

1. Executive Summary

1.1 INTRODUCTION

This draft supplemental environmental impact report (DSEIR) addresses the environmental effects associated with the implementation of the proposed Del Norte High School Baseball and Softball Fields Lighting project. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. This document focuses on impacts determined to be potentially significant in the Notice of Preparation completed for this project (see Appendix A).

On June 26, 2006, the District's Board of Education certified the Final Environmental Impact (FEIR, State Clearinghouse No. 2006021013) for the Del Norte High School (2006 EIR). The 2006 EIR analyzed the potential environmental impacts of the development of the 62-acre Del Norte High School (approved project). The development included a comprehensive high school providing a range of facilities and services on the school campus to house approximately 2,150 students in grades 9 through 12. Facilities constructed as part of the high school included instructional and recreational facilities, food service/kitchen, storage, administrative facilities, and custodial space. Recreational facilities included two soccer fields, two softball fields, two baseball diamonds, a football practice field, a football/track and field area with a 3,780-seat stadium, a gymnasium, hard courts for basketball, tennis courts, and a pool. Del Norte High School opened in 2009. On May 14, 2020, the District approved an Addendum to the 2006 EIR to add six classrooms and a restroom building; replace three existing natural grass sports fields with artificial turf, salt-tolerant grass, or a combination of the two; install field lighting; place new portable bleachers for up to 200 spectators on the fields; and other minor improvements associated with providing infrastructure supporting the classroom expansion, restroom building, and access to the lit fields from the existing parking lot. The 2006 FEIR and the subsequent 2020 Addendum to the 2006 EIR are collectively referred to as "Certified EIR" in this SEIR.

When an EIR has been certified, CEQA Guidelines Section 15162 allows the preparation of a subsequent or supplemental EIR provided that one or more of the conditions outlined in Section 15162 are met. The lead agency determined that the proposed project provides new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, meeting one of the conditions specified in Section 15162 of the CEQA Guidelines. The lead agency also determined that the lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

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This DSEIR has been prepared pursuant to the requirements of CEQA and the Poway Unified School District's (District) CEQA procedures. The District, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including review of all technical subconsultant reports.

Data for this DSEIR derive from on-site field observations; analysis of adopted plans and policies; review of available studies, reports, data, and similar literature; and specialized environmental assessments (photometric plan; visual simulation; and air quality, noise, and traffic studies).

1.2 ENVIRONMENTAL PROCEDURES

This DSEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

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1.2.1 EIR Format

Chapter 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this SEIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Chapter 2. Introduction: Describes the purpose of this SEIR, background on the project, the notice of preparation, the use of incorporation by reference, and Final SEIR certification.

Chapter 3. Project Description: A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, necessary environmental clearances, and the intended uses of this SEIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the notice of preparation was published, from local and regional perspectives. These provide the baseline physical conditions from which the lead agency determines the significance of the project's environmental impacts.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the proposed project and other existing, approved, and proposed development in the area.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Chapter 7. Alternatives to the Proposed Project: Describes the alternatives and compares their impacts to the impacts of the proposed project. Alternatives include the No Project Alternative and the Baseball Field Lighting Only Alternative.

Chapter 8. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Chapter 9. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 10. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR.

Chapter 11. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed project.

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Chapter 12. Bibliography: The technical reports and other sources used to prepare this EIR.

Appendices: The appendices for this document (in PDF format on a USB attached to the back cover) comprise these supporting documents:

- Appendix A: NOP and NOP Comments
- Appendix B: Lighting Systems Plan
- Appendix C: Air Quality Data
- Appendix D: Noise Data
- Appendix E: Path of Travel Plan

1.2.2 Type and Purpose of This DSEIR

This DSEIR has been prepared as a “Project EIR,” defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This type of EIR examines the environmental impacts of a specific development project and should focus primarily on the changes in the environment that would result from the development project. The SEIR shall examine all phases of the project—planning, construction, and operation.

1.3 PROJECT LOCATION

Del Norte High School is at 16601 Nighthawk Lane in San Diego, San Diego County, California (APNs 678-23-040 and 678-23-012). As shown in Figure 3-1, *Regional Location*, the City of San Diego is surrounded by the cities of Poway, Escondido, Solana Beach, Del Mar, Santee, and El Cajon and by unincorporated San Diego County. The Pacific Ocean forms the county's western margin.

