Final
Mitigated Negative Declaration
for the

Clairemont High School
Athletic Facilities Upgrades Project

Prepared for the:

San Diego Unified
SCHOOL DISTRICT

Facilities Planning & Construction
4860 Ruffner Street
San Diego, CA 92111

July 2010

Prepared by:

BRG Consulting, Inc.
304 Ivy Street
San Diego, CA 92101
(619) 298-7127

San Diego Unified
SCHOOL DISTRICT

James H. Watts
Director of Planning
Facilities Planning & Construction
P – 858.627.7241
F – 858.637.6237
jwatts@sandi.net

Final Mitigated Negative Declaration

SUBJECT: Clairemont High School-Athletic Facilities Upgrades Project

I. PROJECT DESCRIPTION: See attached Initial Study

II. ENVIRONMENTAL SETTING: See attached Initial Study

III. DETERMINATION:

The San Diego Unified School District (District) has conducted an Initial Study for the Clairemont High School Athletic Facilities Upgrades Project and determined that the proposed project would not result in a significant effect on the environment. The preparation of an Environmental Impact Report is not required.

IV. DOCUMENTATION:

The attached Initial Study documents the analysis supporting the above determination.

V. MITIGATION MONITORING AND REPORTING PROGRAM:
The following mitigation measure will reduce the potential impacts of geology and soils and noise to below a level of significance.

Mitigation Measure GS-1:
All future grading and construction at the project site shall comply with the geotechnical recommendations contained in the *Geotechnical and Geologic/Seismic Hazards Study for the Football, Baseball, and Softball Field Upgrades on Clairemont High School* prepared by Kleinfelder dated July 14, 2009. The report identifies specific measures for mitigating geotechnical conditions on the project site, and addresses site grading, foundation recommendations, light pole foundations, retaining wall recommendations, concrete slabs supported-on-grade, preliminary corrosive soil screening, site drainage, slope protection and maintenance, and exterior concrete flatwork.

Mitigation Measure N-1:
As part of the design of the PA system proposed to be installed at the athletic field, the District shall ensure that the PA system is either directional in nature (i.e., the ability to direct the majority of its sound away from the property line shown on Figure 8 of the Acoustical Site Assessment prepared by ISE dated May 25, 2010); install a 4-channel amplifier system; or, have the ability to be adjusted to a minimum of -10.0 dB during evening hours to preclude the presence of noise impacts to offsite sensitive receptor areas.

VI. PUBLIC REVIEW DISTRIBUTION:

A draft copy, or notice, of this Mitigated Negative Declaration was distributed to:

Federal, State, and Local Agencies

Governor's Office of Planning and Research – State Clearinghouse and Planning Unit
San Diego Regional Water Quality Control Board
Mr. Brian Schoenfisch- Community Planner for Clairemont
U.S. Fish and Wildlife Service
California Department of Fish and Game

Other Entities/Organizations

Ms. Brooke Peterson, Chair- Clairemont Community Planning Group
Clairemont Branch Library
Mr. Gary Klockenga, San Diego Public Library – Government Publications

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

(X) Comments were received but did not address the Draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the Draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

VIII. LIST OF PUBLIC AGENCIES THAT COMMENTED ON THE DRAFT MND

A draft version of this MND was circulated for public review from May 28, 2010 to June 28, 2010. The following is a listing of the public agencies that commented during this public review period. The letters and response to comments are attached to this document following the MND. No revisions were made to the Initial Study/Environmental Checklist as a result of the comments received on the Draft MND. Specifically, no new significant impacts would result from the proposed project or no new mitigation measures are proposed for implementation different from those discussed in the Draft MND.

INDEX OF COMMENT LETTERS

Comment Letter	Commenter	Letter Date
A	Joel P. Carter	06/04/10
B	State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	06/28/10

Copies of the Draft Mitigated Negative Declaration are available for review at:

- City of San Diego Library, Clairemont Branch, 2920 Burgener Blvd., San Diego, CA 92110-1027
- Clairemont High School, 4150 Ute Drive, San Diego, CA 92117 (Main Office)
- San Diego Unified School District, 4860 Ruffner Street, San Diego, CA, 92111 (Physical Plant Operations Annex)

	May 28, 2010
James H. Watts Director of Planning	Date of Draft Report
	Date of Final Report

This page intentionally left blank.

Comment Letter A

6/4/10

Tim Gnibus
BRG Consulting Inc.
304 Ivy Street
San Diego, CA 92101
Re: Clairemont High School Athletic Facilities Upgrades Project

Hi Tim

I wanted to comment on the letter you sent announcing this project. I don't feel the verbiage captures the true importance of this valuable project. You indicate "the purpose of the project is to upgrade the existing athletic facility to improve the school's athletic program." However the real purpose of the development is to *substantially improve school accessibility* for students and others with mobility related disabilities to the athletic fields for all outdoor sporting events, and most importantly for school-wide events. In addition to accessibility, there are safety concerns due to inadequate infrastructure, should any emergency occur during these school events. **A1**

I understand that you provided copies of the Draft MND in three different locations, but frankly, most people won't make the effort to obtain those. I just wanted to make sure that you are adequately imparting the importance of this project. Thanks!

Sincerely,

Joel P. Carter

RESPONSE TO COMMENT LETTER FROM JOEL P. CARTER, DATED JUNE 4, 2010 (COMMENT LETTER A)

Response to Comment A1:
Comment noted.

Comment Letter B

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

June 28, 2010

James H. Watts
San Diego Unified School District
4860 Ruffner Street
San Diego, CA 92111

Subject: Clairemont High School - Athletic Facilities Upgrades Project
SCH#: 2010051085

Dear James H. Watts:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on June 25, 2010, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. **B1**

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Acting Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

RESPONSE TO COMMENT LETTER FROM STATE OF CALIFORNIA, GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE AND PLANNING UNIT, SIGNED BY SCOTT MORGAN, DATED JUNE 28, 2010 (COMMENT LETTER B)

Response to Comment B1:
This letter acknowledges that the San Diego Unified School District has complied with the State Clearinghouse public review requirements for the Clairemont High School – Athletic Facilities Upgrades Project Mitigated Negative Declaration and no state agency comments were received.

Document Details Report
State Clearinghouse Data Base

Comment Letter B
(cont'd.)

SCH#	2010051085
Project Title	Clairemont High School - Athletic Facilities Upgrades Project
Lead Agency	San Diego Unified School District

Type	MND Mitigated Negative Declaration
Description	The proposed project includes the construction and operation of an upgraded athletic facility on the Clairemont High School campus in the City of San Diego. The purpose of the project is to upgrade the existing athletic facility to improve the school's athletic program.

Lead Agency Contact

Name	James H. Watts		
Agency	San Diego Unified School District		
Phone	858-627-7241	*Fax*	
email			
Address	4860 Ruffner Street		
City	San Diego	*State* CA	*Zip* 92111

Project Location

County	San Diego				
City	San Diego				
Region					
Lat / Long	32° 48' 30.6" N / 117° 12' 17.2" W				
Cross Streets	Clairemont Mesa Blvd, Ute Drive, Balboa Ave				
Parcel No.	425-800-01				
Township	16S	*Range* 3W	*Section*	*Base*	SBB&M

Proximity to:

Highways	I-5
Airports	No
Railways	SDNR
Waterways	Mission Bay
Schools	Several
Land Use	Existing School/Residential (RS-1-7)/School

Project Issues	Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Cumulative Effects; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Growth Inducing; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply
Reviewing Agencies	Resources Agency; California Coastal Commission; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 11; Regional Water Quality Control Board, Region 9; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 05/27/2010 *Start of Review* 05/27/2010 *End of Review* 06/25/2010

Note: Blanks in data fields result from insufficient information provided by lead agency.

This page intentionally left blank.

INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Clairemont High School Proposed Athletic Facilities Upgrades

2. Lead Agency Name and Address: San Diego Unified School District
Facilities Planning and Construction
Physical Plant Operations Annex
4860 Ruffner Street
San Diego, CA 92111-1522

3. Contact Person and Phone Number: James H. Watts, Director of Planning
Facilities Planning and Construction
(858) 627-7241

4. Project Location: Clairemont High School
4150 Ute Drive
San Diego, CA 92117
Clairemont Mesa Community Planning Area (Figures 1 and 2).

5. Project Sponsor's Name and Address: San Diego Unified School District
Facilities Planning and Construction
Physical Plant Operations Annex
4860 Ruffner Street
San Diego, CA 92111-1522

6. General Plan Designation: Existing School Site – School

7. Zoning: Existing School Site is zoned Residential (RS-1-7).

8. Description of Project:

The proposed project includes the construction and operation of an upgraded athletic facility on the Clairemont High School campus in the City of San Diego. The purpose of the project is to upgrade the existing athletic facility to improve the school's athletic program.

