

**LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

FOR MEETING OF: APRIL 8, 2013

Proposal

"Alpine High School Annexation" (San Diego County Sanitation District)
(DA12-07)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the landowner is the annexation of six unincorporated parcels to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area, totaling approximately 92.95-acres, is located within the adopted sphere of influence of the San Diego County SD.

The proposed annexation area is intended to be developed with a high school (9th - 12th grades) that will accommodate a total of approximately 2,000 students from the local Grossmont Union High School District attendance area. The first phase of construction would allow for 800-1,200 students and is projected for the 2013 school year. The school would be expanded to the 2,000 student capacity based on future student population growth.

The Grossmont Union High School District adopted a Program Environmental Impact Report (PEIR) (SCH No. 2007101033) on June 26, 2009 for the proposed school project. The adopted PEIR states that the high school project would result in significant direct impacts on air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, population and housing, and water resources that would be mitigated to less-than-significant levels with implementation of the mitigation measures contained in the PEIR. The project would also result in significant direct impacts on aesthetics (visual character), community character and noise that would remain significant with implementation of the mitigation measures identified in the PEIR. A statement of overriding considerations was adopted by the Grossmont Unified High School District (Exhibit A).

The Lakeside SD has indicated that capacity is available to extend public sewer service to the proposal territory. The landowner will finance all costs for the approximate 30-foot connection to the adjacent Lakeside SD sewer main located within Alpine Boulevard.

Five of the six parcels within the proposed annexation area are occupied by single-family residences that will be removed as part of the development. The remaining two parcels are part of the former Lazy-A Ranch. The site is relatively level, with Viejas Creek bisecting the southeastern portion of the property. The proposal territory is surrounded by I-8 to the north; a mobile home park to the east; and open space and residential uses to the south and west.

Following the proposed annexation, the subject territory will continue to receive fire protection

and emergency medical services from the Alpine Fire Protection District (FPD), and water service from the Padre Dam Municipal Water District (MWD). The Board of Supervisors has adopted a Master Enterprise District Resolution stating that no property tax transfer would be required as a result of this jurisdictional change.

General Plan/Zoning

County of San Diego General Plan: Alpine Community Plan: Village Residential (VR 2.9; 2.9 du/ac)

County of San Diego zoning: Limited Agriculture (A-70)

Location

North of Japatul Road; east of South Grade Road; south of I-8; and west of SR-79. (Thomas Bros. Page 1234 D/E6-7).

Executive Officer Recommendation

- (1) Certify, pursuant to Section 15091 of the State CEQA Guidelines, that the Commission has reviewed and considered the attached PEIR. The mitigation measures approved by the Grossmont Union High School District for the impacts identified in the attached PEIR have been adopted by the Grossmont Union High School District, and that the mitigation is under the jurisdiction of the County and not LAFCO because the affected resources and the extension of public services will continue to be the responsibility of the County and special districts since the subject territory will remain unincorporated; and
- (2) Adopt, pursuant to Section 15096(h) of the State CEQA Guidelines, the Findings of Fact [and Statement of Overriding considerations] previously adopted by the Grossmont Union High School district as lead agency, as shown in Exhibit A; and
- (3) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

Payment by property owner of San Diego County SD annexation fees, capacity fees and sewer service fees, and State Board of Equalization charges.

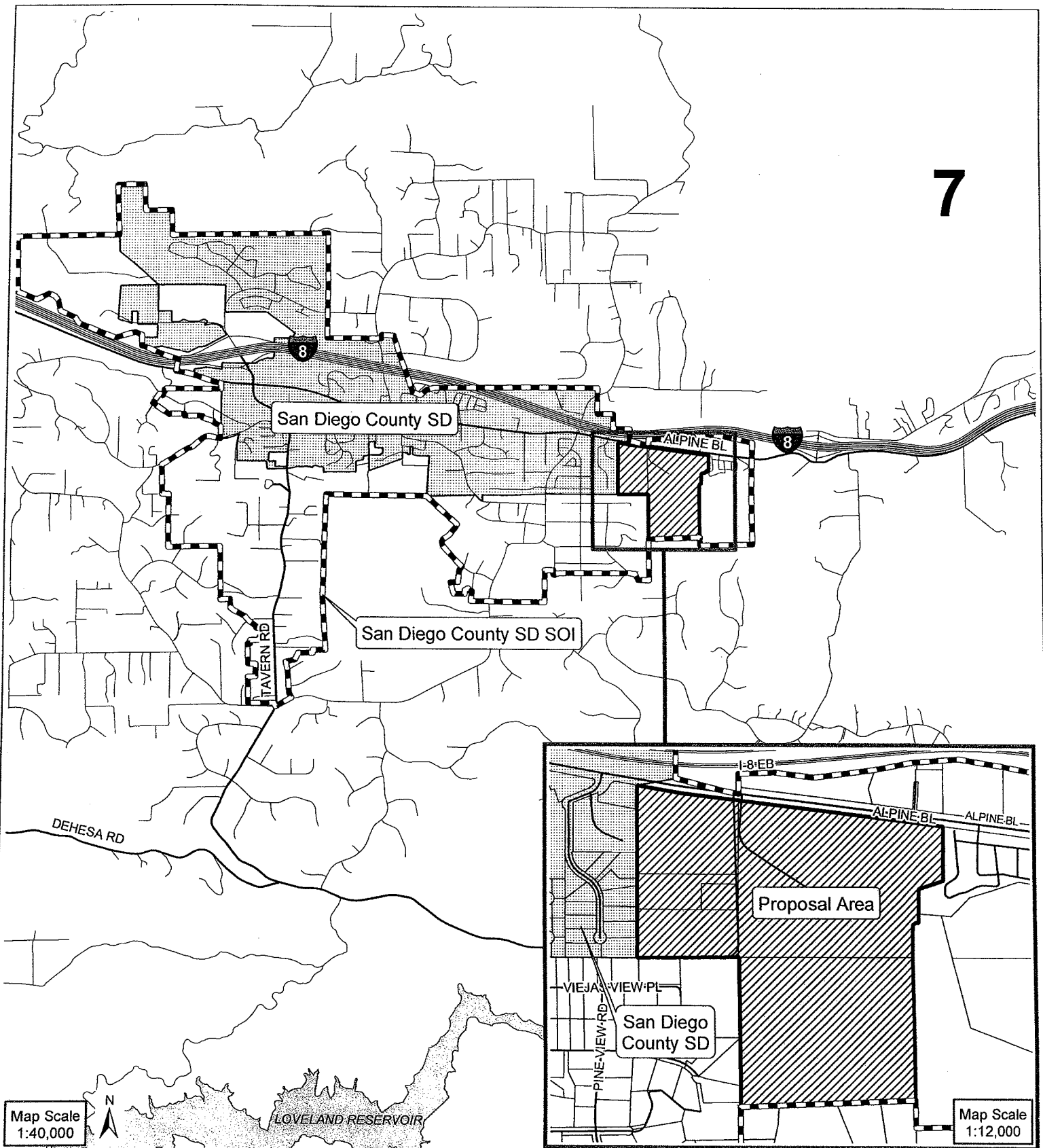
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Attachments

Vicinity Map

Grossmont Union High School District PEIR for High School No. 12

Exhibit A: Findings of Fact [and Statement of Overriding Considerations]



DA12-07

PROPOSED "ALPINE HIGH SCHOOL ANNEXATION" TO THE SAN DIEGO COUNTY SANITATION DISTRICT

- Proposal Area
- San Diego County SD
- San Diego County SD SOI
- SOI = Sphere of Influence

Attachment

**“ALPINE HIGH SCHOOL ANNEXATION”
(DA 12-07)**

**Grossmont Union High School District
PEIR for
High School No. 12**

**(Click here to download:
file is large, be patient)**

EXHIBIT A

**‘ALPINE HIGH SCHOOL
ANNEXATION’
(DA 12-07)**

**FINDINGS AND STATEMENT
OF OVERRIDING CONSIDERATIONS
FOR ALTERNATIVE J
HIGH SCHOOL NUMBER 12
(SCH#: 2007101033)**

June 2009

**Findings and
Statement of Overriding Considerations
for Alternative J**

High School Number 12

SCH #: 2007101033

Prepared for:

Grossmont Union High School District
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Contact: Bob Kiesling, Director Facilities Management

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June 2009

ICF Jones & Stokes. 2009. High School Number 12. Findings. June (ICF J&S 01047.07.) San Diego, CA. Prepared for: Grossmont Union High School District.

Findings for Alternative J

Introduction

The California Environmental Quality Act (CEQA Section 21081 and CEQA Guidelines Section 15091) requires that:

- a) No public agency shall approve or carry out a project for which an environmental impact report (EIR) has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1) Changes or alternations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - 2) Such changes or alternations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final environmental impact report.

CEQA also requires that the findings made pursuant to Section 15091 shall be supported by substantial evidence in the record (CEQA Guidelines Section 15091[b]). Under CEQA, substantial evidence means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Substantial evidence shall include facts,

reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines Section 15384).

Furthermore, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable” (CEQA Guidelines Section 15093[a]).

