INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

FOR

MAYFAIR MIDDLE/HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS PROJECT

Prepared for:

Bellflower Unified School District
15330 S. Woodruff Avenue
Bellflower, CA 90706

Prepared by:

UltraSystems Environmental Inc.
16431 Scientific Way
Irvine, CA 92618
Telephone: (949) 788-4900 - Fax: (949) 788-4901
UEI Project 7322

August 2025

This page left intentionally blank.

PROJECT INFORMATION SHEET

1.	**Project Title**	Mayfair Middle/High School Athletic Fields Improvement Project
2.	**Lead Agency and Address**	Bellflower Unified School District 15330 S. Woodruff Avenue Bellflower, CA 90706
3.	**Contact and Phone Number**	Patrick Turner, Facilities Director Pturner@busd.k12.ca.us
4.	**Project Location**	6000 Woodruff Avenue Lakewood, CA 90713
5.	**Project Site General Plan Designation**	Open Space
6.	**Project Site Zoning Designation**	Open Space (O-S)
7.	**Surrounding Land Uses and Setting**	To the north, east, and south of the project site lie single-family residential dwellings. Immediately to the west of the project site are Mayfair High School classroom and administration buildings.
8.	**Description of Project**	The project includes the following new features: • Track & field • Practice field • Softball field • Baseball field • Shade structure and Score table • Men's and Women's restroom • Home dugout and Storage building • Ticket booth • Parking lot • New fencing and landscaping
9.	**Selected Agencies whose Approval is Required**	City of Lakewood Los Angeles County Flood Control District South Coast Air Quality Management District California Department of Fish and Wildlife U.S. Army Corps of Engineers Los Angeles Regional Water Quality Control Board Los Angeles County Fire Department
10.	**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?**	Letters were sent by Bellflower Unified School District to local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed project in the City of Bellflower. Tribes had up to 30 days in which to respond to notification of the project. For the proposed project, those tribe(s) that requested consultation were contacted by the City per Public Resources Code § 21074. The consultation process is in progress.

TABLE OF CONTENTS

1.0 INTRODUCTION 1-1
1.1 Project Overview 1-1
1.2 Lead Agency 1-1
1.3 Other Agencies 1-2
1.4 Incorporation by Reference 1-3
1.5 Organization of Initial Study/Mitigated Negative Declaration 1-4
1.6 Process for Adoption of MND 1-4

2.0 ENVIRONMENTAL SETTING 2-1
2.1 Project Site 2-1
2.2 Surrounding Land Use and Zoning 2-1
2.3 Existing Site Conditions 2-6
2.4 Climate and Air Quality 2-6
2.5 Geologic and Soil Setting 2-6
2.6 Hydrology 2-6
2.7 Biological Setting 2-6

3.0 PROJECT DESCRIPTION 3-1
3.1 Project Background 3-1
3.2 Project Location 3-1
3.3 Project Overview 3-2
3.4 Operation 3-11
3.5 Construction 3-13
3.6 Reviewing Agencies 3-13
3.7 Discretionary Action 3-14

4.0 ENVIRONMENTAL CHECKLIST 4-1
Environmental Factors Potentially Affected 4-1
Determination (To Be Completed by the Lead Agency) 4-1
4.1 Aesthetics 4.1-1
4.2 Agriculture and Forestry Resources 4.2-1
4.3 Air Quality 4.3-1
4.4 Biological Resources 4.4-1
4.5 Cultural Resources 4.5-1
4.6 Energy 4.6-1
4.7 Geology and Soils 4.7-1
4.8 Greenhouse Gas Emissions 4.8-1
4.9 Hazards and Hazardous Materials 4.9-1
4.10 Hydrology and Water Quality 4.10-1
4.11 Land Use and Planning 4.11-1
4.12 Mineral Resources 4.12-1
4.13 Noise 4.13-1
4.14 Population and Housing 4.14-1
4.15 Public Services 4.15-1
4.16 Recreation 4.16-1
4.17 Transportation 4.17-1
4.18 Tribal Cultural Resources 4.18-1