Del Norte High School campus totals 62 acres and is bounded by Nighthawk Lane to the northwest, Del Sur Ridge Road and Lone Quail Road to the north, Deer Ridge Road to the east, and Camino San Bernardo to the south. The western 40 acres of the campus (APN 678-23-040) are in the City of San Diego, and the eastern 22 acres (APN 678-23-012) are in unincorporated San Diego County (Figure 3-2, *Local Vicinity*). Del Norte High School is part of two master planned communities: the western 40 acres is in the Black Mountain Ranch Community Plan, and the eastern 22 acres is in the 4S Ranch Specific Plan.

The area of disturbance for the proposed project is the existing varsity baseball field and varsity softball fields near the southeast corner of the Del Norte High School campus. The varsity baseball field is bordered by portable classrooms to the north, varsity softball field to the south, hardcourts and junior varsity baseball field to the east, and Deer Ridge Road to the west. The varsity softball field is bordered by the varsity baseball field to the north, softball practice field and turf athletic field to the east and south, and Deer Ridge Road to the west. See Figure 3-3, *Aerial Photograph*.

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1.4 PROJECT SUMMARY

The District proposes to add competitive sports lighting to the existing varsity baseball and softball fields (ballfields) at Del Norte High School. No additional sports programs would be added that could increase participants or spectators. As with the existing conditions, the newly lit athletic facilities would be available for use by community groups after school hours when the facilities are not in use by students, and during weekends as provided by the District’s use policy under the Civic Center Act.

The proposed project would require limited demolition of hardscape and softscape to install lighting poles at the existing sports facilities. No structural demolition would be required, and no PA system would be installed. The lighting has been designed to meet the California Interscholastic Federation field lighting recommendations for competitive events. Sports lighting would consist of concrete bases with galvanized steel poles between 60 and 90 feet tall, with LED luminaires mounted at various heights, as described below.

Varsity Baseball Field

The varsity baseball sports lighting would consist of eight galvanized steel poles (four 70 feet, two 80 feet, and two 90 feet tall) with LED luminaires mounted at various heights (see Figure 3-5). Four 70-foot outfield poles (C1, C2, D1, and D2) would each have 4 luminaires; two 80-foot infield poles (A1 and A2) would each have 6 luminaires; and two 90-foot poles (B1 and B2) by the bullpens would each have 10 luminaires—for a total of 48 LED luminaires mounted at various heights, from 16 feet to 90 feet. Average light levels for the baseball field would be approximately 52.6 foot-candles (fc) for the infield and 32.1 fc for the outfield.

Varsity Softball Field

The varsity softball sports lighting would consist of six galvanized steel poles (two 60 feet and four 70 feet tall) with LED luminaires mounted at various heights (see Figure 3-5). Two 60-foot outfield poles (C3 and C4) would each have 4 luminaires; two 70-foot poles by the bullpens (B3 and B4) would each have 7 luminaires; and two 70-foot poles near the infield (A3 and A4) would each have 5 luminaires—for a total of 32 LED luminaires mounted at various heights, from 16 feet to 70 feet. Average light levels for the softball field would be approximately 50.6 fc for the infield and 35 fc for the outfield.

Access

The ballfields are currently accessed through the main campus and through the existing pedestrian gate, which is just south of Deer Ridge Place on Deer Ridge Road, near the varsity softball field. The proposed project would not change the on- or off-site access to the ballfields.

1.5 SUMMARY OF PROJECT ALTERNATIVES

The CEQA Guidelines state that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives” (Section 15126.6[a]). The alternatives in this DSEIR were based, in part, on their potential to reduce or eliminate some of the impacts determined to be potentially significant for implementation of the

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Del Norte High School Baseball and Softball Fields Lighting Project because no significant and unavoidable has been identified (see Table 1-2, *Summary of Environmental Impacts, Mitigation, and Levels of Significance After Mitigation*). The project alternatives were not reviewed for financial feasibility. Project alternatives are assessed in further detail in Chapter 7, *Alternatives to the Proposed Project*.