The following Findings are made relative to the conclusions of the Final Program Environmental Impact Report (Final EIR) for Grossmont Union High School District’s (District) proposed High School Number 12. The Final EIR is herein incorporated by reference. These findings have been prepared pursuant to Section 21081 of CEQA (Public Resources Code, Division 13, Section 21000 et. seq.), and Sections 15091 and 15093 of the State Guidelines for Implementation of CEQA (CEQA Guidelines).

Project Description

The District proposes to construct and operate a new high school within the community of Alpine in unincorporated San Diego County. The District considered three potential sites within the Alpine Option Area Boundary and the Blossom Valley Option Area Boundary for the location of the new high school, and in turn analyzed all three sites at an equal level of detail in the Final EIR. The sites reviewed in the Final EIR are referred to as Alternative B (Wright’s Field), Alternative G (Chocolate Summit Drive), and Alternative J (Lazy-A Ranch). Alternative G includes two development options—Options 1 and 2.

As discussed in Chapter 4, Section 4.3–Alternatives, of the Final EIR, Alternative J was identified as the Environmentally Superior Alternative for the Proposed Project. This determination was based on a comparison of the significant environmental impacts identified for each alternative, which concluded that Alternative J would result in fewer traffic and traffic-generated noise impacts than Alternative G (Chocolate Summit, Options 1 and 2) and would not involve the conflict with the County Multiple Species Conservation Program (MSCP) associated with Alternative B (Wright’s Field).

Alternative J is located in the eastern portion of the Alpine community, approximately 300 feet east of the intersection of Alpine Boulevard and South Grade Road. The site is irregularly shaped and comprises approximately 92 acres of land. The site is bordered by Alpine Boulevard to the north, Alpine Oaks Mobile Estates to the east, and vacant land and residential structures to the south and west. The site consists of vacant land, single-family residences, and a former facility known as the Lazy-A Ranch. Surveys show that the site is developed with five single-family residences.

The Alpine Community Center is located approximately 1 mile to the west of the site. Commercial properties, including an animal hospital and a National Forest Service facility, are located adjacent to and north of the site. The Victoria neighborhood is located approximately ¼ mile to the northwest and the Palo Verde neighborhood is located adjacent to and south and west of the site. The overall topography of Alternative J is relatively level. Viejas Creek is a significant drainage located in the southeastern portion of the property.

Implementation of the Proposed Project would include the acquisition of property by the District, demolition of existing structures on the selected site, and the construction and operation of a new high school. The proposed school would provide public education to 9th through 12th grade students residing in the surrounding community that would, under current conditions, attend El Capitan, Granite Hills, or Steele Canyon High School. At the time of opening in 2013, the proposed school would be ready to accommodate 800 – 1,100 students and associated teachers and administrators. Ultimate buildout of the proposed high school would accommodate 2,000 students. Development of the site at ultimate buildout would include structures for classrooms, administrative offices, a library/media center, a cafeteria, and a gymnasium; outdoor courtyards and athletic fields; and parking areas.

Findings

In accordance with the California Environmental Quality Act (Public Resources Code [PRC] Section 21000, et seq.; herein referred to as CEQA) and the procedures for implementation of CEQA set forth in the Guidelines for Implementation of CEQA (California Code of Regulations [CCR] Section 15000, et seq.; herein referred to as the CEQA Guidelines), the Final EIR evaluated the potential for the project alternatives to result in environmental impacts with respect to aesthetics/landform/visual quality; agricultural resources; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; land use; mineral resources; noise and vibration; population and housing; public services and utilities; traffic/circulation; and water resources. Criteria for determining the significance thresholds for each of the aforementioned environmental resources were based on the environmental checklist form in Appendix G of the State CEQA Guidelines. Significant impacts were identified for Alternative J with respect to aesthetics/landform/visual quality, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise and vibration, population and housing, and water resources. Pursuant to the CEQA Guidelines, the Final EIR also addressed the project's cumulative impacts with respect to each of the aforementioned environmental issues, as well as growth inducing impacts and project alternatives that would reduce or avoid significant impacts of the proposed project.

The District published a draft version of the Program EIR (Draft EIR) on January 7, 2009 and submitted the document for a 45-day public review period in which agencies and members of the public submitted comments on the Draft EIR to the District. The public review period ended on February

23, 2009. The District considered all relevant comments in preparation of the Final EIR, and the Final EIR includes responses to the Draft EIR comments and, where necessary, revisions pursuant to these comments.

Having reviewed and considered the information contained in the Final Program EIR for High School Number 12, related documents, public comments, and the entire environmental record, the Grossmont Union High School District's Governing Board/Board of Education makes the following findings pursuant to CEQA Section 21081 and CEQA Guidelines Section 15091:

- 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects of the proposed project as identified in the Final EIR (CEQA Guidelines Section 15091[a][1]).**

The Proposed Project's impacts, as identified in the Final EIR, are listed below and followed by the respective CEQA finding made by the District and a brief explanation of such finding. The District's Facilities Management Department, located at 1100 Murray Drive, El Cajon, CA 92020, is the custodian of the documents and other material that constitute the entire record and the proceedings upon which the decision is based.

The following section discusses significant environmental impacts with respect to aesthetics/ landform/visual quality, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise and vibration, population and housing, and water resources as identified in the Final EIR. Changes or alterations to the project that avoid or lessen these impacts have been adopted by the District through the following Findings and the Mitigation Monitoring and Reporting Program (MMRP), and, after incorporation of the changes or alterations, the following significant environmental impacts will be lessened to less-than-significant levels.

AESTHETICS/LANDFORM/VISUAL QUALITY

Impact—AES J.2

Alternative J would be located in an area that currently does not have a major source of nighttime lighting. The Proposed Project's security and stadium lighting would result in significant adverse impacts on the nighttime views of the area.

Finding—MM AES J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to Project construction, the District shall prepare a lighting plan based on more specific site plans that demonstrates measures incorporated to the design to ensure that the lighting complies with the County Light Pollution Code and incorporates the following measures to minimize impacts from security and stadium lighting:

- **Security Lighting**—The security lighting shall use low-pressure sodium lamps and fixtures shall be fully shielded to limit the amount of side and up light spill over. All proposed site and exterior building lights shall use low-pressure sodium lamps and all fixtures shall be fully shielded to limit the amount of side and up light spill over, in accordance with Sections 59.105 and 59.106 of the County’s Light Pollution Code.
- **Stadium Lighting**—The stadium lighting shall use lamp types and shielding that are consistent with that required by Sections 59.105 and 59.106 of the [San Diego] County Light Pollution Code for Class 1 lighting facilities. In accordance with the County Light Pollution Code Section 59.108, the stadium lighting shall be off between 11:00 p.m. and sunrise. In accordance with the County Light Pollution Code Section 59.108, the stadium lighting may remain lit to complete a specific organized recreational event in progress under illumination in conformance with this Division at 11:00 p.m.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to nighttime views. The Proposed Project would have to comply with the [San Diego] County Light Pollution Code (Sections 59.105, 59.106, and 59.108), which includes policies designed to minimize lighting impacts and discourage uses or development that entails excessive light and glare visible from public and private vantage points. Consistency with the County’s Light Pollution Code would ensure that the security and stadium lighting associated with the Proposed Project would not result in significant impacts to nighttime views.

AIR QUALITY

Impact—AQ J.1

Alternative Site J would exceed PM₁₀ air quality construction emission thresholds.

Finding—MM AQ J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

The District shall employ reasonably available control measures (RACMs) to reduce the amount of fugitive dust generated from construction of the Proposed Project. RACMs shall include the following:

Inactive Construction Areas. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas.

Exposed Stockpiles. Enclose, cover, water twice daily, if necessary, or apply non-toxic soil binders according to manufacturers' specification to exposed piles.

Active Site Areas. Water active site areas twice daily, if necessary.

Hauling. Cover all haul trucks hauling dirt, sand, soil, or other loose materials or maintain two feet of freeboard.

Adjacent Roadways. Install wheel washers where vehicles exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the Project site.

Adjacent Roadways. Sweep streets at the end of the day, if visible soil material is carried onto adjacent public paved roads.

Unpaved Roads and Parking/Staging Areas. Apply water three times daily or non-toxic soil stabilizers according to manufacturers' specification to all unpaved roads and parking or staging areas, if required.

Speed Limit. Limit traffic speeds on unpaved areas.

Disturbed Areas. When active construction ceases on the site, replace ground cover as quickly as possible.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant construction related PM₁₀ emission impacts because the Project will include RACMs that are designed to minimize project related dust emission impacts. The RACMs are the San Diego Air Pollution Control District (SDAPCD) Rules which are established to enforce local air quality rules and regulations that address the requirements of federal and state air quality laws. The dust suppression RACMs included in the mitigation are from SDAPCD Regulation IV, Rule 54, which establishes limits to the amount of dust discharge into the atmosphere in any one hour.

BIOLOGICAL RESOURCES

Impact—BIO J.1

Alternative J would directly impact approximately 14.59 acres of habitat with the potential to support sensitive vegetation communities.