4.19 Utilities and Service Systems 4.19-1
4.20 Wildfire 4.20-1
4.21 Mandatory Findings of Significance 4.21-1

5.0 References 5-1

6.0 LIST OF PREPARERS 6-1
Lead Agency 6-1
6.1 UltraSystems Environmental, Inc. 6-1

7.0 MITIGATION MONITORING AND REPORTING PROGRAM 7-1

TABLES

Table 2.2-1 - Summary of Land Uses and Zoning 2-1
Table 3.6-1 - Reviewing Agencies 3-13
Table 3.7-1 - Discretionary Actions and Approvals 3-14
Table 4.0-1 - Special Requirements for School Site Selection and Approval 4-2
Table 4.1-1 - Obtrusive Light Limitations for Exterior Lighting Installations 4.1-5
Table 4.3-1 - Federal and State Attainment Status 4.3-4
Table 4.3-2 - Ambient Air Quality Monitoring Data 4.3-4
Table 4.3-3 - Regional Thresholds of Significance 4.3-8
Table 4.3-4 - SCAQMD Localized Thresholds for Construction 4.3-9
Table 4.3-5 - Estimated Construction Emissions 4.3-10
Table 4.3-6 - Estimated Construction Emissions 4.3-11
Table 4.7-1 - Fossil Localities in the Project Region 4.7-8
Table 4.8-1 - Project Construction-Related GHG Emissions 4.8-8
Table 4.13-1 - Ambient Noise Measurement Results 4.13-3
Table 4.13-2 - Nearest Existing Sensitive Receivers 4.13-3
Table 4.13-3 - Construction Equipment Noise Characteristics 4.13-7
Table 4.13-4 - Maximum Construction Noise Exposures at Nearest Sensitive Receivers 4.13-7
Table 4.13-5 - Vibration Levels of Typical Construction Equipment 4.13-9
Table 4.13-6 - Vibration Levels of Typical Construction Equipment 4.13-9
Table 4.15-1 - Fire Station No. and Addresses 4.15-1
Table 4.19-1 - Landfills Serving Lakewood 4.19-3
Table 7.0-1 - Mitigation Monitoring and Reporting Program 7-1

FIGURES

Figure 2.1-1 - Regional Location 2-2
Figure 2.1-2 - Project Location and Vicinity 2-3
Figure 2.2-2 - Zoning 2-5
Figure 2.3-1 - Existing Site Photographs 2-1
Figure 3.3-1 - Sports Field Improvement Project Site Plan 3-1
Figure 3.3-2 - Sorts Fields Improvement Project Site Plan (Enlarged North End) 3-2
Figure 3.3-3 - Sorts Fields Improvement Project Site Plan (Enlarged South End) 3-3
Figure 3.3-4 - Landscaping Plan 3-8
Figure 3.3-5 - Landscaping Plan 3-9
Figure 3.3-6 - Landscaping Plan 3-10

Figure 4.1-1 - Views of the Surrounding Area 4.1-2
Figure 4.1-2 - Scenic Highways and National Byways 4.1-4
Figure 4.1-3 - Constant Illumination - Vertical Footcandles 4.1-1
Figure 4.1-4 – Constant Illumination – Horizontal Footcandles 4.1-2
Figure 4.2-1 - Important Farmland Categories 4.2-3
Figure 4.3-1 - Sensitive Receptors Near the Proposed Project 4.3-7
Figure 4.4-1 – Project Boundary and Biological Study Area 4.4-3
Figure 4.4-2 – Topographic Map 4.4-4
Figure 4.4-3 – CNDDB Known Occurrences Plant Species and Habitats 4.4-8
Figure 4.4-4 – CNDDB Known Occurrences Wildlife Species 4.4-10
Figure 4.4-5 – USDA Soils 4.4-13
Figure 4.4-6 – Management Plans and Land Designations 4.4-14
Figure 4.4-7 – CDFW Wildlife Corridors 4.4-15
Figure 4.4-8 – Land Cover Types 4.4-17
Figure 4.4–9– USGS Surface Waters and Watersheds 4.4-18
Figure 4.4-10 – USFWS National Wetlands Inventory 4.4-19
Figure 4.4-11 – Jurisdictional Areas 4.4-21
Figure 4.4-12 – Impacts to Jurisdictional Areas 4.4-22
Figure 4.4-13 – Special Status Species 4.4-26
Figure 4.5-1 - Topographic Map 4.5-2
Figure 4.10-1 - Surface Waters and Watersheds 4.10-4
Figure 4.10-2 - Zone X Flood Hazard Area 4.10-7
Figure 4.13-1 - Sensitive Noise Receptors in the Project Area 4.13-5
Figure 4.20-1 - Fire Hazard Severity Zone - Local Responsibility Area 4.20-3

List of Appendices

Appendix A	Project Plans and Drawings
Appendix B	Air Quality and Greenhouse Gas Emissions Assessment
Appendix C	Species Occurrence Potential
Appendix D	Cultural Resources Report
Appendix E1	Geotechnical Report
Appendix E2	Paleontological Resources Records Search
Appendix F	Watershed Study, Palo Verde Lateral Storm Channel
Appendix G	Ambient Noise Monitoring Data

ACRONYMS AND ABBREVIATIONS

Acronym/ Abbreviation	Term
°F	Degrees Fahrenheit
AB	Assembly Bill
AB 32	California Global Warming Solutions Act of 2006
AB 939	California Integrated Waste Management Act
AB 1327	California Solid Waste Reuse and Recycling Access Act Of 1991
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
ATP	Active Transportation Plan
BGS	Below Ground Surface
BMPS	Best Management Practices
CAAQS	California Ambient Air Quality Standards
Cal/OSHA	California Division of Occupational Safety and Health
CALEMOD	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CALGREEN	California Green Building Standards
CALTRANS	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CAOS	Cleanup and Abatement Orders
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDOS	Cease And Desist Orders
CDFW	California Department of Fish & Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code Of Federal Regulations
CGS	California Geologic Society
CH_4	Methane
CHP	California Highway Patrol
CHRIS	California Historic Resources Inventory System
CIWMA	State of California Integrated Waste Management Act
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNRA	California Natural Resources Agency
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_{2e}	Carbon Dioxide Equivalent
CRC	California Residential Code
CRHR	California Register of Historic Resources