The following describes in detail the upgrades proposed under this project.

Proposed Athletic Facility Upgrades
The proposed project includes the following upgrades to the existing athletic facility:

Track and Football Field Area:

Primary Project Features:

- Replace the existing track and field with a new synthetic turf and all-weather running track in the same location;
- Replace the existing visitor side bleachers with new bleachers. Visitor seating capacity will be 796;
- Add new bleachers to the home side. The project would add an additional 810 seats for a total seating capacity of 1600 on the home side;

- Install new lighting for the football/track field area. Two (2) 100-foot light standards would be installed on the west side of the football field and two (2) 100-foot light standards would be installed on the east side of the football field;
- Install new public announcement (PA) system;
- Construct a new concrete screen wall on the east side of the home side bleachers;
- Construct a new press box;
- Construct new restrooms on the visitor side and snack bars on both sides; and,
- Add (4) ADA – accessible parking spaces at the south entry of the visitor's side.

Secondary Project Features:

- Construct new pull up bars and relocate existing rubber ground pads;
- Install a 4-foot high chain link fence along the visitor side of the football/track field;
- Provide AC paving within the new pull up bars area;
- Provide concrete paving behind the new home side bleachers;
- Install a guardrail along the north side of the home side bleachers;
- Install a 10-foot high chain link fence behind the visitor side bleachers;
- Construct new pole vault, high jump, and triple jump areas;
- Provide a new PA system and marquee;
- Install a pair of 42-inch wide double gates at the entry from the visitor side parking lot to the visitor side bleacher area; and,
- Install a 4-foot high single gate on the visitor side for entry to the field area.

Baseball Field

Primary Project Features:

- Replace the existing baseball field with a new turf field in the same location. The field will be rotated 180 degrees;
- Install home and visitor metal bleachers; and,
- Install new home and visitor side dugouts.

Secondary Project Features:

- Install a 20-foot high chain link fence at the back stop area;
- Install a 10-foot high chain link fence along the north side of the baseball field;
- Install two new California Building Code (CBC) compliant and ADA-accessible hi-lo drinking fountains;
- Install a new home plate and pitcher's mound;
- Install new coach's boxes;
- Install a 15-foot by 80-foot by 10-foot high chain link fence batters cage with chain link roof along the west side of the baseball field; and,
- Provide concrete paving along the east side of the new batters cage.

Softball Field

Primary Project Features:

- Replace the existing tennis courts with a new softball field;
- Construct a new softball scoreboard;
- Construct new accessible dugouts;

- Construct new softball batting cages; and,
- Install a new chain link perimeter fence.

Secondary Project Features:

- Construct a new announcers booth;
- Provide assisted listening devices; and,
- Provide a PA system and marquee.

Figure 3 depicts a site plan for the primary features of the proposed project.

Athletic Events Schedule

Events conducted on the existing athletic facility were possible only during daylight hours or in the evening with the use of temporary lights. These events, which have included football, field hockey, boys and girls soccer, and track and field, could now occur in the evening. The District anticipates that approximately 15 evening events would occur with implementation of the proposed project. The District notes that due to routine practices and the potential for unforeseen events, such as playoff games, a few more events may occur. No lights are proposed on the baseball or softball fields.

Construction Schedule

Construction is anticipated to last a year. Construction of the proposed project would include demolition and grading operations (i.e., bleacher demolition and support construction, pavement demolition and clearing, debris hauling to dumpster(s), parking lot leveling, and driveway and lot surfacing). Construction of the proposed project would occur between 7:00 a.m. and 7:00 p.m. Monday through Friday, in accordance with City of San Diego operational requirements for construction. Typical equipment that would be used include digging/grading/spreading tractors, tramping equipment, backhoes, short cranes, concrete, gravel, soil import/export trucks and material supply trucks.

9. Surrounding Land Uses and Setting:

The project site is located within the existing Clairemont High School campus in a built-out urban area and is surrounded by residential and commercial uses. The project site is bound by Balboa Avenue and residences on the north; Modoc Street, residential, and commercial on the east; Ute Drive and residences to the south; and, residential to the west.

10. Other agencies whose approval is required: (*e.g., permits, financing approval, or participation agreement*.)

Office of the Division of State Architect – Compliance

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☒ Geology and Soils
☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☐ Hydrology and Water Quality
☐ Land Use and Planning	☐ Mineral Resources	☒ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities and Service Systems	☐ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

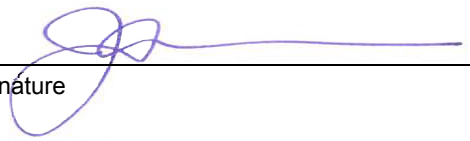
☐ I find that the proposed project COULD NOT have a significant effect on the environmental, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

May 28, 2010
Date

James H. Watts
Printed Name

San Diego Unified School District
For

Evaluation of Environmental Impacts:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and Environmental Impact Report (EIR) is required,

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration per Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effect from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

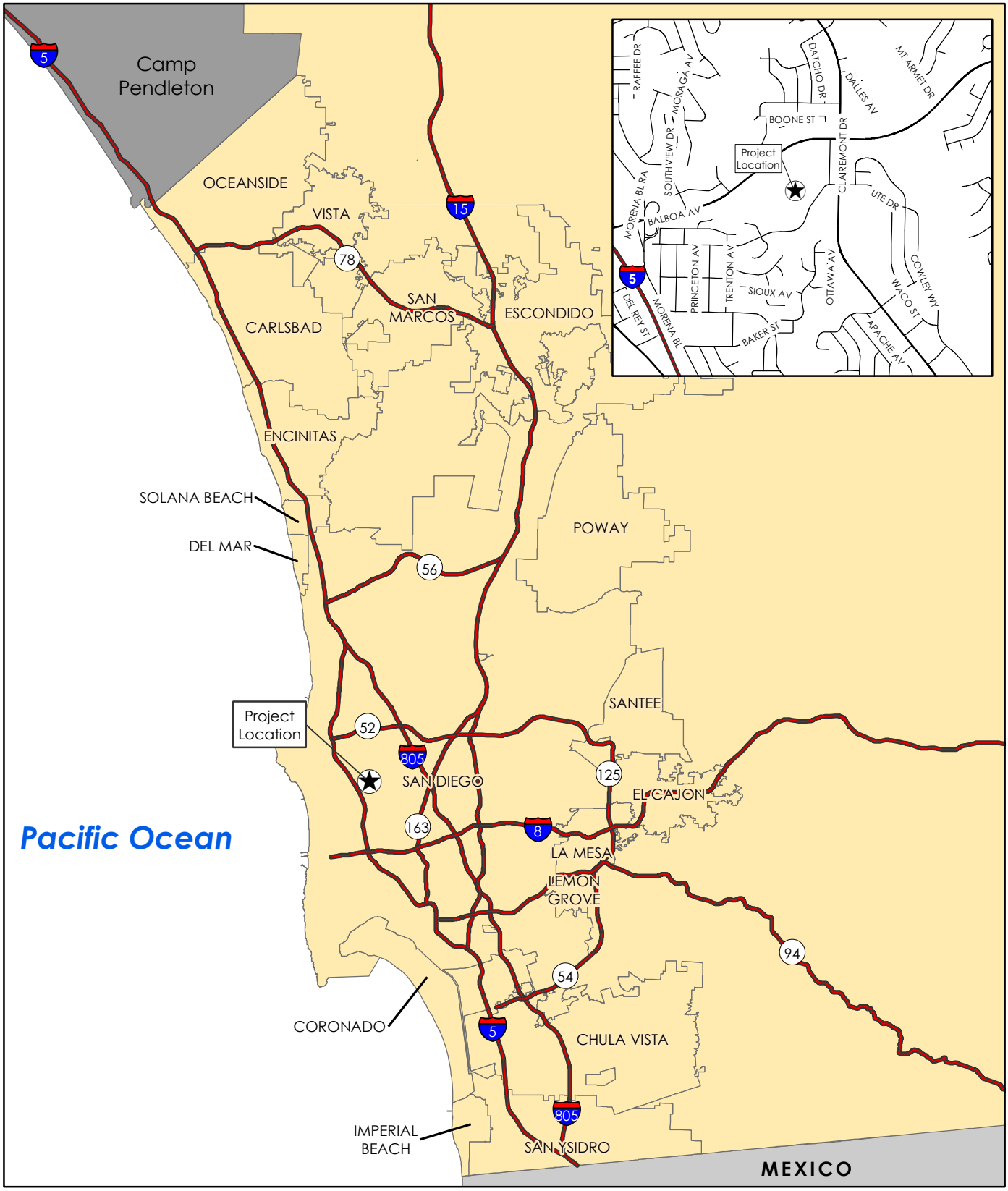
8) This is only a suggested from, and lead agencies should normally address the questions form the State CEQA Guidelines Checklist (Appendix G) that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

    a) the significance criteria or threshold, if any, used to evaluate each question; and,

    b) the mitigation measure identified, if any, to reduce the impact to less than significant.