Finding—MM BIO J.1.a–J.1.e

The project has been revised to include measures MM BIO J.1.a through MM BIO J.1.e, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.1.a

The District shall mitigate for impacts on approximately 0.36 acre of disturbed Diegan coastal sage scrub in conformance with San Diego County's Resource Protection Ordinance (RPO) and California Department of Fish and Game (CDFG) coastal sage scrub Natural Community Conservation Planning (NCCP) program guidelines at a 2:1 ratio, resulting in preservation of 0.72 acres of Diegan coastal sage scrub in a biological open space easement.

MM BIO J.1.b

The District shall mitigate for impacts on approximately 10.76 acres of southern mixed chaparral and disturbed southern mixed chaparral in conformance with the RPO and coastal sage scrub NCCP guidelines at a 0.5:1 ratio, resulting in preservation of 5.38 acres of southern mixed chaparral in a biological open space easement.

MM BIO J.1.c

The District shall mitigate for impacts on approximately 0.32 acre of scrub oak chaparral in conformance with the RPO and coastal sage scrub NCCP guidelines at a 1:1 ratio, resulting in preservation of 0.32 acre of scrub oak chaparral in a biological open space easement.

MM BIO J.1.d

The District shall mitigate for impacts on approximately 0.24 acre of nonnative grassland in conformance with the BMO at a 0.5:1 ratio, resulting in preservation of 0.12 acres of nonnative grassland in a biological open space easement.

MM BIO J.1.e

The District shall mitigate for impacts on approximately 2.91 acres of coast live oak woodland in conformance with the Biological Mitigation Ordinance

(BMO) at a 3:1 ratio, resulting in preservation of 8.73 acres of coast live oak woodland in a biological open space easement.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce direct significant impacts related to sensitive vegetation habitat. The mitigation ratios for sensitive vegetation communities have been developed in accordance with San Diego County's RPO and Biological Mitigation Ordinance (BMO), as well as the CDFG NCCP program guidelines, which are designed to protect biological habitats. This standard ratio has been applied to various projects within the County of San Diego since the Department of Planning and Land Use (DPLU) developed its first Biological Report Guidelines in the mid 1990s (adopted by the County Board of Supervisors). The mitigation ratio is effective because it factors in the importance of preserving rare and sensitive vegetation types to ensure the survival of these species and to promote biodiversity in the region.

Impact—BIO J.2

Alternative J would directly impact approximately 14.59 acres of habitat with the potential to support special status wildlife.

Finding—MM BIO J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

The District shall offset potentially significant direct impacts on approximately 14.59 acres of potential habitat for orange-throated whiptail, white-tailed kite, willow flycatcher, western bluebird, yellow warbler, and southern California rufous-crowned sparrow through habitat-based mitigation, including preservation of approximately 14.59 acres of potentially suitable habitat within a biological open space easement. The habitats to be preserved include disturbed Diegan coastal sage scrub, southern mixed chaparral, nonnative grassland, disturbed southern mixed chaparral, scrub oak chaparral, and coast live oak woodland.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce direct significant impacts related to special status wildlife habitat. The mitigation ratios for special status wildlife habitat have been developed in accordance with San Diego County's RPO and BMO, as well as the CDFG's NCCP program guidelines, which are designed to protect sensitive biological habitats. This standard ratio has been applied to various

projects within the County of San Diego since the DPLU developed its first Biological Report Guidelines in the mid 1990s (adopted by the board of Supervisors). The ratio is effective because it factors in the importance of preserving rare and sensitive habitats to ensure the survival of wildlife species and to promote biodiversity in the region.

Impact—BIO J.3

Alternative J could indirectly impact habitat with the potential to support sensitive vegetation communities.

Finding—MM BIO J.3.a–J.3.d

The project has been revised to include measures MM BIO J.3.a through MM BIO J.3.d, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.3.a

The District shall ensure that no nonnative or invasive plant species are used in landscaping located adjacent to native habitat areas.

MM BIO J.3.b

The District shall ensure that a Storm Water Pollution Prevention Plan (SWPPP) is developed to address potential impacts on water quality during construction and that a Water Quality Management Plan (SWMP) is developed to ensure that impacts on water quality on a long-term basis are avoided and minimized. To prevent direct impacts on migratory avian species, Project construction activities shall occur outside of the bird breeding season (January 15 through August 15 annually). If removal of habitat and/or construction activities are necessary adjacent to potential nesting habitat during the breeding season, the District or its representative shall retain an approved agency biologist to conduct a pre-construction nesting bird survey. The survey shall be conducted within 10 days prior to the start of construction and the results submitted to the agencies for approval prior to initiating construction. The survey shall determine the presence or absence of non-listed migratory birds on or within 100 feet of the construction area, determine the presence or absence of federal- or state-listed birds on or within 300 feet of the construction area, and determine the presence or absence of nesting raptors on or within 500 feet of the construction area. Buffers in which work will be restricted will be established around nests of birds located on or within the survey areas including 100 feet for non-listed migratory species, 300 feet for listed species and 500 feet for raptor nests. The District or its designee shall have a qualified biologist present on the Proposed Project site during all brush clearing and ground disturbing activities. The biologist shall monitor construction activities to ensure that designated preserved open spaces are not encroached upon, that construction limits are obeyed, and that direct

impacts on any sensitive wildlife species present are avoided to the maximum extent practicable. The monitoring biologist shall notify the Wildlife Agencies immediately if vegetation clearing is done outside of the permitted Project footprint. The District or its representative shall install temporary construction fencing to define the limits of the Project impacts. The fencing limit shall be approved by the Project biologist and maintained by the District during Project construction to prevent impacts on sensitive wetlands or riparian habitat.

MM BIO J.3.c

The District shall ensure that appropriate buffers between the proposed development and the preserved on-site wetlands are developed. For Alternative J the District shall coordinate with USFWS and CDFG when permits are obtained for wetland impacts to incorporate an appropriate minimum buffer adjacent to the southern coast live oak riparian forest that occurs along the perennial Viejas Creek in the final Project designs. For Alternative J the District shall also coordinate with USFWS and CDFG when permits are obtained for wetland impacts to determine appropriate buffers for the riparian habitat associated with intermittent and ephemeral tributaries to Viejas Creek located on the Alternative J site.

MM BIO J.3.d

The District shall ensure that outdoor lighting is placed so that it faces away from preserved areas on the periphery of the selected alternative site, and sodium lights used, if possible, to decrease negative effects associated with artificial night lighting.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce indirect significant impacts related to sensitive vegetation habitats. Project landscaping shall not include invasive or nonnative plant species, which will help to avoid disturbances and promote the growth of on-site sensitive vegetation communities. Impacts to migratory avian species will be mitigated through the avoidance of construction activities during bird breeding season (January 15 through August 15 annually). If construction is necessary, pre-construction bird surveys will be conducted, and appropriate construction buffers adjacent to active nests will be established by an approved agency biologist in accordance with Wildlife Agency requirements. In addition, temporary fencing around on-site wetlands will prevent construction impacts on wetlands, and the establishment of a 100-foot buffer between the wetlands and proposed development would reduce impacts to this sensitive habitat by limiting human access. Finally, reduced lighting adjacent to preserved areas will prevent night lighting from affecting the activity of nocturnal animals that use these areas for movement, thereby preventing the loss of vitality of the sensitive vegetation communities. These mitigation measures are consistent with typical Wildlife Agency regulatory permit requirements issued by the

USFWS and CDFG for habitat mitigation projects in San Diego County, the County of San Diego RPO and MSCP preserve design criteria.

Development of a SWPPP and SWMP in accordance with County of San Diego and Regional Water Quality Control Board (RWQCB) standards will ensure that runoff into areas containing sensitive vegetation habitats do not occur. The SWPPP will identify construction phase Best Management Practices (BMPs) designed to control erosion, stormwater runoff, and flood conditions. Compliance with the statewide National Pollution Discharge Elimination System (NPDES) permit ensures that construction-related impacts to surface water quality would not occur. The SWMP shall be prepared in accordance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the *County of San Diego Stormwater Standards Manual*, which are designed to avoid significant water quality impacts.

Impact—BIO J.4

Alternative J could indirectly impact habitat with the potential to support special status plants.

Finding—MM BIO J.4.a–J.4.c

The project has been revised to include measures MM BIO J.4.a through MM BIO J.4.c, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.4.a

The District shall ensure that fencing is installed at the interface between the development boundary and any native habitats or preserved areas. The fencing shall include signage posted and maintained at conspicuous locations to prevent unauthorized entry into habitat areas. The fencing shall not include gates and shall be designed to prevent intrusion into natural areas by humans and domestic animals. Plans for fencing shall be submitted to the Wildlife Agencies for approval at least 30 days prior to initiating Project impacts.

MM BIO J.4.b

The District shall ensure that fencing is installed at the interface between the development boundary and any native habitat to discourage human intrusion into preserved areas.