Acronym/ Abbreviation	Term
CWA	Clean Water Act
Db	Decibel
Dba	A-Weighted Decibel Scale
DIF	Development Impact Fees
DMA	Drainage Management Area
DOC	California Department of Conservation
DOSH	California Division of Safety And Health
DRP	Design Review Project
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EMS	Emergency Medical Service
EOP	Emergency Operations Plan
ESA	Endangered Species Act
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FFPD	Fontana Fire Protection District
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FRAP	Calfire Fire Resource and Assessment Program
FTA	Federal Transit Administration
GHG	Greenhouse Gas
GPCD	Gallons Per Capita per Day
GWP	Global Warming Potential
GWTS	Groundwater Treatment System
HAZNET	Hazardous Waste Tracking System
HCP	Habitat Conservation Plan
Hfcs	Hydrofluorocarbons
Hz	Hertz
IFC	International Fire Code
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study / Mitigated Negative Declaration
Kwh	Kilowatt Hours
L_{90}	Noise Level that is Exceeded 90% of the Time
L_{eq}	Equivalent Noise Level
LED	Light-Emitting Diode
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
L_{max}	Root Mean Square Maximum Noise Level
LOS	Level Of Service
LRA	Local Responsibility Area
LRP	Legally Responsible Person
LSTS	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
M-1	Light Industrial Zoning Designation
MBTA	Migratory Bird Treaty Act
MCR	Master Case No.
MLD	Most Likely Descendant
MM(S)	Mitigation Measure(s)
MMRP	Mitigation Monitoring And Reporting Program
MMT	Million Metric Tons

Acronym/ Abbreviation	Term
$MMTCO_{2e}$	Million Metric Tons Of CO2e
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer Systems
MWD	Metropolitan Water District of Southern California
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NHPA	National Historic Preservation Act
NO	Nitric Oxide
NO_2	Nitrogen Dioxide
Nox	Nitrogen Oxides
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O_3	Ozone
OPR	Governor's Office of Planning And Research
OSHA	Occupational Safety And Health Administration
Pb	Lead
Pfcs	Perfluorocarbons
PM	Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter
Porter-Cologne	Porter-Cologne Water Quality Control Act
PPM	Parts Per Million
PPV	Peak Particle Velocity
Prds	Permit Registration Documents
PRP	Potential Responsible Party
Qyf5	Young Alluvial Fan Deposits, Unit 5
RCRA	Resource Conservation and Recovery Act
REC(S)	Recognized Environmental Condition(s)
RMS	Root Mean Square
ROG	Reactive Organic Gases
ROW	Right-Of-Way
RP	Regional Plant
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SF_6	Sulfur Hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARTS	Stormwater Multi-Application and Report Tracking System

Acronym/ Abbreviation	Term
SO_2	Sulfur Dioxide
Socalgas	Southern California Gas Company
Sops	Standard Operating Procedures
SR	State Route
SRA	State Responsibility Area
Sras	Source Receptor Areas
SSP	Sunset Specific Plan
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SVE	Soil Vapor Extraction
SWP	California State Water Project
SWRCB	California State Water Resources Control Board
SWPPP	Stormwater Pollution Prevention Plan
Tcrs	Tribal Cultural Resources
TMP	Traffic Management Plan
USDA	United States Department of Agriculture
USGS	United States Geological Survey
USEPA	United States Environmental Protection Agency
UWMP	Urban Water Management Plan
VCP	Vitrified Clay Pipe
Vdb	Vibration Decibels
Vhfhszs	Very High Fire Hazard Severity Zones
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WEAP	Worker Environmental Awareness Program
WQMP	Water Quality Management Plan
WOUS	Water(s) of the United States

1.0 INTRODUCTION

1.1 Project Overview

This Initial Study (IS) was prepared by UltraSystems Environmental, Inc. (UltraSystems) for the Bellflower Unified School District (District) to assess whether significant environmental impacts may be associated with planned improvements to the sports fields located at the Mayfair Middle/High School in the City of Lakewood. Based on the responses to the IS checklist questions, the District finds that a Mitigated Negative Declaration (MND) is the appropriate level of California Environmental Quality Act (CEQA) environmental compliance documentation. This MND was prepared on the basis that there is no substantial evidence that there may be significant environmental impacts on specific environmental areas. If there was a potentially significant impact, feasible mitigation measure(s) have been identified that would avoid or reduce it to a less than significant level.

1.2 Lead Agency

The District is the Lead Agency for this project pursuant to CEQA implementing regulations.[1] The Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

The purpose of an IS under § 15063(c) of the CEQA Statute and Guidelines is to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or MND should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the project.

In cases where no potentially significant impacts are identified, the Lead Agency may prepare an ND, and no mitigation measures would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that mitigation measures would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency is required to prepare an EIR to further analyze these impacts.