This page intentionally left blank.



SOURCE: SanGIS, 2009; BRG Consulting, Inc., 2009

12/8/09

BRG CONSULTING, INC.

Clairemont High School - Athletic Facilities Upgrades Project

Regional Location Map

FIGURE 1

F:\projects\963 Clairemont High School\Initial Study\Figure 1 Regional Location Map.mxd

SOURCE: AirPhoto USA, 2007; SanGIS, 2010; BRG Consulting, Inc., 2010 3/18/10

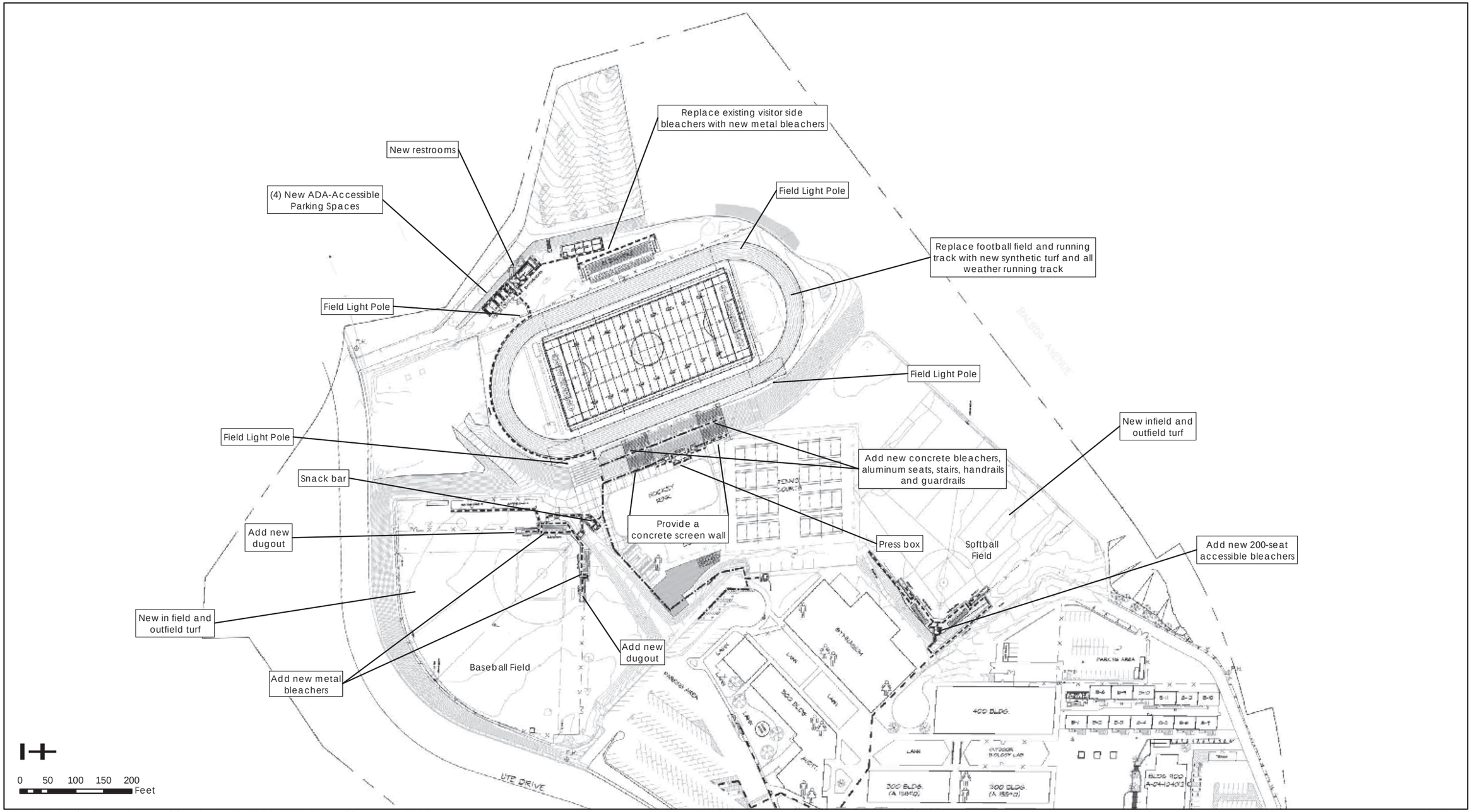
BRG CONSULTING, INC.

Clairemont High School - Athletic Facilities Upgrades Project

Project Location Map

FIGURE 2

F:\projects\963 Clairemont High School\Initial Study\Figure 2 Project Location Map.mxd



SOURCE: Mele Amantea Architects II, LLP, 2009; BRG Consulting, Inc., 2010

4/12/10

BRG CONSULTING, INC.

Clairemont High School - Athletic Facilities Upgrades Project

Site Plan - Primary Project Features

FIGURE 3

F:\projects\963 Clairemont High School\Initial Study\Figure 3 Site Plan.mxd

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■

The project site is located within a fully-developed area and the project activities would occur within the school campus. There are no scenic vistas in the vicinity of the project. Therefore, no impact is identified for this issue area.

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

The project site is located within a fully-developed area with no scenic highways, or scenic resources, within the vicinity of the project. The project activities would occur within the school campus. Therefore, no impact is identified for this issue area.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	■	☐

The proposed project is an upgrade of existing athletic facilities within the Clairemont High School campus. The proposed project would improve and modernize the athletic facilities and landscaping on the campus, which would enhance the visual character of the area. Therefore, the proposed project would not degrade the existing visual character of the surrounding area and a less than significant impact is identified for this issue area.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐

The following information is summarized from the Lighting Impact Study prepared for the proposed project by T&B Planning Consultants, dated May 10, 2010. This report is provided as Appendix A of this Initial Study.

The Lighting Impact Study included an analysis of the potential visual impacts related to artificial lighting (football field lighting) and glare. This quantitative analysis evaluated whether the proposed lighting would result in substantial spill-over of light onto adjacent light-sensitive receptors (i.e., residential uses located to the southwest) affecting occupant vision, or privacy.

Proposed Lighting System

The proposed lighting system improvements include installation of the Musco Light-Structure Green sports lighting system at the football field. Artificial lighting systems would not be installed at the baseball or softball fields. However, an outdoor roller hockey rink with six artificial light standards is located east of and immediately adjacent to the athletic field. A total of four light standards would be constructed on-site. Two light standards would be constructed on the western portion of the football field and two light standards would be constructed on the eastern portion of the football field. Each lighting element would consist of a 100-foot tall galvanized steel pole with 15 luminaires. Each fixture would be fitted with a 14-inch external visor to reduce glare and a reflective insert to focus light onto the playing field. The Musco Light Structure Green lighting system includes a light spill and glare control system that is designed to minimize off-site impacts. It is anticipated that field lighting would be dimmed at the conclusion of the event and after all patrons have safely exited the facility (estimated at 9:00 p.m.). Subsequently, the facility would be cleaned and the field lights would be completely extinguished by approximately 10:00 p.m. Figure 3-2 of the Lighting Impact Study in Appendix A of this Initial Study depicts the proposed lighting plan for the proposed project.

Evaluation Criteria

Three types of light pollution effects were analyzed for the proposed project: sky glow, light trespass, and glare. Sky glow and glare impacts were evaluated within the Lighting Impact Study according to the design (shielding, angular distribution of light,

etc.) of the proposed lighting system, as the physical characteristics of the lighting system correlate directly to the contribution of sky glow and glare. Light trespass was measured on the vertical plane (e.g., light shining through a window) and a horizontal plane (e.g., light falling on a bed).

According to the Institution of Lighting Engineers (ILE), Illuminating Engineering Society of North America (IESNA), and the Electric Power Research Institute (EPRI), light trespass varies according to the surrounding environmental characteristics. In order to determine appropriate lighting standards that are reflective of the existing lighting conditions, land uses are typically categorized into one of four Environmental Zones. The project site is located within an urbanized residential area and is characterized as an area of medium ambient brightness identifies as Environmental Zone, E3.