MM BIO J.4.c

See MM BIO J.3.b.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce indirect significant impacts related to special status plant habitat by limiting access to native habitats or preserved areas. The fencing and signage will restrict human and domestic animal access thereby avoiding disturbances to natural areas by humans and domestic animals. In addition, temporary fencing around on-site wetlands will prevent construction impacts on wetlands. Impacts to migratory avian species will be mitigated through the avoidance of construction activities during bird breeding season (January 15 through August 15 annually). These mitigation measures are consistent with typical Wildlife Agency regulatory permit requirements issued by the USFWS and CDFG for sensitive plant and/or habitat mitigation projects associated with development projects in San Diego County, the County of San Diego RPO and MSCP preserve design criteria.

Development of a SWPPP and SWMP in accordance with County of San Diego and RWQCB standards will ensure that runoff into areas containing special status plant habitats do not occur. The SWPPP will identify construction phase BMPs designed to control erosion, stormwater runoff, and flood conditions. Compliance with the statewide NPDES permit ensures that construction-related impacts to surface water quality would not occur. The SWMP shall be prepared in accordance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the *County of San Diego Stormwater Standards Manual*, which are designed to avoid significant water quality impacts.

Impact—BIO J.5

Alternative J could indirectly impact habitat with the potential to support special status wildlife.

Finding—MM BIO J.5.a–J.5.b

The project has been revised to include measures MM BIO J.5.a and MM BIO J.5.b, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.5.a

See MM BIO J.3.d.

MM BIO J.5.b

The District shall ensure that policies and design measures that will reduce intrusion of domestic pets that enter through the school site into native habitat areas are developed and implemented. Measures could include

sensitive habitat signage and installing well-defined trails along the periphery of habitat areas so recreationalists/dog walkers understand trail limits.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce indirect significant impacts related to special status wildlife habitat by reducing lighting adjacent to preserved areas, which will prevent night lighting from giving predators an advantage above wildlife species in the area, thereby helping to maintain the natural conditions for predator and prey. In addition, policies and measures that restrict the intrusion of domestic pets into native habitat areas will ensure that special status wildlife areas remain undisturbed.

Impact—BIO J.6

Alternative J would directly impact approximately 0.15 acre of unvegetated, ephemeral Waters of the U.S. (WOUS), and 0.63 acre of southern live oak riparian forest.

Finding—MM BIO J.6.a–J.6.b

The project has been revised to include measures MM BIO J.6.a and MM BIO J.6.b, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.6.a

The District shall mitigate for impacts on approximately 0.15 acre of non-wetland WOUS under the joint jurisdiction of U.S. Army Corps of Engineers (USACE), CDFG, RWQCB, and the County of San Diego mitigated at a 2:1 ratio, resulting in creation of approximately 0.15 acre and enhancement or preservation of approximately 0.15 acre of non-wetland WOUS on the Proposed Project site. Impacts on 0.63 acre of southern coast live oak riparian forest shall be mitigated at a 3:1 ratio, resulting in creation of approximately 0.63 acre and preservation or enhancement of approximately 1.26 acres of southern coast live oak riparian forest on the Alternative J site.

MM BIO J.6.b

If mitigation measure MM BIO J.6.a is determined to be infeasible due to on-site constraints, the District shall mitigate for these impacts through the creation of approximately 0.15 acre and enhancement or preservation of approximately 0.15 acre of non-wetland WOUS and creation of approximately 0.63 acre and enhancement or preservation of approximately 1.26 acres of southern coast live oak riparian forest in a biological open space easement within the same watershed as the impact. Alternatively, mitigation credits for approximately 0.30 acres of non-wetland WOUS and

1.89 acres of southern coast live oak riparian forest may be purchased from an existing, approved mitigation bank, preferably within the same watershed as the impact.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce direct significant impacts related to federally protected wetlands and waters because the mitigation ratios for federally protected waters have been developed in accordance with the USACE, CDFG, and RWQCB requirements, which are designed to protect sensitive biological habitats. This standard ratio has been applied to various projects within the County of San Diego since the DPLU developed its first Biological Report Guidelines in the mid 1990s (adopted by the board of Supervisors). The ratio is effective because it provides compensation for the wildlife value of these waters and forests, and it factors in the importance of preserving sensitive habitats and biodiversity in the region.

Impact—BIO J.7

Alternative J could cause indirect long-term impacts to jurisdictional wetlands and waters.

Finding—MM BIO J.7.a–J.7.e

The project has been revised to include measures MM BIO J.7.a through MM BIO J.7.e, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.7.a

See MM BIO J.3.c above.

MM BIO J.7.b

See MM BIO J.3.d above.

MM BIO J.7.c

See MM BIO J.5.b above.

MM BIO J.7.d

See MM BIO J.4.b above.

MM BIO J.7.e

See MM BIO J.3.b above.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce long-term significant impacts related to jurisdictional wetlands and waters. Establishment of a minimum 100-foot buffer between on-site wetlands and the proposed development would reduce impacts to this sensitive habitat by limiting human access. Reduced lighting adjacent to preserved areas will prevent night lighting from affecting the activity of nocturnal animals that use these areas for movement, thereby preventing the loss of vitality of the jurisdictional wetlands and waters. Implementation of policies and measures that restrict the intrusion of domestic pets into jurisdictional wetlands and waters will ensure that special status wildlife areas remain undisturbed. In addition, the installation of fencing during construction between any native habitat and the development boundary will restrict human access to jurisdictional wetlands and waters, thereby avoiding disturbances to these natural areas. These mitigation measures are consistent with typical Resource Agency regulatory permit requirements issued by the USFWS, ACOE, CDFG, and RWQCB for wetland mitigation projects in San Diego County, the County of San Diego RPO measures for wetlands preservation and MSCP preserve design criteria. The measures, when implemented, cumulatively ensure no net loss of wetlands or riparian habitats and/or habitat functions.

Development of a SWPPP and SWMP in accordance with County and RWQCB standards will ensure that erosion and runoff do not reduce water quality or result in jurisdictional habitat alternation. The SWPPP will identify construction phase BMPs designed to control erosion, stormwater runoff, and flood conditions. Compliance with the statewide NPDES permit ensures that construction-related impacts to surface water quality would not occur. The SWMP shall be prepared in accordance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the *County of San Diego Stormwater Standards Manual*, which are designed to avoid significant water quality impacts.

Impact—BIO J.8

Alternative J could indirectly impact core wildlife areas.

Finding—MM BIO J.8.a–J.8.c

The project has been revised to include measures MM BIO J.8.a through MM BIO J.8.c, which will mitigate the impact identified above to a less-than-significant level:

MM BIO J.8.a

See MM BIO J.3.d above.

MM BIO J.8.b

See MM BIO J.5.b above.

MM BIO J.8.c

See MM BIO J.4.b above.

Rationale

Implementation of the mitigation measures listed above will avoid or substantially reduce indirect significant impacts related to core wildlife areas because reduced lighting adjacent to preserved areas will prevent night lighting from affecting the activity of nocturnal animals that use these areas for movement, thereby preventing the loss of vitality of the core wildlife areas. In addition, implementation of policies and measures that restrict the intrusion of domestic pets into core wildlife areas will ensure that these wildlife areas remain undisturbed. Finally, the installation of fencing between any wildlife areas and the development boundary will restrict human access, thereby avoiding disturbances to these natural areas. These mitigation measures are consistent with typical Wildlife Agency regulatory permit requirements issued by the USFWS and CDFG for habitat restoration, enhancement and/or preservation projects in San Diego County, the County of San Diego RPO and MSCP preserve design criteria.

CULTURAL RESOURCES

Impact—CUL J.1

Grading Alternative within Alternative Site J would disturb five historical resources, GHS/LA-S-2 through GHS/LA-S-6.

Finding—MM CUL J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to grading on the Alternative J site, the District shall conduct an assessment of the significance of historic resources GHS/LA-S-2, GHS/LA-S-3, GHS/LA-S-4, GHS/LA-S-5, and GHS/LA-S-6. The significance assessment shall be conducted by a qualified historian. Sites found not to be significant resources by assessment will not require further mitigation measures.

The significance assessment of the historic structures will include an analysis of what would be required for adaptive reuse of any significant structures present. Sites found not to be significant resources by the assessment will

include an analysis of what would be required for adaptive reuse of any significant structures present.

If a historical resource is determined to be significant, a Historical Documentation Program shall be completed prior to site grading. The objective of the Historic Documentation Program is to collect information on the individual resource that documents the historic significance of the resource prior to demolishing the structure(s). The specific program will be determined following the significance determination study. The Historical Documentation shall be conducted by a qualified historian and shall include the following elements:

- A research design for historical documentation shall be developed.
- Methods and techniques of historical documentation shall be chosen to obtain needed information in the most efficient way. Potential sources of pertinent information to be used in completing the historical documentation for a resource shall be delineated in the research design. Methods for documenting the historical resource can include review of personal records, deed and title books, newspapers, plats, maps, atlases, photographs, vital records, censuses historical narratives, secondary source materials as well as conducting interviews with individuals.
- Results of historical documentation shall be made available to prospective users including the professional community and the public.
- Evidence shall be provided that the historical documentation and associated records are transferred to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. This condition will be satisfied with the receipt of a letter from the curation facility acknowledging the receipt of the collection and funding

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to historical resources because the significance assessment and subsequent Historical Documentation Program are to be conducted by a qualified historian and have been designed in accordance with San Diego County requirements for documentation of historical resources included in Section 396.7 of the County Administrative Code which establishes the San Diego County Local Register of Historical Resources. The Historical Documentation Program ensures that all information related to the discovery of historical resources is appropriately documented, recovered, and permanently curated within San Diego County thereby preserving the historical significance of any resources determined to be significant.