[1] Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

1.3 Other Agencies

Other public agencies are provided the opportunity to review and comment on the IS/MND. Agency categories are described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, that has discretionary approval power over the project, such as permit issuance or plan approval authority.
- A Trustee Agency[2] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project where the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.3.1 Requirements

CEQA Guidelines § 15063(d) identifies the following specific contents of an IS.

- A description and the location of the project.
- A description of the environmental setting.
- An assessment of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through a narrative or a reference to another information source such as an attached map, photographs, or an earlier EIR or negative declaration. A reference to another document should include, where appropriate, a citation to the page or pages where the information is found.
- A discussion of measures to mitigate significant adverse environmental effects, if any.
- An examination of existing zoning plans and other land use controls that apply to the project.
- The names of persons that participated in the preparation of the document.

1.3.2 Mitigation Measures

Per § 15041, Authority to Mitigate, a lead agency for a project has authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus" and "rough proportionality" standards. As defined by 14 CCR § 15040, "feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal social, and technological factors.

[2] The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

If significant impacts are identified, then mitigation measures are adopted to reduce the impact to less than significant levels. Mitigation measures must meet the following criteria:

- An essential nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.
- The mitigation measure must be "roughly proportional" to the impacts of the project.

There are several forms of mitigation under CEQA (§ 15370). These are summarized below.

- ***Avoiding*** the impact by preservation and maintenance operations during the life of the action.
- ***Minimizing*** impacts by limiting the degree or magnitude of the action and its implementation.
- ***Rectifying*** the impact by repairing, rehabilitating, or restoring the impacted environment.
- ***Reducing or eliminating*** the impact over time by preservation and maintenance operations during the life of the action.
- ***Compensating*** for the impact by replacing, or providing substitute resources for, the impacted environment(s) having similar functions of equal or greater ecological value.

Avoiding impacts is the preferred form of mitigation measure, followed by minimizing and rectifying the impact to less than significant levels. Compensating for impacts would be used only when the other mitigation measures are not feasible.

Moreover, a lead agency may approve a project even though the project would cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that:

a) There is no feasible way to lessen or avoid the significant effect.

b) Specifically identified expected benefits from the project outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 Incorporation by Reference

Pursuant to CEQA Guidelines, § 15150, this IS/MND incorporates by reference all or portions of other technical documents that are a matter of public record. Those documents either relate to the proposed project or provide additional information concerning the environmental setting for the project. Where all or a portion of another document is incorporated by reference, the incorporated language considered is described within the text of this IS/MND.

The information contained in this IS/MND (refer to **Section 5.0**, References) is based, in part, on the following related technical studies and/or planning documents that include the project site or provide information addressing the general project area:

- *City of Lakewood Comprehensive General Plan* (adopted November 1996). The General Plan is a policy document designed to give long-range guidance for decision-making affecting the future character of the City planning area. It represents the official statement of the

community's physical development as well as its economic, social, and environmental goals. The project site is located in an area mapped by the General Plan known as Open Space.

- *City of Lakewood Municipal Code.* The Municipal Code covers all aspects of regulations including zoning and various development related requirements for the City of Lakewood. Article 8 Building Regulations, and Article 9 Planning-Zoning, contains standards, requirements, restrictions, regulations, and review process that pertain to the construction and operation of uses within the City.

1.5 Organization of Initial Study/Mitigated Negative Declaration

This IS/MND is organized to comply with CEQA requirements and includes findings that no significant environmental impacts would occur when proposed mitigation measures are adopted. The IS/MND includes the following sections:

- Section 1*, Introduction*, which identifies the purpose and scope of the IS/MND.
- Section 2, *Environmental Setting*, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project.
- Section 3, *Project Description*, which provides an overview of the project objectives, a description of the proposed development, project phasing during construction, and discretionary actions for the approval of the project.
- Section 4, *Environmental Checklist*, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes mitigation measures, where needed, to render potential environmental impacts less than significant, where feasible.
- Section 5, *References*, which includes a list of documents cited in the IS/MND.
- Section 6, *List of Preparers*, which identifies the persons who participated in preparing the IS/MND, and shows their technical specialties.
- Section 7, *Mitigation Monitoring and Reporting Plan* (MMRP), which specifies the recommended mitigation measures, the implementation stage, responsible entity, and the enforcement agency.

1.6 Process for Adoption of MND

Prior to MND and proposed project consideration, a Notice of Intent to Adopt an MND will be provided to Responsible Agencies, Trustee Agencies, Agencies with Jurisdiction by Law, and the public, for 30 days to review and comment on the IS/MND.

Approval of the proposed project by the Lead Agency is contingent on adoption of the IS/MND after considering any agency and public comments. By adopting the IS/MND, the Lead Agency certifies that the analyses provided in the IS/MND were reviewed and considered by the Bellflower Unified School District Board of Education and reflect its independent judgment and analysis.

2.0 ENVIRONMENTAL SETTING

2.1 Project Site

The proposed project is on the grounds of Mayfair Middle/High School, in south Los Angeles County within the incorporated city of Lakewood (refer to **Figure 2.1-1**). Regional access to the school is provided by the north-south trending Interstate 605 and the east-west trending State Route 91. Local access is provided by arterial roadways, including Allington Street to the north, and Woodruff Avenue to the west (refer to **Figure 2.1-2**).