1.5.1 No-Project Alternative

The CEQA Guidelines requires the analysis of a No Project Alternative. This analysis must discuss the existing site conditions as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved. Under the No Project Alternative, the varsity baseball and softball fields would not be lighted. The existing ballfields would continue to be used only during the daytime hours, and with the later school start time, the District would need to find other ways to accommodate the existing baseball and softball programs, such as traveling to other ballfields with lights, sharing fields, and/or reducing practice hours and programs. This alternative would not meet any of the project objectives.

1.5.1.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The No Project Alternative would lessen the proposed project's environmental impacts in all areas (i.e., aesthetics, air quality, noise, and transportation). However, the proposed project would not result in any significant and unavoidable impact, and this alternative would not meet any of the project objectives, as discussed in Chapter 7, *Alternatives to the Proposed Project*.

1.5.2 Baseball Field Lighting Only Alternative

Under this alternative, only the varsity baseball field would be lighted with eight light poles, and the varsity softball field would remain as is. This alternative would require that the varsity baseball field be shared and accommodate the uses proposed for the varsity softball field as well. This would require the lighted varsity baseball field to be used more and for longer hours. For example, under this alternative, the lights could be on until 10 pm daily from February to June instead of the proposed 8 pm, and until 10 pm daily from August to November instead of the proposed 9 pm three times a week. However, this alternative would not be able to accommodate all of the scheduling demands for the varsity softball field and would require some of the practices and games to be played elsewhere with lights. This alternative would only partially meet the project objectives.

1.5.2.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The Baseball Field Lighting Only alternative would lessen the proposed project's environmental impacts related to aesthetics and construction-related air quality, noise, and transportation impacts. However, it would have greater operational air quality and transportation impacts and neutral operational noise impacts. The proposed project would not result in any significant and unavoidable impact, and this alternative would partially meet the project objectives, as discussed in Chapter 7.

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1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DSEIR adequately describes the environmental impacts of the project.
2. Whether the proposed land use changes are compatible with the character of the existing area.
3. Whether the identified project objectives and mitigation measures should be adopted or modified.
4. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
5. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.7 AREAS OF CONTROVERSY

There are no areas of controversy with the proposed project.

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-1 summarizes the conclusions of the environmental analysis contained in this SEIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS			
Impact 5.1-1: The proposed project would not have a substantial adverse effect on a scenic vista.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.1-2: The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.1-3: The project site is in an urbanized area, and the proposed project would not conflict with applicable zoning and other regulations governing scenic quality.	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.1-4: The proposed project could create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	Potentially significant.	5.1-1 The Poway Unified School District shall include specifications in its contract with the lighting installer that, following completion of the project, the installer shall take measures at the nearby residences, or the closest site boundary, to ensure that the standard for maximum intrusion lighting (i.e., 0.5 foot-candle) is not exceeded.	Less than significant.
5.2 AIR QUALITY			
Impact 5.2-1: The proposed project is consistent with the applicable air quality management plan.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.2-2: Construction activities associated with the proposed project would generate short-term emissions that would not exceed the applicable screening-level threshold criteria.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.2-3: Long-term operation of the project would not generate additional vehicle trips and associated emissions in exceedance of SDAPCD's threshold criteria.	Less than significant.	No mitigation measures are required.	Not applicable.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.2-4: Construction and operational activities associated with the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.2-5: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	Less than significant.	No mitigation measures are required.	Not applicable.
5.13 NOISE			
Impact 5.3-1: Construction activities would result in temporary noise increases in the vicinity of the proposed project.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.13-2 Project implementation would result in long-term operation-related noise that would not exceed local standards.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.3-3: The project would not generate excessive temporary or long-term groundborne vibration and groundborne noise.	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.3-4: The proximity of the project site to an airport or airstrip would not result in exposure of future resident and/or workers to airport-related noise.	Less than significant.	No mitigation measures are required.	Not applicable.
5.4 TRANSPORTATION			
Impact 5.4-1: The proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than significant.	No mitigation measures are required.	Not applicable.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.4-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.4-3: The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant.	No mitigation measures are required.	Not applicable.
Impact 5.4-4: The proposed project would not result in inadequate emergency access.	Less than significant.	No mitigation measures are required.	Not applicable.

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