Impact—CUL J.2

Alternative J site grading would disturb four archaeological resources, CA-SDI-12,164, CA-SDI-17,304, GHS/LA-S-1, and CA-SDI-4798.

Finding—MM CUL J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to grading on the Alternative J site, the District shall conduct a significance assessment of archaeological resources CA-SDI-12,164, CA-SDI-17,304, and GHS/LA-S-1. A significance assessment has already been completed for CA-SDI-4798. Site CA-SDI-4798 was determined to be significant based on previous studies. The significance assessments will be conducted in coordination with the appropriate Native American Representative including the Viejas Tribal Government. Therefore, a Data Recovery Program will be needed to mitigate for impacts to this site.

If an archaeological resource is determined to be significant a Data Recovery Program shall be completed prior to conducting grading on the Project site. The specific program will be determined following the significance determination study. The Data Recovery Program shall be conducted by a qualified archeologist retained by the District and be conducted in coordination with the appropriate Native American Representative including the Viejas Tribal Government and shall include the following elements:

- Develop research design for data recovery program.
- Conduct Phase 1 of the cultural resources data recovery fieldwork program, which could include methods such as mechanical trenching.
- At the completion of Phase 1 of the cultural resources data recovery fieldwork program, submit a letter report to the District. The letter report will evaluate the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand-excavated sample of 5% of the subsurface artifact deposit.
- Implement Phase 2 of the cultural resources data recovery fieldwork, as necessary.
- Conduct artifact analysis of all recovered cultural materials, including lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating, as detailed in the research design.
- Provide evidence that all archaeological materials recovered during the initial survey, the significance testing, and the data recovery program have been curated according to current professional repository standards.

- Complete and submit the final technical report to the District.
- Provide evidence that all archaeological materials recovered during the archaeological investigations have been curated according to current professional repository standards. The collections as well as associated records shall be transferred, including title, to an appropriate curation facility within San Diego County that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists / researchers for further study, to be accompanied by payment of the fees necessary for permanent curation. This condition will be satisfied with the receipt of a letter from the curation facility acknowledging the receipt of the collection and fund.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to archaeological resources because the significance assessment and subsequent Data Recovery Program that are to be conducted by a qualified archaeologist in coordination with an appropriate Native American Representative have been designed in accordance with CEQA and the San Diego County requirements for documentation of archeological resources. A significant archaeological resource would be defined by the CEQA guidelines Appendix G, CEQA Guidelines Section 15064.5, as well as the San Diego County RPO.

The Data Recovery Program required as mitigation ensures that all information related to the discovery of archeological resources is appropriately documented, recovered, and permanently curated within San Diego County thereby preserving the historical significance of these resources. The collections as well as associated records shall be transferred, including title, to an appropriate curation facility within San Diego County that meets federal standards per 36 CFR Part 79.

Impact—CUL J.3

Grading within Alternative Site J could disturb significant cultural resources that were not previously identified by site surveys.

Finding—MM CUL J.3

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

The District shall conduct archaeological and paleontological monitoring of all grading and excavation activities attendant to new development of the Project site. The archaeological and/or paleontological monitor shall have the authority to halt or divert grading or excavation activity in the area of any discovery until such discovery can be characterized and its significance under CEQA assessed. In the event of any discovery of Native American human remains or other cultural patrimony, the appropriate Native American representative including the Viejas Tribal Government shall be notified before activity continues at the site of discovery. Any archaeological discovery found to be significant under CEQA shall be subjected to a mitigation program. All artifacts and isolates collected during the monitoring program shall be permanently curated at an appropriate institution.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to cultural resources because the mitigation ensures that the archeological monitor has the authority to halt or divert grading or excavation activity in the area of any discovery. In addition, coordination with appropriate Native American representative would ensure that the discovery of any Native American human remains is appropriately documented. The collections as well as associated records shall be transferred, including title, to an appropriate curation facility within San Diego County that meets federal standards per 36 CFR Part 79.

Impact—CUL J.4

The presence of prehistoric archaeological resources within Alternative Site J could indicate the possibility for human remains to be present. As a result, Alternative J site grading could cause disturbance of human remains.

Finding—MM CUL J.4

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

In accordance with Mitigation Measure CUL J.3, significance assessments shall be completed for archaeological resources present on the selected Project site. If the presence of human remains is revealed in future resource significance assessments, consultation with relevant Native American groups or individuals will be required and appropriate disposition measures will need to be determined in consultation with these representatives. Measures for disposition shall include the following elements:

- If human remains are identified or suspected, the monitor shall immediately notify the Principal Investigator (PI) who, in turn, will notify the Medical Examiner's (ME) office. If the ME, in consultation

with the PI, determines that the remains are Native American, then the ME will contact the Native American Heritage Commission (NAHC) and the Viejas Tribal Government. The NAHC will then identify Most Likely Descendent (MLD) candidates. The PI will initiate consultation with the MLD(s) before activity continues at the site of discovery. The PI and MLD will establish a mutually agreed upon protocol for processing the remains, associated grave goods, and sacred objects as well as the analysis and ultimate disposition of these materials. Following completion of applicable analyses the human remains and any other items of interest will be repatriated to the MLD. Written verification of repatriation from the MLD will complete this mitigation measure.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to prehistoric archaeological resources because the significance assessment would reveal the presence of additional archeological resources, including human remains, which would halt construction activities on the site. If human remain are identified, consultation with the Native American Heritage commission and the Viejas Tribal Government ensures that all information related to the discovery of prehistoric archeological resources is appropriately documented and recovered in accordance with the Native American Graves and Repatriation Act (NAGPRA).

GEOLOGY AND SOILS

Impact—GEO J.1

Construction on Alternative Site J could result in a short-term increase in erosion from loss of topsoil.

Finding—MM GEO J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

The District shall implement mitigation measure MM WR J.1, which states that prior to issuance of grading permits, a SWPPP shall be developed for the construction phase of the Proposed Project and construction-phase BMPs necessary for erosion control shall be implemented in accordance with the requirements set forth by the RWQCB.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant short-term impacts related to erosion by requiring the implementation of standard BMPs identified in the Project's SWPPP. The SWPPP shall be prepared and implemented in accordance with the Statewide General Construction NPDES permit. The SWPPP will identify construction phase BMPs designed to control erosion, stormwater runoff, and flood conditions. Compliance with the statewide NPDES permit ensures that construction-related impacts to surface water quality would not occur.

Impact—GEO J.2

Development on Alternative Site J could be subject the school facilities to significant hazards associated with unstable geologic units or soils.

Finding—MM GEO J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to Project construction, the District shall conduct a detailed geotechnical investigation at the selected school site, including subsurface exploration and geotechnical laboratory testing. If expansive soils or unstable geologic units are encountered, remedial measures shall be implemented to mitigate these impacts. Specific measures identified to address these potential impacts could include burial of expansive soils beneath deep fills, mixing of expansive soils with non-expansive material, and testing/monitoring to ensure that expansive soils are not located within approximately 3 feet of residential pad finish grades. Measures necessary to address unstable geologic units may include modification of subsurface drainage, relocation of structures to beyond the 50-foot buffer, pavement of structural sections, or other standard geotechnical design considerations.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to unstable geologic units or soils identified in the preliminary Geologic Hazards Evaluation Report prepared for the Project because it requires that a subsequent geotechnical investigation be conducted that evaluates impacts of a detailed grading plan prepared for Alternative Site J. The detailed geotechnical investigation will identify specific remedial measures to address hazards identified in the preliminary Geologic Hazards Evaluation. Geotechnical design considerations were identified in the preliminary Geologic Hazards

Evaluation to address unstable geologic units and expansive soils, including the modification of subsurface drainage and the burial of expansive soils, that would be further defined by the subsequent geotechnical study that addresses a detailed grading and site plan to be prepared by the District.

Impact—GEO J.3

Development on Alternative Site J could be subject school facilities to significant hazards associated with expansive soils.

Finding—MM GEO J.3

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

See MM GEO J.2 above.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to unstable geologic units or soils identified in the preliminary Geologic Hazards Evaluation Report prepared for the Project because it requires that a subsequent geotechnical investigation be conducted that evaluates impacts of a detailed grading plan prepared for Alternative site J. The detailed geotechnical investigation will identify specific remedial measures to address hazards identified in the preliminary Geologic Hazards Evaluation. Geotechnical design considerations were identified in the preliminary Geologic Hazards Evaluation to address potential issues associated with expansive soils, including the modification of subsurface drainage and the burial of expansive soils, that would be further defined by the subsequent geotechnical study that addresses a detailed grading and site plan to be prepared by the District.

HAZARDS AND HAZARDOUS MATERIALS

Impact—HM J.1

Normal school operating conditions could create a hazard to the public and the environment through the transport, use, or disposal of hazardous materials.