The Mayfair Middle/High School campus administrative and classroom structures are situated on the west side of the campus along Woodruff Avenue. Parking is provided in the southwestern portion of the campus off Woodruff Avenue. A secondary parking lot is located in the northern portion of the campus along Allington Street. Outdoor use areas, including track and field, basketball courts, tennis courts, and baseball and softball diamonds are along the eastern portion of the campus. The project site is limited to the existing outdoor use areas along Canehill Avenue. It comprises approximately 27 acres of the approximately 45-acre campus.

2.2 Surrounding Land Use and Zoning

The City of Lakewood's General Plan land use designations and zoning in the vicinity of the project site are listed in **Table 2.2-1** and shown in **Figure 2.2-1** and **Figure 2.2-2,** respectively. The project site is surrounded by single-family residential dwellings on three sides (north, east and south) and the balance of Mayfair High School to the west.

Table 2.2-1
SUMMARY OF LAND USES AND ZONING

AREA	EXISTING GENERAL PLAN LAND USE	ZONING	EXISTING USE
Project Site	Open Space	O-S	Track and Field, Baseball Field, and Softball Field
North	Low Density Residential	R-1	Single-Family Residential
East	Low Density Residential	R-1	Single-Family Residential
West	Open Space	O-S	Mayfair High School Classroom and Administration Buildings
South	Low Density Residential	R-1	Single-Family Residential