ILE, IESNA, and EPRI have established light limitations for exterior lighting installations based on the Environmental Zone within which a project is located. Based on Table 4-1 of the Lighting Impact Study, a significant light trespass impact is identified if illuminance produced by the Project would exceed 0.8 foot-candles during pre-curfew hours (Dusk to 11:00 p.m.) and 0.2 foot-candles during the post-curfew hours (11:00 p.m. to 7:00 a.m.).

Impact Analysis and Findings

Table 1 provides a summary of the proposed project's impacts and the level of significance for all three types of light pollution that were analyzed. A detailed discussion of each project impact is provided in the Lighting Impact Study, as referenced in Table 1.

TABLE 1
Project Impact Summary

Project Impact	Level of Significance	Reference Section of the Lighting Impact Study
Sky Glow	**No impact** due to urbanized nature of Project area and the design of the proposed lighting elements.	5.1
Glare	**Less than Significant** due to the design of the proposed lighting elements.	5.2
Light Trespass		
• Vertical Illuminance	**Less than Significant** due to the design of the proposed lighting elements and the distance between proposed lighting elements and existing homes.	5.3.1.A
• Horizontal Illuminance		5.3.1.B

Source: T&B Planning Consultants, 2010.

The following paragraphs summarize the potential effect of the proposed project in relation to each type of light pollution analyzed.

Sky Glow

The proposed project includes the erection of four light standards, each with a total height of 100 feet. The height of the proposed light standards would allow for each luminaire to be mounted with a narrow beam angle, which would focus light downward. In addition, the proposed luminaires would feature a highly efficient reflector and 14-inch visor; the reflector would focus light toward the field, while the visor would minimize upward light. These design features would minimize sky glow. Based on the urbanized nature of the project area and the design of the proposed light fixtures, implementation of the project would result in no impact associated with sky glow. Furthermore, the project site is located approximately 42 miles southwest of Palomar Mountain Observatory and would not adversely affect astronomical research activities at that facility.

Glare

The proposed project would introduce new outdoor artificial lighting elements, which have the potential to produce glare. However, many of the same design features that would minimize sky glow would also minimize glare. The high mounting heights of the light fixtures would allow the light fixtures to be aimed at a steep angle that would focus the main beam of the lamp onto the field of play and would not be prominently visible from areas outside the project site. In addition, the reflector would direct light downward onto the field of play while the visor would ensure that a direct line-of-site to the lamp would be minimized and/or blocked from off-site locations. The design of the proposed lighting system would ensure that off-site residential land uses and motorists, including motorists along Balboa Avenue, would not be exposed to excessive, uncontrolled brightness. Therefore, implementation of the proposed project would result in a less than significant impact associated with glare and no mitigation is required.

Light Trespass

The proposed lighting system would be used to illuminate the athletic field during school events that may occur during non-daylight hours. This system has been specifically designed to minimize light trespass. The high mounting height (100 feet) of the luminaires would allow the lamps to be installed with a narrow beam angle to direct light downward, onto the field of play, and away from adjacent residential properties. In addition, each luminaire would feature a reflective insert and an external visor, which would capture and redirect primary light onto the field and would result in less spill light off-field.

As discussed above, Table 4-1 of the Lighting Impact Study (Appendix A of this Initial Study) provides the limitations that were used to evaluate light trespass impacts for the proposed project.

The project site is located adjacent to one residential area that may be exposed to spill light from the project: along the east side of Vista de la Bahia, which is located southwest of the project site. Table 1 above provides a summary of the proposed project's impacts and the level of significance of each impact related to light trespass. As part of the project, these lights will be dimmed by 9:00 p.m. and extinguished by 10:00 p.m. to minimize the potential for sleep disturbance to the surrounding residential community. Furthermore, existing structures and mature landscaping would provide screening to help block off-site views of the proposed lighting elements and further reduce lighting impacts. The following discussion analyzes the potential for the Project to create adverse light trespass impacts, on the vertical and horizontal planes, affecting adjacent light-sensitive uses located southwest of the project site.

Figures 5-1 and 5-2 of the Lighting Impact Study depict the constant illumination – vertical and horizontal foot candles and constant illumination – for the proposed project. Illumination levels at the nearby sensitive receptors (i.e., existing residential homes located southwest of the football field) would be below 0.8 foot-candles (both horizontal and vertical) during pre-curfew hours, and the proposed lighting elements would not be used during post-curfew hours. In addition, the proposed lighting at the athletic field would be dimmed by 9:00 p.m. and extinguished by 10:00 p.m. daily and the existing buildings and mature landscaping will be used to screen the lighting to minimize impacts to the surrounding residential area. Taking all this into consideration, implementation of the proposed project would result in a less than significant impact associated with light trespass.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■

Based on the farmland maps prepared by the *California Department of Conservation* (2006), the project site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project is located within an urbanized area and there are no existing agricultural land or uses on-site. Therefore, there would be no impact to prime farmland, unique farmland of statewide importance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflicts with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■

The project site is not zoned for agriculture and is not under a Williamson Act contract. Therefore, no impact is identified for this issue area.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	■

The proposed project is located within an urbanized area. There are no existing forest lands, timberlands, or timberland zoned Timberland Production either on-site or in the immediate vicinity that would conflict with existing zoning or cause rezoning (ESRI, 2008). Therefore, no impact is identified for this issue area.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■

The proposed project is located within an urbanized area. There are no existing forest lands either on-site or in the immediate vicinity (ESRI, 2008). The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is identified for this issue area.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

The proposed project is located within an urbanized area; there are no existing agricultural and forest land or uses either on-site or in the immediate vicinity (ESRI, 2008). The proposed project would not involve any other changes that could result in conversion of farmland to non-agricultural use (i.e., increase population) or conversion of forest land to non-forest use. Therefore, no impact is identified for this issue area.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■

The proposed upgrades to the existing athletic facilities at Clairemont High School would not increase school capacity; add to the growth of the community; or substantially increase traffic conditions within the project area, resulting in additional air pollutant contribution. Therefore, the project would not conflict with or obstruct the implementation of any air quality plan. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	■

Please see III a) above. The proposed project would not violate any air quality standard or contribute to an existing or projected air quality violation. Therefore, no impact is identified for this issue area.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐

Please see III a) above. San Diego County is presently in non-attainment for the 1-hour Ozone (O_3) concentrations under the California Ambient Air Quality Standard (CAAQS). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Air quality emissions associated with the proposed project include PM_{10}, NO_x, and VOCs from construction/grading activities. However, grading operations associated with the project would be minor as the project site is currently developed and its topography would not be substantially altered. Furthermore, any grading activities would be required to implement dust control measures in compliance with the APCD and City of San Diego requirements for construction. As such, emissions would be minimal, temporary and localized, resulting in pollutant emissions below any air quality standard.

The proposed project would not result in a cumulatively considerable net increase in any air constituents or violate any air quality standard because it would not increase school capacity, add to the growth of the community, or substantially increase traffic volumes within the project area. Therefore, a less than significant impact is identified for this issue area.

d) Expose sensitive receptors to substantial pollutant concentrates?	☐	☐	■	☐

Residential dwellings are located to the south and southwest of the project site. Due to the minimal level of project construction, including excavation and compaction for the installation of a new synthetic turf field, fine particulate matter (PM_{10}, $PM_{2.5}$) and pollutant emissions would be minimal. Additionally, pollutant levels would be minimal because the project would be required to implement dust control measures in compliance with the APCD and City of San Diego requirements for construction. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact is identified for this issue area.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	■

Neither the construction activities nor the standard school operations including the school's athletic facilities would include the generation of objectionable odors affecting a substantial number of people. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	■	☐

Direct Impacts

The project site is located within an existing high school campus within a densely urbanized area. A vegetated canyon area is located north, west, and south of the project site. Based on a site reconnaissance conducted by BRG Consulting, Inc. on November 18, 2009, the project site is considered urban/developed (U/D) and the canyon area includes Coastal Sage Scrub (CSS), Disturbed Coastal Sage Scrub (DCSS), Ornamental (ORN), and Disturbed Habitat (DH). Vegetation communities that are adjacent to the project site include CSS and ORN. Areas adjacent to CSS include improvements such as replacing the softball field with a new re-graded turf field and replacing the football field and running track with new synthetic turf and all weather running track. However, the proposed project will not encroach beyond the existing developed portion of the campus and no sensitive communities such as CSS would be directly impacted by implementation of the proposed project. Therefore, no impact is identified for this issue area.