Finding—MM HM J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to school opening, the District shall prepare a Hazardous Materials Business Plan (HMBP) in accordance with California Health and Safety Code, Chapter 6.95 to address potential hazards associated with the use and storage of potentially hazardous chemicals. The HMBP shall include three sections: (1) an inventory of hazardous materials on the site, including a site map that shows their location; (2) an emergency response plan; and (3) an employee-training program. The HMBP serves to aid employers and employees in managing emergencies at a given facility and to better prepare emergency response personnel for handling a wide range of emergencies that might occur at the facility. The plan is to be carried out immediately upon occurrence of a fire, explosion, or unplanned chemical release.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant operation-related hazardous impacts because the Hazardous Materials Business Plan (HMBP) will address potential hazards associated with the use and storage of potentially hazardous chemicals. The HMBP shall be prepared in accordance with the California Health and Safety Code, Chapter 6.95, which is designed to prepare the District and its employees to manage various emergencies. This plan will be carried out immediately and will ensure that all on-site District staff and personnel are prepared to manage potential operation-related hazards.

Impact—HM J.2

The presence of an Underground Storage Tank (UST) and oil/water separator on Alternative Site J could result in the release of hazardous materials or waste.

Finding—MM HM J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

The District has enrolled in an environmental oversight program with the Department of Toxic Substances Control (DTSC) and is currently conducting additional investigation in the form of a Preliminary Endangerment Assessment (PEA) to address the recognized environmental conditions. In addition to the recognized environmental conditions in the Phase I Environmental Site Assessment (ESA), DTSC requested testing of methane concentrations in soil vapor near the location of horse manure stockpiles, and

testing for organochlorine pesticides (OCPs) in shallow soil in an area where former dry farming activities were reported.

The PEA includes further investigation of the impacts to soil and/or groundwater from the UST and oil/water separator, lead, OCPs, and PCBs, as well as soil vapor from methane. Investigation for these contaminants of concern consists of collection and testing of shallow soil and soil vapor from the areas where these impacts are suspected. At a minimum, the District shall remove the UST and oil/water separator in accordance with regulatory permitting requirements. Should petroleum hydrocarbons be present at detectable concentrations, or other contaminants be present at concentrations that present an unacceptable risk to human and health and the environment, remediation would be required. A typical remedy for this type of impact is a Removal Action that could consist of excavation and transportation of contaminated materials to a licensed, offsite facility for disposal.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to the release of hazardous materials or waste because the District will complete a PEA in accordance with the DTSC environmental oversight program. The PEA will include completion of additional site investigations will identify the specific remediation necessary to eliminate hazards associated with the UST and oil/water separator. Measures were identified in the preliminary Phase I ESA to address potential issues associated with the UST oil/water separator, including the removal of the UST and oil/water separator and removal of any contaminated soils, which would be further defined by the subsequent PEA.

Impact—HM J.3

The location of a school on Alternative Site J could expose people or structures to a significant risk due to potential wildland fires.

Finding—MM HM J.3

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

The District shall prepare a Fire Protection Plan (FPP) for the selected school site. In accordance with Rural Fire Protection District Fire Code and the requirements of California public resources code (PRC) 4291, the FPP will provide requirements for Vegetation Management Zones of 100 feet from all structures. It will also require a 10-foot-wide clearance of flammable vegetation, up to 13 feet 6 inches high, be provided on sides of all roads and driveways. The FPP will provide guidelines to be implemented during construction and operation of the Project to avoid impacts associated with

fire hazards. The FPP will cover defensible space and vegetation management zones; roadside clearance; undesirable plants; planting, spacing and maintenance guidelines; annual ongoing vegetation management; construction phase vegetation management; access roads; water supply; and fire flow, in addition to other fire hazards related to the Proposed Project. The requirements of the FPP will be incorporated into the Project design, including the circulation element and landscape plan. The FPP has been reviewed and approved by the Rural Fire Protection District.

Additional fire protection measures to be implemented during Project operation discussed in the FPP will include:

- Guidelines for storage of hazardous materials.
- Guidelines for use of barbeques and no smoking policies.
- Design requirement for Project roadways and emergency vehicle access.
- Emergency response plan and employee training.
- Building design and operational requirements to ensure safety and fire resistance at the school, gymnasium and pool, metal/woodshop, maintenance facilities, and horse stables.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to wildland fires because the District's FPP will address fire hazards and will provide guidelines and Project design requirements that are to be implemented during construction and operation of the Project. The FPP shall be prepared in coordination with the Alpine Fire Protection District and in accordance with California Public Resources Code (PRC) 4291, which provides guidance for avoiding impacts associated with fire hazards and preparation of the District employees to manage fire-related emergencies.

NOISE AND VIBRATION

Impact—NOI J.1

Traffic-related noise levels at Alternative Site J would exceed County interior noise standards at the Horizon Year.

Finding—MM NOI J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to project construction, the District shall conduct a site-specific noise analysis to address County interior noise standards. The analysis shall be based on detailed architectural and grading plans for the site. If the County noise standards area exceeded, special construction assemblies and techniques may be required to reduce these impacts. Such assemblies and techniques may include, but are not limited to: 1) closed door and window conditions for all classroom buildings; and 2) installation of sound-rated windows and doors and sound-rated exterior wall assemblies. These conditions may require implementation of a forced-air mechanical ventilation system. The specific determination of what treatments are necessary shall be conducted on a unit-by-unit basis during final Project design. The District shall implement all measures required to achieve County interior noise standards.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant traffic-related noise level impacts because the noise analysis will be based on detailed site plans and grading plans to be prepared by the District for Alternative J. The site-specific noise studies will identify specific structures that would be subject to noise standards that would exceed San Diego County interior noise standards (Section 36.404 (Sound Level Limits) and Title 3, Division 6, Chapter 4 (Noise Abatement and Control) of the San Diego Code of Regulatory Ordinances). If County noise standards are exceeded, Project design assemblies and techniques would be required in order to achieve County standards. Measures were identified in the preliminary Noise Analysis Report to address potential issues associated with interior noise levels, including the provision of closed door and window conditions or installation of sound rated windows and a ventilation system, which would be further defined by the subsequent noise study. Required compliance with County interior noise standards will ensure that traffic-related noise levels are reduced to less-than-significant levels.

Impact—NOI J.2

Traffic-related noise levels at the Alternative Site J exterior play areas and sports fields would exceed County Noise Element standards at the Opening Year and Horizon Year traffic conditions.

Finding—MM NOI J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to construction, the District shall conduct a site-specific noise analysis to address County exterior noise standards. The noise analysis will be based on detailed architectural and grading plans for the site. If County noise

standards are exceeded, the District shall implement mitigation measures to reduce these impacts. Such measures could include, but are not limited to, the construction of a soundwall that is high enough to block the line of sight between the impacting roadway and the fields/tennis courts.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant traffic-related noise level impacts because the noise analysis will be based on detailed site plans and grading plans to be prepared by the District for Alternative J. The site-specific noise studies will identify specific areas within the school that would be subject to noise standards that would exceed San Diego County exterior noise standards (Section 36.404 (Sound Level Limits) and Title 3, Division 6, Chapter 4 (Noise Abatement and Control) of the San Diego Code of Regulatory Ordinances). If County noise standards are exceeded, Project design assemblies and techniques would be required in order to achieve County standards. Measures were identified in the preliminary Noise Analysis Report to address potential issues associated with exterior noise levels, including the construction of a soundwall, that would be further defined by the subsequent noise study. Required compliance with County exterior noise standards will ensure that traffic-related noise levels are reduced to less-than-significant levels.

POPULATION AND HOUSING

Impact—PH J.1

Alternative J would displace a substantial number of residents.

Finding—MM PH J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

To mitigate for the displacement of residents and the existing chicken ranch, the District shall coordinate with the County of San Diego Department of Housing and Community Development to implement a relocation program for persons and businesses that will be displaced by the Proposed Project. The relocation plan implemented by the District shall be implemented in accordance with the California Government Code Chapter 16, Sections 7260 through 7277 and the California Code of Regulations, Title 25, Chapter 26—California Relocation Assistance and Real Property Acquisition Guidelines.

Rationale

Implementation of the mitigation measure listed above will substantially reduce significant impacts related to the displacement of residents because implementation of the County relocation program by the District and the County Department of Housing and Community Development will ensure that displaced persons and businesses are relocated into new homes or businesses. The County relocation program shall be implemented in accordance with the California Government Code and the California Code of Regulations guidelines (California Government Code Chapter 16, Sections 7260 through 7277 and the California Code of Regulations, Title 25, Chapter 26—California Relocation Assistance and Real Property Acquisition Guidelines), which are designed to address relocation assistance. Compliance with statewide guidelines related to the relocation of displaced homes or businesses by a development project will mitigate this impact to below a level of significance.

WATER RESOURCES

Impact—WR J.1

Construction activities on Alternative Site J could result in the short-term degradation of surface water quality from erosion and stormwater pollutants, as well as flooding in the on-site segment of Viejas Creek.