Figure 2.1-1
REGIONAL LOCATION



Figure 2.1-2
PROJECT LOCATION AND VICINITY

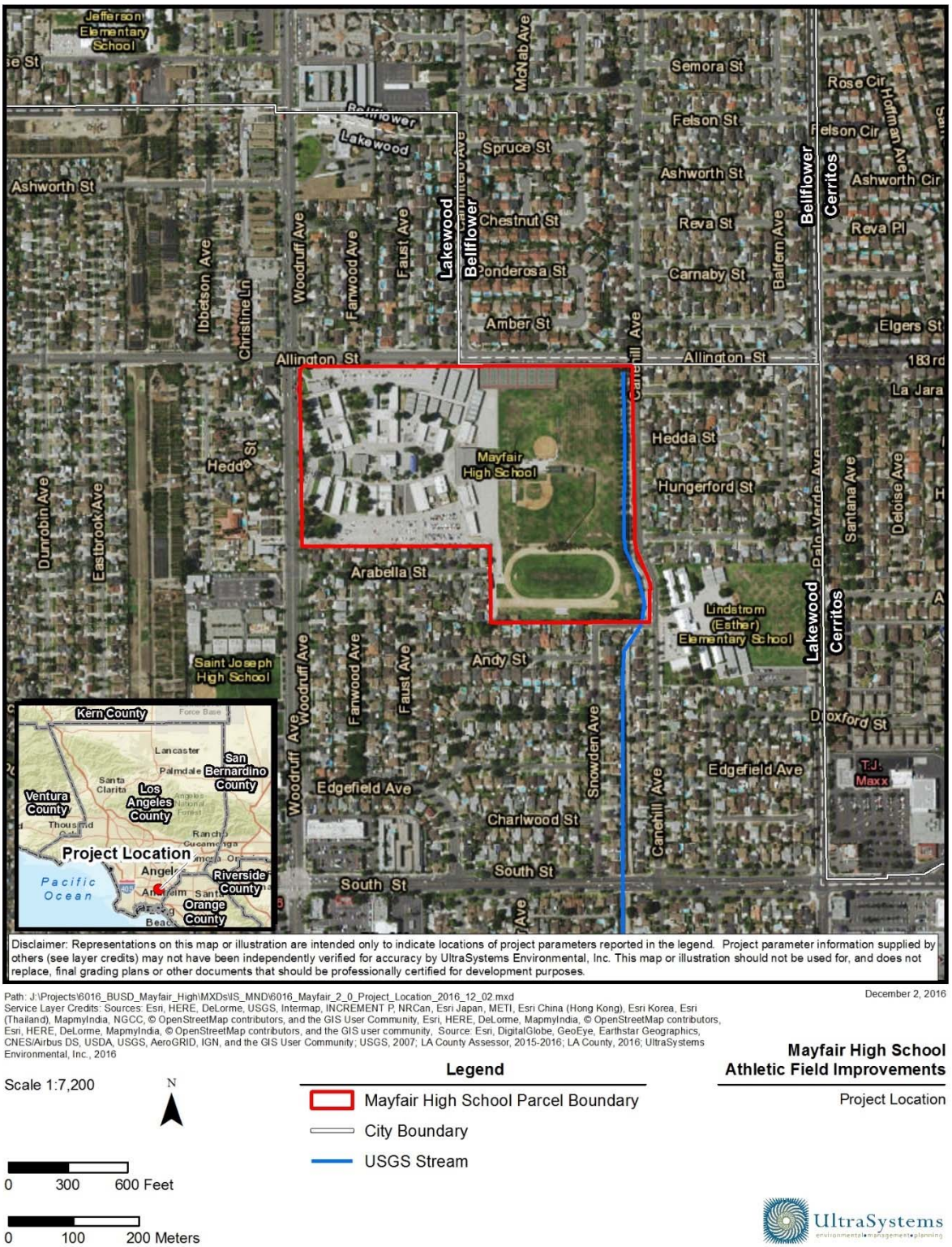
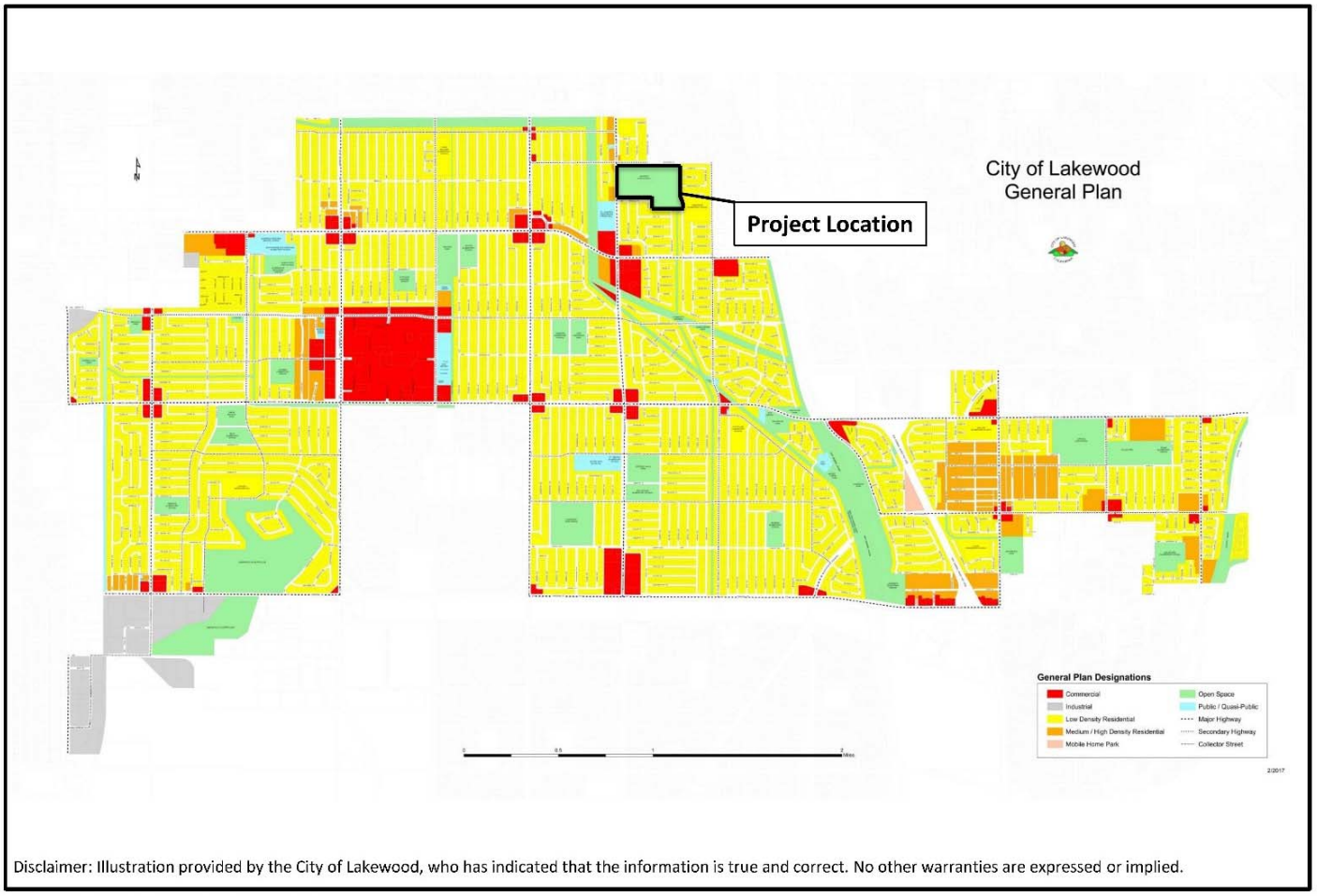