Indirect Impacts

The District is not required to obtain development approvals from the City of San Diego and is not a covered agency under the City's Multiple Species Conservation Program (MSCP). The canyon area located north, west, and south of the project site is not within the City's MSCP or Multi-Habitat Planning Area (MHPA). However, the project site is located adjacent to sensitive habitat that may provide suitable habitat for sensitive species (e.g., California gnatcatcher). Although no direct impacts to sensitive habitats and/or species would occur with the implementation of the proposed project, indirect impacts such as drainage, toxics, lighting, noise, barriers, invasives, brush management, and grading/land development are discussed below.

Drainage

The project will meet all state and federal water quality requirements, and will not create any new sources of toxins or other chemical runoff. Therefore, no significant drainage impacts on adjacent habitats would occur.

Toxics

The project does not propose the use of any toxic chemicals or land uses that would generate toxic by-products, therefore no toxic impacts would occur.

Lighting

A project element is the installation of four new light poles along four corners of the existing football field. The new lighting would include design features to decrease light or glare, such as high mounting heights and reflectors. In addition, the lighting will only be used during school events on the athletic field and would be dimmed by 9:00 p.m. and extinguished by 10:00 p.m. These features would reduce the potential for light spill into sensitive portions of the canyon. Therefore, a less than significant impact would occur.

Noise

Construction at the project site would typically occur between the hours of 7 a.m. and 7 p.m. Monday through Friday in accordance with City operational requirements. The proposed project includes the construction and operation of upgraded athletic facilities on the Clairemont High School campus. The purpose of the project is to modernize the athletic field facilities and to upgrade existing athletic facilities to provide Americans with Disabilities Act compliant facilities. Project construction does not require a substantial number or frequency of heavy-duty equipment that would generate noise at a level above 60 dBA Leq that could have a potential to effect nesting birds within the sensitive vegetation communities. The proposed project would not result in a significant permanent increase in noise on-site or adjacent to the site. Therefore, a less than significant impact is identified for this issue.

Barriers
The project would not result in any new public access points to native habitats or any introductions of domestic animals, therefore no significant access impact would occur.

Invasives
Portions of a naturally vegetated canyon are located north, west, and south of the project site. The project would not encroach past the project boundary. Therefore, the proposed project would not have the potential to introduce invasive plant species into this area.

Brush Management
The project does not require permitting through the City of San Diego. Therefore city brush management regulations would not apply. Once the final site plan is completed, if state-mandated brush management is required beyond the currently analyzed project boundary, any new impacts should be analyzed and mitigated as necessary.

Grading/Land Development
All areas where earthwork is proposed occur on the existing campus within U/D areas and no impacts to sensitive vegetation communities would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. Based on a site reconnaissance conducted by BRG Consulting, Inc. on November 18, 2009, there are no riparian habitats or other sensitive natural communities in the vicinities of the project. Therefore, no impact is identified for this issue area.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. There are no wetlands within or adjacent to the proposed project site. Therefore, no impact is identified for this issue area.

d) Interfere substantially with movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. There are no sensitive wildlife or established wildlife corridors within or adjacent to the project site. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. The proposed project would not conflict with any local policies or ordinances protecting biological resources. Therefore, no impact is identified for this issue area.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. The project site is not located in or adjacent to any Multi-Habitat Planning Area (MHPA) and would not conflict with the City of San Diego's Multiple Species Conservation Program (MSCP). Therefore, no impact is identified for this issue area.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. The site is not listed on the State of California's Office of Historic Preservation list for San Diego County as required by Section 15064.5 (SHPO, 2009). There are no historic structures occurring on-site. Furthermore, no buildings associated with the school campus would be demolished or altered under the proposed project. As the project would replace or upgrade existing facilities on-site, it is not anticipated to alter the historic context of the area. Therefore, no impact is identified for this issue area.

b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☐	■	☐

The project site is currently developed with an existing high school campus within a densely urbanized area. The project site has been significantly disturbed by grading activities associated with previous development of the site. Any significant archaeological resources would have likely have been unearthed during past grading of the project site. Very little grading will be necessary to upgrade the existing athletic facilities. Therefore, a less than significant impact is identified for this issue area.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	■	☐

The project site is currently developed with an existing high school campus within a densely urbanized area. The majority of the project site is underlain with the Scripps Formation (Tsc) (Kleinfelder, 2009), which has a high potential for paleontological resources (Deméré, 1993). Higher elevations on the east side of the football field is underlain with the Lindavista Formation (Kleinfelder, 2009), which has a moderate potential for paleontological resources (Deméré, 1993). The project site has been significantly disturbed by grading activities associated with previous development of the site. Any significant paleontological resources would have likely been unearthed during past grading of the project site. Very little grading will be necessary for the proposed project. Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐

The project site is currently developed with an existing high school campus within a densely urbanized area. The project site has been significantly disturbed by grading activities associated with previous development of the site. It is unlikely that any human remains would be found or disturbed. Therefore, a less than significant impact is identified for this issue area.

VI. GEOLOGY and SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Publication 42. ☐ ☐ ☐ ■

The site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, no impact is identified for this issue area.

ii) Strong seismic ground shaking? ☐ ☐ ■ ☐

The following information is summarized from the *Geotechnical and Geologic/Seismic Hazards Study for the Football, Baseball, and Softball Field Upgrades on Clairemont High School* prepared by Kleinfelder dated July 14, 2009. This report is provided as Appendix B of this Initial Study.

The project site, like all of San Diego County, is in a seismically active area. The site is located in the Peninsular Range Geographic Province. The area is identified by rugged, northwest trending mountain ranges to the east and coastal plain to the west. Several earthquake fault zones exist in the region creating the potential for earthquake damage on-site. No active or potentially active faults are located within the project site; however, a potentially active fault exists approximately 1,600 feet to the west of the project site (Kleinfelder, 2009). Due to the location of the project site within a seismically active region, it is likely that the proposed upgraded athletic facilities would experience at least one moderate to major earthquake during the design life of the facilities, which is considered a significant impact. However, compliance with the Title 24 standards of the Uniform Building Code (UBC) during the design and construction of the project would minimize seismic ground shaking effects in the event of a major earthquake. Therefore, a less than significant impact is identified for this issue area.

iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ■ ☐

See VI a) ii). The potential for liquefaction at the site is considered low due to the lack of permanent near-surface groundwater (Kleinfelder, 2009). Furthermore, the project site is not located in a potential liquefaction area (City of San Diego, 2008b). Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	■	☐

The project site is currently developed and is relatively flat. No landslides have been encountered at the site or adjacent properties that may affect the site. The 2008 City of San Diego Seismic Safety Study references the site as a Category 52 – Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk. Furthermore, the majority of the project site is underlain with the Scripps Formation, which is not regarded as being susceptible to landsliding (Kleinfelder, 2009). Therefore, a less than significant impact is identified for this issue area.

b) Result in substantial soil erosion or loss of topsoil?	☐	☐	■	☐

The site is currently developed with an existing high school campus. The proposed project is underlain with Chesterton-Urban land complex, 2 to 9 percent slopes (CgC), Carlsbad-Urban land complex, 2 to 9 percent slopes (CcC), Gaviota fine sandy loam, 30 to 50 percent slopes (GaF), and Gaviota fine sandy loam, 9 to 30 percent slopes (GaE). These soils are considered erodible (USDA, 1973). However, the proposed project would not require substantial grading or excavation, all construction activities associated with upgrading the athletic facilities would occur within the existing campus site. Also, the site is relatively level, limiting the opportunity to rapid stormwater runoff which would exacerbate erosion potential. Therefore, a less than significant impact is identified for this issue area.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	■	☐

See VI a) ii) and iv). The potential for liquefaction at the site is considered very low due to the lack of permanent near-surface groundwater (Kleinfelder, 2009).

Based on a literature review and subsurface exploration within the proposed upgrade areas, the project site is underlain by undocumented fill and the Scripps Formation (Kleinfelder, 2009). Undocumented fill materials were encountered overlying the Scripps Formation at the track/football field areas. The existing fill is considered undocumented and uncontrolled due to the lack of compaction documentation, high variability of the soil types and oversize material. In addition, the presence of debris, such as brick, plastic, and glass, was encountered in most of the fill soil at the baseball field. The fill materials within the baseball field are considered unsuitable to support structural loads. The fill soils encountered west of the track/football field ranged from 1.5 to 6 feet in thickness (Kleinfelder, 2009). The presence of undocumented fill soils on the project site is considered a significant impact. However, with the implementation of Mitigation Measure GS-1, the impact will be reduced to a level less than significant.