Finding—MM WR J.1

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to starting construction, the District shall prepare a SWPPP for the construction phase of the Proposed Project. The SWPPP will identify construction-phase BMPs to be implemented to capture and treat polluted runoff from the Project site. Compliance with the Statewide General Construction NPDES permit is required for construction projects that cause soil disturbance of more than 1 acre of land. Through preparation of a SWPPP, construction of the Proposed Project on any of the alternative sites would be consistent with the statewide NPDES General Permit for Construction Activities (Permit No. CAS000002).

BMPs for the construction phase that could be incorporated into the SWPPP to comply with NPDES requirements may include, but are not limited to, the following:

- Proper stockpiling and disposal of demolition debris, concrete, and soil;
- Protecting existing storm drain inlets and stabilizing disturbed areas;

- Implementing erosion controls; and
- Managing waste, aggressively controlling litter, and implementing sediment controls.

Construction scheduling and implementation shall incorporate the following efforts: (1) site grading and excavation activities shall be minimized during the rainy season to the maximum extent practicable; (2) existing vegetation shall be preserved wherever feasible; and (3) grading and surface disturbance shall be limited to the smallest feasible areas at any given time.

- Dust generation and sediment tracking related to Project construction shall be controlled through measures such as regular watering (or use of an approved dust palliative), street sweeping/vacuuming, and stabilization of construction ingress/egress points.
- Construction-related solid wastes and material stockpiles shall be properly contained (e.g., with impermeable berms and liners) and managed to preclude erosion and sedimentation.
- Permanent landscaping shall be installed in designated areas as soon as feasible after completion of grading and construction activities. Irrigation shall be avoided and minimized to the extent practicable, and managed to avoid runoff and surface saturation.
- Temporary slope down-drains and/or permanent sub-drains shall be installed in applicable areas to minimize surface runoff and saturation.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to short-term surface water quality degradation by requiring the implementation of standard BMPs identified in the Project's SWPPP. The SWPPP shall be prepared and implemented in accordance with the Statewide General Construction NPDES permit. The SWPPP will identify construction phase BMPs designed to control erosion, stormwater runoff, and flood conditions. Compliance with the statewide NPDES permit ensures that construction-related impacts to surface water quality would not occur.

Impact—WR J.2

Development on Alternative Site J would increase impervious surfaces on the site. Stormwater drainage from the Project site could degrade surface water quality; increase erosion and flooding in on-site and offsite drainages, including the onsite segment of Viejas Creek; and contaminate local groundwater.

Finding—MM WR J.2

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

Prior to starting construction activities, the District shall prepare a Major SWMP for the Proposed Project that identifies post-construction treatment; control; and design measures that minimize runoff, surface water pollution, pollution entering groundwater, and potential for erosion and sedimentation off site. The SWMP will also demonstrate that the proposed stormwater drainage system would not adversely impact existing offsite stormwater conveyance systems. The Major SWMP must be approved by the County Department of Public Works prior to starting construction activities and will be prepared in accordance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the *County of San Diego Stormwater Standards Manual*. During final design of the Proposed Project, the applicant will implement a suite of post-construction stormwater quality treatment and control BMPs designed to address the most likely sources of stormwater pollutants resulting from operation of the Proposed Project. These measures may include, but will not be limited to:

- Minimize directly connected impervious surfaces.
- If developed within landscaped or other pervious areas, drain a portion of impervious areas such as rooftops, parking lots, sidewalks, walkways, and patios into pervious areas prior to discharge to the stormwater conveyance system. The amount of run-off from impervious areas that drains to pervious areas shall correspond to the total capacity of the Project's pervious areas to infiltrate or treat run-off, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.
- If developed with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat run-off from impervious areas, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.
- If developed with low-traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys, or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.
- Conserve natural areas, including existing trees, other vegetation, and soils, where feasible. Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised, where feasible.
- Minimize the impervious footprint of the Project, where feasible.
- Minimize disturbances to natural drainages, such as natural swales, or topographic depressions, where feasible.

- Mix urban use-related water pollution (e.g., oil grease, radiator fluid, pesticides, and excess fertilizer from landscape maintenance activities) with Project site runoff. *County of San Diego Stormwater Standards Manual* criteria, which include provisions for structural features such as filters, grates, and degreasers, would maintain runoff quality.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to post-construction stormwater runoff by requiring the preparation and implementation of a Major SWMP. The SWMP shall be prepared in accordance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the *County of San Diego Stormwater Standards Manual*, which are designed to avoid significant water quality impacts. The SWMP identifies proposed stormwater drainage features that will control on-site and offsite erosion as well as other BMPs that minimize impacts to hydrology, surface water quality, and flood events. Preparation and implementation of a Major SWMP that is approved by the County Department of Public Works ensures that post-construction stormwater flows would not result in significant impacts.

Impact—WR J.3

Development on Alternative Site J could contribute runoff water that would exceed the capacity of the surrounding storm drain system.

Finding—MM WR J.3

The project has been revised to include the following measure, which will mitigate the impact identified above to a less-than-significant level:

See MM WR J.2 above.

Rationale

Implementation of the mitigation measure listed above will avoid or substantially reduce significant impacts related to post-construction stormwater runoff by requiring the preparation and implementation of a Major SWMP. The SWMP shall be prepared in accordance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the *County of San Diego Stormwater Standards Manual*, which are designed to avoid significant water quality impacts. The SWMP identifies proposed stormwater drainage features that will control on-site and offsite erosion as well as other BMPs that minimize impacts to hydrology, surface water quality, and flood events. Preparation and

implementation of a Major SWMP that is approved by the County Department of Public Works ensures that post-construction stormwater flows would not result in significant impacts.

2. **Specific economic, legal, social, technological, or other considerations, including the provision for the employment of highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR (CEQA Guidelines Section 15091[a][3]).**

INFEASIBILITY OF PROJECT MITIGATION MEASURES TO REDUCE OR AVOID SIGNIFICANT IMPACTS

CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3) provides that if a certified EIR identifies one or more significant effects on the environment that would occur if a project is approved or carried out, but the change or alterations required, or incorporated into, the project would not mitigate all of those significant effects, then the public agency may find that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

Implementation of Alternative J would result in significant impacts to aesthetic/landform/visual quality, land use, and noise and vibration, all of which would not be reduced to a less-than-significant level by implementation of their respective mitigation measures identified in the Final EIR. Because implementation of Alternative J entails significant and unmitigated impacts, the District will adopt a Statement of Overriding Considerations for the Project. The following section provides specifics regarding significant and unmitigated impacts associated with implementation of Alternative J.

AESTHETICS/LANDFORM/VISUAL QUALITY

Impact—AES J.1

Construction and operation of facilities on Alternative Site J would substantially degrade the existing visual character and quality of the site and its surroundings.

Finding—MM AES J.1

The project has been revised to include the following measure, which will reduce the level of significance of the impact identified above:

The District shall prepare a Project Landscape Design Plan that includes general guidelines, plant material lists, and maintenance policies. Specifically, the proposed landscaping shall include a mix of trees, shrubs,

and groundcovers to ensure that proposed structures are partially screened from view from nearby public roadways. Because the proposed structures will only be partially obscured from surrounding areas by proposed landscaping, implementation of the proposed measures would not reduce aesthetic impacts to below a level of significance.

Rationale

Implementation of the mitigation measure listed above will partially reduce significant impacts related to the existing visual character and quality of the site and its surroundings. However, construction and operation the proposed school would still result in substantial degradation of the existing visual character and quality of the site and its surroundings. Accordingly, the District has determined, pursuant to CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), that specific considerations make infeasible the potential mitigation measures for this aesthetic/landform/visual quality impact.

In 2004, the voters of San Diego affirmed the need for an additional high school within the District by approving Proposition H, which provided \$274 million to fund the modernization of school infrastructure, classroom facilities, and construction of a new high school. As stated in Section 1.2 of the Final EIR, the primary objective of the new high school is to provide a facility that is closer to residents in the eastern portion of the District in order to provide enrollment relief to existing schools serving the area and to help meet future enrollment demands. The new high school is an important facility that is necessary for the community and its residents now and in the coming years. The school is a necessary and important public facility that will benefit the residents of east San Diego County. Therefore, pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the District finds that the Project's benefit outweighs the detriments of this significant and unmitigated impact. A Statement of Overriding Considerations that supports the reasoning for implementing Alternative J has been prepared by the District.

LAND USE

Impact—LU J.1

Construction and operation of the school on Alternative Site J would not be consistent with the goals of the General Plan and the Alpine Community Plan due to adverse impacts of the school related to community character and noise.

Finding—MM LU J.1

The project has been revised to include the following measure, which will reduce the level of significance of the impact identified above:

As discussed above, the District shall prepare a Project Landscape Design Plan to mitigate for impacts related to aesthetics. The plan shall include general guidelines, plant material lists, and maintenance policies. Specifically, the proposed landscaping shall include a mix of trees, shrubs, and groundcovers to ensure that proposed structures are partially screened from view from nearby public roadways. Considering that the proposed structures would only be partially obscured from surrounding areas by proposed landscaping, implementation of the proposed measures would not reduce aesthetic impacts to below a level of significance. As a result, development at Alternative Site J would not be consistent with the goals of the Alpine Community Plan.