Figure 2.2-1
GENERAL PLAN LAND USE DESIGNATIONS



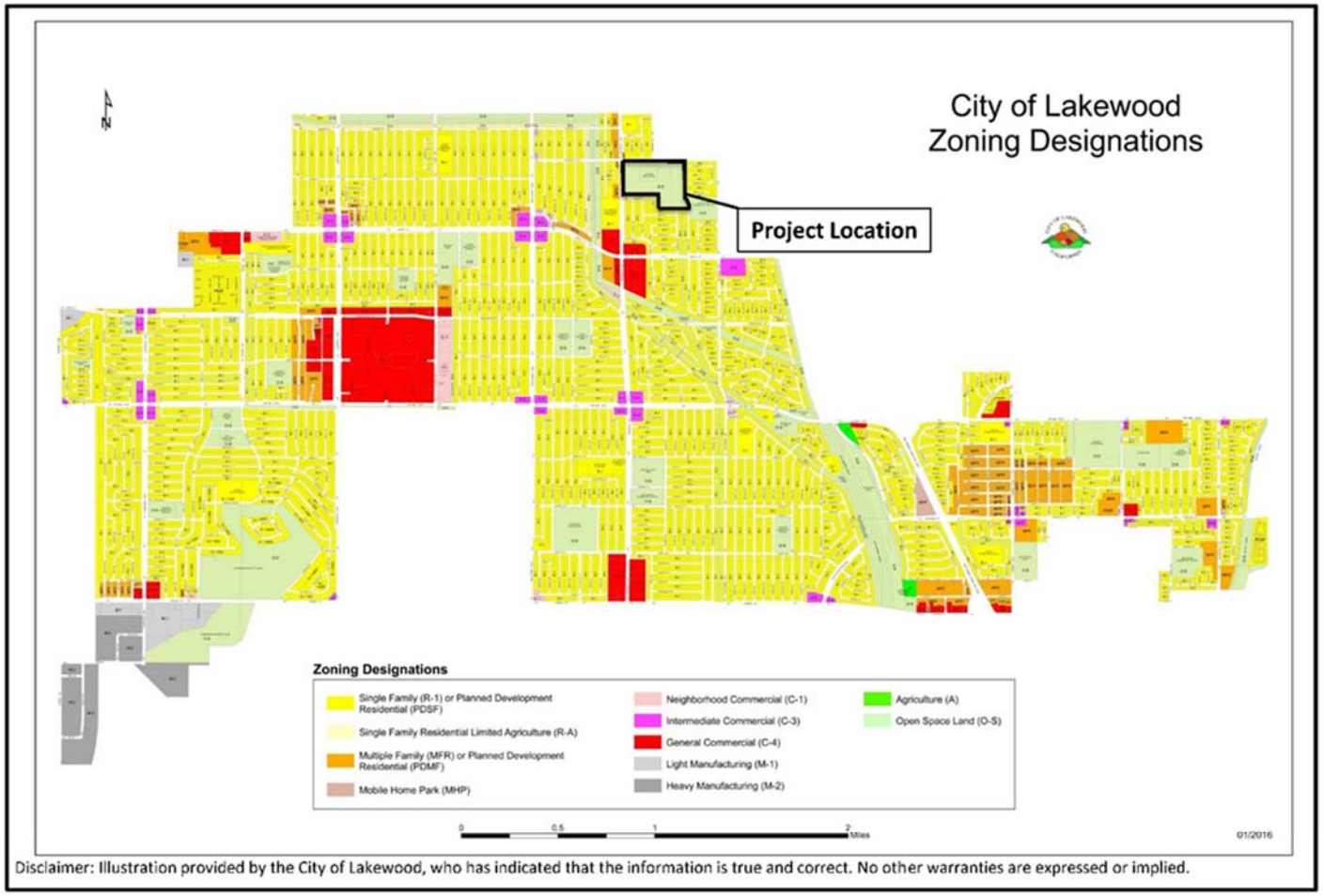
Disclaimer: Illustration provided by the City of Lakewood, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: City of Lakewood, February 2017

UltraSystems
environmental•management•planning

Mayfair High School
Athletic Field Improvements
General Plan (GP) Land Uses

Figure 2.2-2
ZONING



Source: City of Lakewood, January 2016

UltraSystems
environmental • management • planning

Mayfair High School
Athletic Field Improvements
Zoning

2.3 Existing Site Conditions

The project site is developed with a track and field facility, softball field, baseball field, and bleachers. The edge of the project site is defined by chain-link fencing. Mature trees also line the northern, eastern, and southern perimeters of the project site. Refer to **Figure 2.3-1** for photos depicting the existing site.

2.4 Climate and Air Quality

The project site is located in the Los Angeles Basin, where the annual average temperature is 63 degrees Fahrenheit. Summer afternoons are typically in the middle 80s, and winter mornings may drop to the low- to mid-40s. Significant extremes of temperature are rare. The basin averages 15 inches of rain during a normal year. Most of the rainfall comes from the fringes of mid-latitude storms from late November through March, with summers often completely dry. Winds in the area blow primarily from southwest to northeast by day and from northeast to the southwest at night in response to the regional pattern of onshore flow by day and offshore flow at night (LARWQCB, 2014).

The project site is located within the South Coast Air Basin (SCAB), a 6,600-square-mile area encompassing all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. A persistent high-pressure area that commonly resides over the eastern Pacific Ocean largely dominates regional meteorology. The distinctive climate of this area is determined primarily by its terrain and geographic location. Local climate is characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. Ozone and other air pollutant concentrations tend to be lower along the coast, where the constant onshore breeze disperses pollutants toward the inland valleys of the SCAB and adjacent deserts. However, as a whole, the SCAB fails to meet national standards for ozone and fine particulate matter ($PM_{2.5}$) and is classified as a "nonattainment" area for those pollutants.