Mitigation Measure GS-1:

All future grading and construction at the project site shall comply with the geotechnical recommendations contained in the *Geotechnical and Geologic/Seismic Hazards Study for the Football, Baseball, and Softball Field Upgrades on Clairemont High School* prepared by Kleinfelder dated July 14, 2009. The report identifies specific measures for mitigating geotechnical conditions on the project site, and addresses site grading, foundation recommendations, light pole foundations, retaining wall recommendations, concrete slabs supported-on-grade, preliminary corrosive soil screening, site drainage, slope protection and maintenance, and exterior concrete flatwork.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	■	☐

The project site is currently developed with an existing high school campus within an urban environment. According to the Geotechnical and Geologic/Seismic Hazards Study, the expansive soil hazard at the site is considered low (Kleinfelder, 2009). Therefore, a less than significant impact is identified for this issue area.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	■

The proposed project does not include the use of septic tanks. Existing facilities to be replaced by the proposed project which require wastewater disposal are currently connected to the City's wastewater disposal network. The replacement facilities would be reconnected to this system and not require an alternative wastewater disposal system. Therefore, soil suitability for wastewater disposal is not an issue and no impact is identified for this issue area.

VII. GREENHOUSE GAS EMISSIONS.
Would the project?

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐

California has adopted AB32, the Global Warming Solutions Act. The law requires the California Air Resources Board (CARB) to adopted regulations to require reporting and verification of statewide greenhouse gas (GHG) emissions and to monitor and enforce compliance with that program. As part of this effort, CARB will adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990, to be achieved by 2020.

AB32 does not directly amend CEQA requirements, and there are no acceptable Environmental Protection Agency (EPA), CARB, or San Diego Air Pollution Control District (SDAPCD) thresholds for significance relative to global warming. As a result, there is no consistent means to determining whether a project would make a significant contribution to greenhouse gases. Also, there are a number of limitations and uncertainties commonly associated with the greenhouse gas emission inventory due to the limited availability of CO_2 emissions factor data for several mobile sources, stationary sources, and other sources.

As such, the District is unable to provide a scientific or regulatory-based conclusion regarding whether or not the project would have a significant impact to climate change. However, the project does not include the addition of new classroom space that would be associated with an increase in enrollment size and a related increase in vehicular trips. The proposed project is not anticipated to result in substantial contribution of greenhouse gas emissions and would not result in a significant impact to climate change. Therefore, a less than significant impact is identified for this issue area.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐

See VII a). As described above, the proposed project would not generate any new project traffic. The project is not anticipated to result in an increased contribution of greenhouse gas emissions from what already exists at the school. Therefore, implementation would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐

The project site is currently developed with an existing high school campus within a densely urbanized area. The upgraded athletic facilities would not involve increased routine transport, use and disposal of small amounts of hazardous materials associated with typical school cleaning and maintenance. The transport, use and disposal of these materials would continue to be handled in compliance with all applicable laws and regulations and would not create a significant hazard to the public or the environment. Therefore, a less than significant impact is identified for this issue area.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐

See VIII a). A less than significant impact is identified for this issue area.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■

See VIII a). The proposed project would not emit hazardous emissions or require the handling of hazardous or acutely hazardous materials or substances. Therefore, no impact is identified for this issue area.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■

Based on a review of the Cortese list data resources (DTSC EnviroStor database; DTSC corrective action sites; Leaking underground storage tank sites from SWRCB GeoTracker database; Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside the waste management unit; and “Active” Cease and desist orders and cleanup abatement orders from SWRCB), the project site is not listed on a site containing Hazardous Waste and Substances. Therefore, no impact is identified for this issue area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the area?	☐	☐	☐	■

The project site is currently developed within an existing high school campus in an urbanized area and is not within two miles of a public airport or public use airport. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■

The proposed project site is not located within the vicinity of a private airstrip. It will not result in a safety hazard for people residing or working in the project area. Therefore, no impact is identified for this issue area.

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

The proposed project includes upgrading the existing Clairemont High School athletic facilities within a densely urbanized area. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact is identified for this issue area.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	■	☐

The project site is currently developed with an existing high school campus within a densely urbanized area. The project site is located in an area considered a high risk for wildland fires (California Department of Forestry and Fire Protection's Fire and Resource Assessment Program, 2007). However, the proposed project is the upgrade of existing athletic facilities and no new classroom buildings would be constructed as part of the proposed project. Furthermore, the project would not encroach beyond the existing developed portion of the campus. The existing campus would continue to be served by the City of San Diego Fire Department. Therefore, a less than significant impact is identified for this issue area.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standard or waste discharge requirement?	☐	☐	☐	■

The proposed project is an upgrade of existing athletic facilities on the Clairemont High School campus. The proposed project would not add a substantial amount of contaminates that would violate any water quality standard or waste discharge requirements. Therefore, no impact is identified for this issue area.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■

The project does not propose to use groundwater. The proposed project would not substantially deplete groundwater supplies or increase impervious surfaces such that it would interfere with groundwater recharge. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	■

The project site is currently developed with an existing high school campus in a densely urbanized area. There are no natural drainage courses on, or immediately adjacent to, the project site. Furthermore, the project site is generally flat and minimal grading will be required during construction of the proposed project. Therefore, implementation of the project would not result in substantial erosion or siltation impacts on- or off-site. No impact is identified for this issue area.

d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. There are no streams or rivers on or adjacent to the project site. The project site is generally flat and minimal grading would be required during construction of the proposed project. The proposed project would not result in an alteration of existing drainage courses or substantial alteration of topography of the area. Furthermore, the proposed project would not increase runoff volumes from the project site, any runoff from the site would continue to be accommodated by the existing on-site drainage system. Therefore, no impact is identified for this issue area.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	■

The proposed project includes upgrading existing athletic facilities within the Clairemont High School campus within a densely urbanized area. The project site currently and would continue to drain into the existing municipal storm drain system located within the project site. The amount of runoff would not substantially change with implementation of the project and there would be no additional source of polluted runoff. Therefore, no impact is identified for this issue area.

f) Otherwise substantially degrade water quality?	☐	☐	☐	■

The proposed project includes upgrading the existing athletic facilities on the Clairemont High School campus within a densely urbanized area. The project area drains into the existing municipal stormdrain system and there are no natural drainages on or adjacent to the project site. In addition, there are no new uses or operations proposed which would degrade water quality. Therefore, no impact is identified for this issue area.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■

The project site is not located within a 100-year flood hazard area (Kleinfelder, 2009). The proposed project includes the upgrading of existing athletic facilities on the Clairemont High School campus and does not include development of housing. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	■

See IX g). The project is not located within an identified 100-year hazard area (Kleinfelder, 2009). Therefore, no impact is identified for this issue area.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■

The project site is not located within a 100-year flood hazard area (Kleinfelder, 2009) nor located near any levee or dams. Therefore, no impact is identified for this issue area.

j) Be located on a site that would be inundated by seiche, tsunami, or mudflow?	☐	☐	☐	■

The project site is located inland and is not located in the vicinity of any major water body (e.g. lake, reservoir), nor in the vicinity of a geologic feature which could generate a mudflow. The proposed project would not be subject to inundation by seiche, tsunami, or mudflow. Therefore, no impact is identified for this issue area.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	☐	☐	☐	■

The project includes upgrading the existing athletic facilities on the Clairemont High School campus within a densely urbanized area. The school has been located on this site for several decades, making it part of the community. The project site is surrounded by development on all sides. As such, the proposed project would not divide an established community. Therefore, no impact is identified for this issue area.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■

The project is the upgrading of athletic facilities within the existing Clairemont High School campus. The project would not expand the footprint of the campus, is consistent with the City of San Diego General Plan land use designation, and would not increase the school capacity or increase the number of classrooms. Therefore, no impact is identified for this issue area.

c) Conflict with applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. The site is surrounded by existing residential and natural canyons. However, as discussed above in Section IV. Biological Resources, the canyons adjacent to the project site are not under the jurisdiction of the City of San Diego's MSCP. The proposed project will be constructed entirely on the existing campus and would not encroach into the surrounding canyon areas. As such, the proposed project would not conflict with the City's MSCP and/or MHPA. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCE. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and residents of the state?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. According to the California Department of Conservation, Division of Mines and Geology, project site has a Mineral Land Classification of MRZ-3, which is identified as areas containing mineral deposits, the significance of which cannot be evaluated from available data (CDC, 1996). There are no identified mineral resources that would be affected or "lost" as a result of the project. Therefore, no impact is identified for this issue area.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land us plan?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. There are no locally important mineral resource recovery sites delineated on any local plan, specific plan or general plan, or in the vicinity of the project site. Therefore, no impact is identified for this issue area.

