHOOL SPORTS FIELD(S) PROJECT

for Newport-Mesa Unified School District

Prepared for:

Newport-Mesa Unified School District

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Mitigation Monitoring and Reporting Program

Table 1 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Completion Date	
				Responsible Monitoring Party	Project Mitigation Monitor
5.1 AESTHETICS					
AE-1 Newport-Mesa Unified School District shall perform field light measurements after the lighting pole installation to demonstrate that actual spill light levels near the adjacent residential units to the north are a close match to the levels indicated in the light levels plan shown in Figures 5.1-16, <i>Option A: Spill Light Levels (Horizontal)</i> , and 5.1-20, <i>Option A: Spill Light Levels (Vertical)</i> , for Option A or Figures 5.1-18, <i>Option B: Spill Light Levels (Horizontal)</i> , and 5.1-21, <i>Option B: Spill Light Levels (Vertical)</i> , for Option B. The vertical light levels at the vertical surface of any residential unit shall not exceed 0.8 foot-candle, and each luminaire affixed on the pole shall be fully shielded and adjusted so that no direct upward beam is permitted.	Post construction	Newport-Mesa Unified School District	Newport-Mesa Unified School District		
5.3 CULTURAL RESOURCES					
CUL-1 Prior to the issuance of the first grading permit and/or action that would permit disturbance to the project site, the Newport-Mesa Unified School District shall retain a qualified archaeological and Native American monitor(s) to observe grading activities and identify opportunities to avoid and preserve archaeological and/or tribal resources. The qualified monitor(s) shall 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. The qualified Native American monitor shall be determined in consultation with the affected Native American tribe (i.e., Gabrieleno) representative, and could also be the same as archaeological monitor. 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 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 Public Resources Code Section 21074. Once the determination is made pursuant to CEQA Guidelines Section 21083.2, the appropriate actions shall	Prior to the issuance of the first grading permit and/or action that would permit disturbance to the project site and during earth-moving activities	Newport-Mesa Unified School District	Newport-Mesa Unified School District		

Note 15

Mitigation Monitoring and Reporting Program

Table 1 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Completion Date	
				Responsible Monitoring Party	Project Mitigation Monitor
5.6 NOISE					
N-1 Prior to holding the first spectator event, the Newport-Mesa Unified School District shall develop and enforce a good-neighbor policy for sports field events. The District shall authorize a representative responsible for enforcing this policy. Signs shall be erected at entry points that state prohibited activities during an event (e.g., use of air horns, unapproved audio amplification systems, bleacher foot-stomping, boisterous activity in parking lots upon exiting the field) and present a contact name and telephone number of the District-authorized representative to contact in the event of a noise complaint. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the District.	Prior to holding the first spectator event	Newport-Mesa Unified School District	Newport-Mesa Unified School District		
N-2 The Newport-Mesa Unified School District shall not include a PA System in the Option A Design. Table 5.6-21 shows a building façade analysis for the residential buildings in Model Receiver Locations A and S in terms of project Option A with mitigation (no PA System). The table shows that with implementation of this mitigation measure, there would be no discernable noise increase over 3 dB at any of the nearby buildings.	During design	Newport-Mesa Unified School District	Newport-Mesa Unified School District		
5.9 TRANSPORTATION/TRAFFIC					
TRAN-1 The Newport-Mesa Unified School District (District) shall manage campus events and activities such that the four identified intersections are not impacted under Buildout year (Post-2030) conditions. In Post year 2030 conditions, the District shall limit facility permits for other campus venues during the 4:00 PM to 6:00 PM hours allowing a maximum of 756 participants when maximum capacity field events are expected.	Throughout project operation	Newport-Mesa Unified School District	Newport-Mesa Unified School District		

Note 16

Note 17