As discussed in Section 3.10.2.3 of the Final EIR, mitigation measures could be implemented to reduce stadium and public address system (PA) noise associated with operation of Alternative J school. These measures could include, but are not limited to: (1) construction of a soundwall that is high enough to block the line of sight between the stadium and the sensitive receptors nearest to the stadium; (2) construction of bleachers on the side of the field nearest to sensitive receptors that are made with solid, acoustically effective materials which act as a noise barrier for crowd and loudspeaker noise; and (3) installation of speakers that are directional and focused so as to reduce acoustic “spill-over” to the surrounding residential areas. However, implementation of the proposed measures would not reduce noise impacts on offsite sensitive receptors to below a level of significance. As a result, Alternative J would conflict with the goals of the General Plan and the Alpine Community Plan.

Rationale

Implementation of the mitigation measure listed above will partially reduce significant impacts related to aesthetics and noise. However, aesthetic and noise impacts related to development of the proposed school on Alternative Site J would not be reduced to below a level of significance with implementation of measures proposed. As a result, development on Alternative Site J would conflict with the goals of the General Plan and the Alpine Community Plan. Accordingly, the District has determined, pursuant to CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), that specific considerations make infeasible the potential mitigation measures for this land use impact.

In 2004, the voters of San Diego affirmed the need for an additional high school within the District by approving Proposition H, which provided \$274 million to fund the modernization of school infrastructure, classroom facilities, and construction of a new high school. As stated in Section 1.2 of

the Final EIR, the primary objective of the new high school is to provide a facility that is closer to residents in the eastern portion of the District in order to provide enrollment relief to existing schools serving the area and to help meet future enrollment demands. The new high school is an important facility that is necessary for the community and its residents now and in the coming years. The school is a necessary and important public facility that will benefit the residents of east San Diego County and, pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the District finds that the Project's benefit outweighs the detriments of this significant and unmitigated impact. A Statement of Overriding Considerations that supports the reasoning for implementing Alternative J has been prepared by the District.

NOISE AND VIBRATION

Impact—NOI J.3

Noise generated by the sports stadium and related field activities at any of the alternative sites would exceed County Standards at the nearest offsite sensitive receptor.

Finding—MM NOI J.3

The project has been revised to include the following measure, which will reduce the level of significance of the impact identified above:

Prior to construction, the District shall conduct a site-specific noise analysis to address County interior and exterior noise standards. The noise analysis shall be based on detailed architectural and grading plans for the site, and shall specifically address noise generated by the Proposed Project on offsite sensitive receptors. If County noise standards are exceeded, the District shall implement mitigation measures to reduce these impacts. Such measures could include, but are not limited to: 1) construction of a soundwall that is high enough to block the line of sight between the stadium and the sensitive receptors nearest to the stadium; 2) construction of bleachers on the side of the field nearest to sensitive receptors that are made with a solid, acoustically effective materials which act as a noise barrier for crowd and loudspeaker noise; and 3) installation of speakers that are directional and focused so as to reduce acoustic "spillover" to the surrounding residential areas. However, implementation of the proposed measures would not be totally effective in reducing noise impacts on offsite sensitive receptors due to the location of stadium and the distance to the closest offsite receptor. Implementation of the proposed measures would not reduce noise impacts on offsite sensitive receptors to below a level of significance. This impact would remain significant.

Rationale

Implementation of the mitigation measure listed above will partially reduce significant impacts related to noise. Effective mitigation for stadium and PA noise impacts would require the construction of a soundwall between the facility and sensitive receptors. However, construction of a soundwall to reduce stadium noise would not be feasible due to the location of stadium and the distance to the closest offsite receptor. Therefore, noise impacts associated with the proposed Stadium and PA system would be significant and unavoidable. Accordingly, the District has determined, pursuant to CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), that specific considerations make infeasible the potential mitigation measures for this noise impact.

In 2004, the voters of San Diego affirmed the need for an additional high school within the District by approving Proposition H, which provided \$274 million to fund the modernization of school infrastructure, classroom facilities, and construction of a new high school. As stated in Section 1.2 of the Final EIR, the primary objective of the new high school is to provide a facility that is closer to residents in the eastern portion of the District in order to provide enrollment relief to existing schools serving the area and to help meet future enrollment demands. The new high school is an important facility that is necessary for the community and its residents now and in the coming years. The school is a necessary and important public facility that will benefit the residents of east San Diego County. Therefore, pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the District finds that the Project's benefit outweighs the detriments of this significant and unmitigated impact. A Statement of Overriding Considerations that supports the reasoning for implementing Alternative J has been prepared by the District.

INFEASIBILITY OF PROJECT ALTERNATIVES TO REDUCE OR AVOID SIGNIFICANT IMPACTS

CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3) provides that if a certified EIR identifies one or more significant effects on the environment that would occur if a project is approved or carried out, but the change or alterations required, or incorporated into, the project would not mitigate all of those significant effects, then the public agency may find that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the Final EIR.

Under CEQA, a lead agency is not required to consider the feasibility of project alternatives if it has adopted mitigation measures that substantially lessen or avoid a project's significant adverse environmental impacts, *Laurel Hills Homeowners Assn. v. City Council*, 83 Cal. App 3d 515 (1978); *Laurel Heights Improvement Assn. v. Regents of California*, 47 Cal 3d 376 (1988). With the exception of significant unmitigated impacts to aesthetic/landform/visual quality, land use, and noise and vibration on Alternative Site J, the mitigation measures identified above would reduce all

significant impacts to below a level of significance. The significant unmitigated impacts to aesthetics/landform/visual quality, land use, and noise and vibration identified for Alternative J, and also identified for Alternatives B and G (Options 1 and 2), would not be reduced to a level below significance with the selection of any other alternative sites considered in the EIR. There are no specific economic, legal, social, technological, or other considerations that make infeasible the alternatives identified in the Final EIR. Therefore, because the Board of Education will select Alternative J, the Board, pursuant to CEQA Section 21081 and CEQA Guidelines Section 15093, will be required to adopt a Statement of Overriding Considerations for the project.

Statement of Overriding Considerations for Alternative J

The California Environmental Quality Act (CEQA) requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable” (CEQA Section 21801[b] and CEQA Guidelines Section 15093[a]). CEQA further requires that, when the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Final EIR, but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Final EIR and/or other information in the record. The Statement of Overriding Considerations shall be supported by substantial evidence in the record (CEQA Guidelines Section 15093[b]). This statement does not substitute for, and shall be in addition to, the findings required pursuant to CEQA Guidelines Section 15091 (CEQA Guidelines Section 15093[c]).

The District, pursuant to CEQA Guidelines Section 15093, after balancing the benefits of the development of the proposed High School Number 12 project on Alternative Site J, and associated actions against the unavoidable significant impacts associated with the substantial degradation of the existing visual character and quality of the site and its surroundings, inconsistency with the goals of the General Plan and the Alpine Community Plan, and inability to reduce noise impacts on offsite sensitive receptors, as defined in the Final EIR, hereby determines that the impacts are acceptable for the following reasons:

1. The Proposed Project is one of the steps necessary in completing the implementation of Proposition H, a \$274 million voter-approved

proposition intended to fund the modernization of school infrastructure, classroom facilities, and the construction of a new high school.

2. The Proposed Project will provide a facility that is closer to residents in the eastern portion of the District. Specific communities that would benefit from a closer facility include the communities of Alpine, Blossom Valley, El Cajon, Jamul and Lakeside. Students from these areas currently attend El Capitan, Granite Hills, or Steele Canyon High School.
3. The Proposed Project would comply with the enrollment requirements approved as part of Proposition U. Proposition U requires that when District-wide enrollment at the comprehensive high school sites, including the two current charter schools, equals or exceeds 23,245 (official 2007-08 CBEDS enrollment) at the time of release of request for construction bids, begin and complete constructions – classrooms and general use school buildings and grounds to accommodate up to 800 students, adequate academic/vocational/job-training equipment, library/multimedia facilities, computer and science labs, food service facilities, and space for student-support services.
4. The Proposed Project will provide enrollment relief to existing high schools within the District that are experiencing overcrowding conditions. As identified in *Site Operating Capacity and Utilization Analysis (October 2008)*, 44% or 1,360 of 2,944 students at Granite Hills High School are in relocatable classrooms. Other District high schools are also experiencing overcrowding as approximately 36% or 7,730 of the District's 21,502 students are in relocatable classrooms. Relocatable classrooms were never intended to serve as permanent facilities.
5. The Proposed Project will provide additional capacity to help meet future enrollment demands in the community of Alpine. According to a report entitled *Five Year Enrolment Projection Study (May 2006)*, the projected 2010/2011 student population in Alpine will be 955 students. According to a report titled *Fall 2007/2008 Population Forecast 2008/09 to 2021/22*, there will be approximately 1,142 students in the Alpine zip code of 91901 by 2013.
6. The Proposed Project will improve the integrity of the local neighborhood with the addition of a neighborhood school to serve local students.
7. The Proposed Project will include outdoor recreation fields that will be available for public use during afternoons, evenings, and weekends after school as available on a not-to-interfere basis with any school activities.