XII. NOISE. Would the project:				
a) Exposure of persons to or generation noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐

The following information is summarized from the *Acoustical Site Assessment for the Clairemont High School Athletic Facilities Upgrade Project* prepared by Investigative Science and Engineering, Inc. (ISE), dated May 25, 2010. This report is provided as Appendix C of this Initial Study.

Ambient Sound Measurement Results

The results of sound level monitoring conducted at the closest sensitive receptors to the project site are provided in Table 2 of the Acoustical Site Assessment. Measurements collected reflect the ambient sound levels in the regions of the project site. As shown in Table 2 of the Acoustical Site Assessment, the hourly average sound level (or Leq-h) recorded over the monitoring period was 53.7 A-weighted sound level (dBA) at Monitoring Location (ML) 1 and 65.4 dBA at ML 2. The Leq-h at ML 2 is noticeably higher than the Leq-h at ML 1 because Balboa Avenue has a higher traffic level than Ute Drive. The acoustic floor[1] for the site was found to be 44.0 dBA at ML 1, and 46.7 dBA at ML 2. The dominant observed noise source was found to be surface street traffic in the area.

Construction Noise Emission Levels

The estimated construction equipment noise emissions are provided in Table 3 of the Acoustical Site Assessment. Construction at the project site would typically occur between 7:00 a.m. and 7:00 p.m. Monday through Friday, in accordance with City operational requirements. The nearest sensitive receptor with respect to the closest construction activities would be approximately 100-feet distant on average. Assuming all construction activities occurred in a single condensed area (a highly unlikely, but worst-case condition), the noise levels predicted during project construction at the nearest sensitive receptor would be up to 69.8 dBA Leq-12h, which is less than City of San Diego's Noise Ordinance maximum allowable noise threshold of 75

[1] The minimum sound level (Lmin) value obtained from a particular monitoring location.

dBA Leq-12h between the hours of 7:00 a.m. and 7:00 p.m. The implementation of the proposed project is not expected to result in construction noise impacts. Therefore, a less than significant impact is identified for construction noise emission levels.

Expected Operational Noise Impacts

Figure 7 of the Acoustical Site Assessment depicts the results of the IS^3 computer modeling for the currently proposed design. Dominant source levels within the bleacher area perimeter would be consistent of spectator vocalizations during the sporting events and intermittent public address system announcements. These levels were modeled at a constant value of 75 dBA Leq-h at 3.0 feet per group of 50 people for a large event, and 90 dBA per public address speaker. These levels are consistent with the proposed utilization of the site, as well as past observations by ISE.

Based on these findings, full utilization of the project site inclusive of the football stadium and baseball/softball fields was found to produce worst-case residential property line sound levels of approximately 45 to 50 dBA Leq-h for full capacity events along all property lines with the exception of the southwest property line boundary. Levels within these areas are expected to comply with the intent of the City's Noise Ordinance (50dBA from 7:00 a.m. to 7:00 p.m. and 45 dBA from 7:00 p.m. to 10:00 p.m.), and no offsite impacts would be indicated within any adjacent residential use space during daytime play hours (which would be consistent with non-play community noise levels as shown in Table 2 of the Acoustical Site Assessment).

However, a small area of the 45 dBA Leq-h contour extends beyond the southern property line, due to the assumed worst-case condition of an elevated spherical noise radiator (PA speaker) in the southwest corner of the site. The estimated exceedance is approximately 13.0 dBA above evening standard (45 dBA), as measured at the property line. This is considered a significant impact. However, with the implementation of Mitigation Measure N-1 this impact will be reduced to a level less than significant.

Furthermore, as discussed in the project description of this Initial Study, approximately 15 evening events would occur within the athletic field per year, which would require the use of the PA system during evening hours. It is anticipated that the PA system would be completely turned off by 9:00 p.m. at the completion of athletic events. Therefore, due to the infrequent use of the PA system and the implementation of Mitigation Measure N-1, this noise impact would be reduced to a level less than significant.

Future Traffic Noise Impacts

Tables 4a and 4b of the Acoustical Site Assessment show the effect of traffic noise increases on the various roadway segments associated with the proposed project. For each roadway examined, the worse case average daily traffic volume (ADT) and observed/predicted speeds are shown, along with the corresponding reference noise level at 50-feet (in dBA). Additionally, the line-of-sight distance from the roadway centerline to the 60 and 65 dBA CNEL contours are provided as an indication of the worst-case unobstructed theoretical traffic noise contour placement. The Acoustical Site Assessment found that the largest increase in traffic noise increase would be 1.1 dBA CNEL. Therefore, no project related impacts associated with traffic noise are expected and a less than significant impact is identified for this issue area.

In summary, the proposed project would not expose persons to or generate noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies. Therefore, a less than significant impact is identified for this issue area.

Mitigation Measure N-1:

As part of the design of the PA system proposed to be installed at the athletic field, the District shall ensure that the PA system is either directional in nature (i.e., the ability to direct the majority of its sound away from the property line shown on Figure 8 of the Acoustical Site Assessment prepared by ISE dated May 25, 2010); install a 4-channel amplifier system; or, have the ability to be adjusted to a minimum of -10.0 dB during evening hours to preclude the presence of noise impacts to offsite sensitive receptor areas.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation excessive groundborne vibrations or groundborne noise levels?	☐	☐	■	☐

Please see XII a) above. Construction of the proposed project would not require pile driving, which is known to create groundborne vibrations. Furthermore, the construction and operation of the facilities would not expose persons to or generate excessive groundborne vibration or noise levels. Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐

Please see XII a) above. A less than significant impact is identified for this issue area.

d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐

Please see XII a) above. A less than significant impact is identified for this issue area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport. Therefore, no impact is identified for this issue area.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

There are no private airstrips within the vicinity of the project site. Therefore, no impact is identified for this issue area.

XIII. POPULATION AND HOUSING. Would the project?

a) Induce substantial population growth in an area either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. The project would not result in the extension of roads or other infrastructure. The proposed project is the upgrade or replacement of existing athletic facilities within the school campus and no change to the school's existing student enrollment capacity would occur with the implementation of the proposed project. In addition, no new employment would be generated by the project. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

No housing exists within the Clairemont High School campus. Therefore, no impact is identified for this issue area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

No people reside within the Clairemont High School campus. As such, no people would be displaced. Therefore, no impact is identified for this issue area.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	☐	☐	☐	■
b) Police protection?	☐	☐	☐	■
c) Schools?	☐	☐	☐	■
d) Parks?	☐	☐	☐	■
e) Other public services?	☐	☐	☐	■

The proposed upgrade to the existing athletic facilities within the Clairemont High School campus would not result in a change in the existing student enrollment or capacity, or the school's function. The proposed project would not result in an increase need of public services; existing services would be sufficient to service the proposed project. As such, the proposed project would not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed. Therefore, no impact is identified for this issue area.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■

The proposed project would not result in an increase in population, which would generate a demand for recreational uses, nor is the project site located in an area planned for recreational uses. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■

The proposed project would be the upgrade or replacement of existing facilities and would not require the provision of new recreational facilities. The project is the proposed upgrade to the existing athletic facilities within the Clairemont High School campus. Additionally, the proposed project would not result in an increase in enrollment and – by extension - population, generating a demand for recreational facilities. Therefore, no impact is identified for this issue area.

XVI. TRANSPORTATION/CIRCULATION. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	■	☐

The following information is summarized from the *Traffic Impact Study* prepared by LOS Engineering, Inc., dated May 11, 2010. This report is provided as Appendix D of this Initial Study.

Existing Traffic Conditions

Please refer to Section 3.0 of the Traffic Impact Study in Appendix D for a detailed description of the existing traffic conditions.

Near-Term Conditions without Project

The near-term without project conditions describe the anticipated roadway operations during opening day of the project, which is anticipated to be 2011. This scenario includes surrounding cumulative projects added to the existing traffic volumes, which include three projects, Genesee Plaza expansion, Balboa Mesa shopping center expansion, and Garfield Starbucks expansion. Figure 5 of the Traffic Impact Study depicts the individual cumulative projects that would add traffic to the study area intersections and segments. Near-term traffic volumes (existing + cumulative) without the project are depicted on Figure 6 of the Traffic Impact Study. The level of service (LOS) calculated under near-term without project conditions (existing + cumulative) for the intersections, roadway segments, and arterial segments are shown in Tables 8, 9, and 10, respectively, of the Traffic Impact Study.

Under near-term without project conditions, all of the study intersections and street segments were calculated to operate at LOS D or better, with the exception of:

- Balboa Avenue from I-5 to Morga Avenue (LOS F, ADT basis), and
- Balboa Avenue from Clairemont Drive to Genesee Avenue (LOS E, ADT basis).

Project Trip Generation and Distribution

Project trip generation is typically calculated using trip rates from the City of San Diego *Trip Generation Manual,* May 2003. However, it does not include trip rates for the various proposed uses of the upgraded athletic facilities. The highest anticipated use of the athletic facilities is a football game. Therefore, the anticipated traffic generation for an average Friday night football game was determined by calculating the number of spectators that will attend a football game, percentage of football game attendees driving vs. walking, and vehicle occupancy for spectators. Based on data from five different high schools in San

Diego County, an average percentage of football game attendees vs. student body population is 69 percent. Therefore, for Clairemont High School with 1,522 students, the anticipated average football attendance is calculated at 1,050 attendees with 93 percent of attendees driving. Using an average vehicle occupancy of 3 persons/vehicle, an average football game at Clairemont High School is calculated to have 652 Average Daily Trips (326 inbound trips and 326 outbound trips).

The overall project distribution is based on the individual distribution of home and visitor attendees. The distribution of home attendees is depicted in Figure 7 of the Traffic Impact Study. The assignment for the home attendees is shown in Figure 8 of the Traffic Impact Study. The average distribution of visitor attendees is depicted in Figure 9 of the Traffic Impact Study. The assignment for the visitor attendees is depicted in Figure 10 of the Traffic Impact Study. The assignment of the combined home and visitor attendees is depicted in Figure 11 of the Traffic Impact Study.

Near-term Conditions with Project

Under the near-term conditions (existing + cumulative) with the addition of the proposed project traffic, all study intersections and roadway segments were calculated to operate at LOS D or better (see Tables 12, 13, 14 and Figure 12 of the Traffic Impact Study), with the exception of:

- Balboa Avenue from I-5 to Morga Avenue (LOS F, ADT basis), and
- Balboa Avenue from Clairemont Drive to Genesee Avenue (LOS E, ADT basis).

The addition of project traffic does not cause an increase in traffic delays beyond the City of San Diego significance criteria (see the Traffic Impact Study); therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	■	☐

See XVI a) above. A less than significant impact is identified for this issue area.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■

The proposed project would be the continuation of existing activities. Therefore, any existing air traffic patterns in the vicinity of the project site would not need to be adjusted and no new substantial risks would be introduced. As such, no impact is identified for this issue area.

d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	■

The existing surrounding circulation network would not change with the implementation of the proposed project. The proposed project would continue to use the existing school access located along Ute Drive. Therefore, no impact is identified for this issue area.

e) Result in inadequate emergency access?	☐	☐	☐	■

The proposed project would not change emergency access to the site. The project would be designed to include adequate emergency access pursuant to the California Code of Regulations and Code of Education. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	■

The proposed project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, no impact is identified for this issue area.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■

The proposed project is the upgrade of existing athletic facilities within the existing Clairemont High School campus, located in a densely urbanized area. The upgrades would not increase wastewater treatment facility capacity, as the upgraded facilities are not anticipated to generate more wastewater. Therefore, no impact is identified for this issue area.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■

The proposed project is the upgrade of existing athletic facilities within the Clairemont High School campus, located in a densely urbanized area. The upgraded facilities will have a similar use and size of the existing facilities and will not generate a need for substantially more water and/or wastewater requiring the construction of new water or wastewater treatment facilities or the expansion of existing facilities. Therefore, no impact is identified for this issue area.

c) Require or result in construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■

The proposed project is the upgrade of existing athletic facilities within the Clairemont High School campus. The proposed project is the upgrade or replacement of existing facilities and would not require the construction of new stormwater drainage facilities or the expansion of existing facilities. Therefore, no impact is identified for this issue area

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■

The proposed project is the upgrade of existing athletic facilities within the Clairemont High School campus. The City of San Diego supplies water for the existing school. With the implementation of the proposed project, it is anticipated that with the installation of a new turf field, water demand would be reduced as compared to the existing athletic facilities. In addition, upgraded athletic facilities would have a similar use and size as the existing uses and would not use substantially more water than the existing uses. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■

The proposed project is the upgrade of existing athletic facilities on the Clairemont High School campus, which is located in a densely urbanized area. The upgraded facilities will have a similar use and size as the existing uses and would not generate a need for substantially more wastewater service than the existing uses. Therefore, no impact is identified for this issue area.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal need?	☐	☐	■	☐

The proposed project is the upgrade of existing athletic facilities on the Clairemont High School campus. During construction, non-recyclable solid waste would be taken to a permitted landfill with sufficient capacity to accommodate the project's disposal needs. The upgraded athletic facilities would not increase the student population or otherwise generate an increase of on-site solid waste disposal needs beyond current levels. Therefore, a less than significant impact is identified for this issue area.

g) Comply with federal, state and local statues and regulations related to solid waste?	☐	☐	■	☐

The proposed project would continue to generate municipal solid waste, acceptable for solid waste haulers and landfill operators. The school would continue to comply with federal, state and local regulations related to solid waste and recycling. Therefore, a less than significant impact is identified for this issue area.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rate or endangered plant or animal, or eliminate important examples of the major periods of California history of prehistory?	☐	☐	☐	■

The project site is currently developed with an existing high school campus within a densely urbanized area. Implementation of the proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory. As detailed in Section IV, Biological Resources, the proposed project will not result in significant impacts to biological resources, as the project site and surrounding area do not support sensitive biological resources. Furthermore, as detailed in Section V, Cultural Resources, no historical resources are identified on the project site; and, due to the existing developed and disturbed nature of the project site, no archaeological or paleontological resources are anticipated to be unearthed during the minimal grading activities associated with the project. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	■

The proposed project is the upgrade of existing athletic facilities on the Clairemont High School campus. The proposed project would not increase the capacity of the existing school. The proposed project would not result in impacts that are individually limited, but cumulatively considerable. Therefore, no impact is identified for this issue area.

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

The proposed project is the upgrade of existing athletic facilities on the Clairemont High School campus. The project would not result in potential impacts to the health or well-being of human beings either directly or indirectly. Therefore, no impact is identified for this issue area.

References:

California Department of Conservation, Division of Mines and Geology, 1996. Update of Mineral Land Classifications: Aggregate Materials in the Western San Diego County Production-Consumption Region, 1996.

California Department of Forestry and Fire Protection's Fire and Resource Assessment Program, 2007. Fire Hazard GIS layer, 2007.

California Department of Toxic Substances Control, 2009. List of Toxic Substances Available on-line at http://www.dtsc.ca.gov/database/Calsites/CorteseList.cfm visited on November 11, 2009.

California State Office of Historic Preservation, 2009. California Historical Resources Information System, available online at http://www.ohp.parks.ca.gov visited on November 18, 2009.

City of San Diego, 2008. San Diego Municipal Code, Chapter 13 Zones (131.0406-.0415). January 1, 2008.

City of San Diego, 2008a. City of San Diego General Plan. March 10, 2008.

City of San Diego, 2008b. Seismic Safety Study, Geologic Hazards and Faults, 2008.

City of San Diego, 2009. Clairemont Mesa Community Plan. May 2009.

Deméré, Thomas A. and Walsh, Stephen L., 1993. Paleontological Resources County of San Diego, California. Department of Paleontology San Diego Natural History Museum.

ESRI, 2008. National Atlas of the United States Geological Survey.

Investigative Science & Engineering, 2010. Acoustical Site Assessment Clairemont High School Athletic Facilities Upgrade Project, May 25, 2010.

Kleinfelder, 2009. Geotechnical and Geologic/Seismic Hazards Study for the Football, Baseball, and Softball Field Upgrades Project on Clairemont High School. July 14, 2009.

LOS Engineering, Inc., 2010. Traffic Impact Study for Clairemont High School. May 11, 2010.

SanGIS data 2009.

Special Publication 42, Fault Rupture Hazard Zones in California, Alquist-Priolo Special Studies Zones Act, Title 14, 2000.

T & B Planning, 2010. Lighting Impact Study for Clairemont High School Athletic Facilities Upgrade Project. May 10, 2010.

USDA, 1973. Soil Survey: San Diego Area, California. United States Department of Agriculture, Soil Conservation Service and Forest Service.

U.S. EPA, 2003. National Priorities List (NPL) Sites in the United States. Available on-line at www.epa.gov/superfund/sites/npl/npl.htm