2.5 Geologic and Soil Setting

The project site is flat and is underlain by Quaternary age (Holocene to late Pleistocene) young alluvial fan deposits comprised mostly of unconsolidated to slightly consolidated boulder, cobble, gravel, sand, and silt deposits. Subsurface exploration indicates the proposed construction area to be predominantly underlain by loose to dense alluvial deposits comprised predominantly of interbedded silty fine sand, fine-grained sand, and occasional silt and clayey silt, to a depth of at least 71 feet (Byerly, 2017, p. 3).

2.6 Hydrology

The project site is located within the Los Angeles River watershed and is under the jurisdiction of the Los Angeles Regional Water Quality Control Board Region 4 (LARWQCB). The watershed consists of approximately 1,608 square miles that drains the coastal watersheds of the Transverse Ranges ultimately emptying into the Pacific Ocean. The Los Angeles River is located approximately 4.5 miles west of the project site. The San Gabriel River lies approximately 0.5 mile to the east of the project site. Storm water runoff generated from the site flows east across the fields and into a stream that flows south (refer to **Figure 2.1-2**).

2.7 Biological Setting

The project site is in an urbanized area, and it is surrounded by contiguous urban development for several miles in all directions. Vegetation onsite is ornamental, consisting of turf, herbs, shrubs, and trees. Various bird species were also observed within the project site.

Figure 2.3-1
EXISTING SITE PHOTOGRAPHS



PHOTO 1: View looking north of the existing track and field.



PHOTO 2: View looking north of the backstop at the softball field.



PHOTO 3: View looking south of playfields and ash trees near the east site boundary.



PHOTO 4: View looking north of the Palos Verdes Lateral Storm Channel in the east project site boundary.

3.0 PROJECT DESCRIPTION

3.1 Project Background

The Bellflower Unified School District (District) proposes to implement the Mayfair High School Athletic Field Improvement Project (proposed project) at 6000 Woodruff Avenue in the City of Lakewood in Los Angeles County. The project site is an existing middle and high school campus, bounded by Allington Street to the north, Arabella Street to the northeast, Woodruff Avenue to the east, and Canehill Avenue to the west. The site is surrounded by single-family residential uses. The primary school entrance is located off Woodruff Avenue.

The proposed project consists of the redevelopment and enhancement of existing athletic facilities located along the western edge of the campus. The project does not involve an increase in student enrollment, expansion of academic buildings, or a change in school operations. Instead, it is a modernization effort to improve the athletic and support infrastructure on the existing school site.

Project components include:

- Construction of a new synthetic track and field facility.
- Development of a new practice field and a new softball field.
- Reconstruction of the baseball field.
- Installation of associated amenities such as a shade structure, score table, home dugout, and two storage buildings.
- Construction of a ticket booth, men's and women's restroom building, and bleacher seating area with stadium-safe ingress/egress pathways.
- Construction of a new field storage building.
- Development of a new parking lot.
- Installation of new fencing and perimeter landscaping.
- Installation of field lights for the track and field on four 90-foot poles.
- A new vehicular access driveway from Allington Street for improved access to athletic facilities.

All project activities would occur within the boundaries of the existing school property. The site is currently developed and disturbed, with no significant removal of sensitive habitat or vegetation anticipated. Construction will be conducted in several phases including grading, trenching, paving, utility connection, and vertical construction. Construction is expected to take place over approximately 14 months, from September 2025 to October 2026, and will be phased to avoid interference with ongoing school operations.

3.2 Project Location

The proposed project is located on the campus of Mayfair Middle/High School, located at 6000 Woodruff Avenue in the City of Lakewood, an incorporated jurisdiction within Los Angeles County. The project site lies within a fully urbanized environment and is surrounded on all sides by established single-family residential neighborhoods.

The project site is approximately 0.5 mile south of State Route 91 (SR-91) and 0.75 mile east of Interstate 605 (I-605), located at the southeast corner of Allington Street and Woodruff Avenue. The campus currently serves middle and high school students and is under the administration of the Bellflower Unified School District (BUSD).

Primary vehicular access to the school campus is available through Woodruff Avenue and Allington Street. The proposed improvements are limited to the western portion of the existing school campus, where athletic facilities are currently located. These facilities will be modernized and expanded to support physical education, competitive athletics, and community use.

The project site is fully developed and currently supports athletic fields and associated infrastructure. No expansion of student enrollment or classroom facilities is proposed. A detailed description of the environmental context, including land use, topography, and adjacent uses, is provided in **Section 2.0**, Environmental Setting.

3.3 Project Overview

The BUSD proposes to implement athletic facility upgrades at Mayfair Middle & High School. The proposed project is designed to modernize existing outdoor sports facilities in the western portion of the school campus, which is located in a fully urbanized residential area.

The proposed project consists of replacing the existing softball field, baseball field, and track and field with artificial turf to improve durability and usability throughout the year. In addition to field resurfacing, the project includes the following key improvements:

- Replacement of existing spectator bleachers to meet updated safety and accessibility standards.
- Construction of a new combined restroom and concession building to serve event attendees and athletes.
- Installation of two ticket booths near the entrance of the facility to support access and security for events.
- Development of a new surface parking lot to accommodate event parking demand.

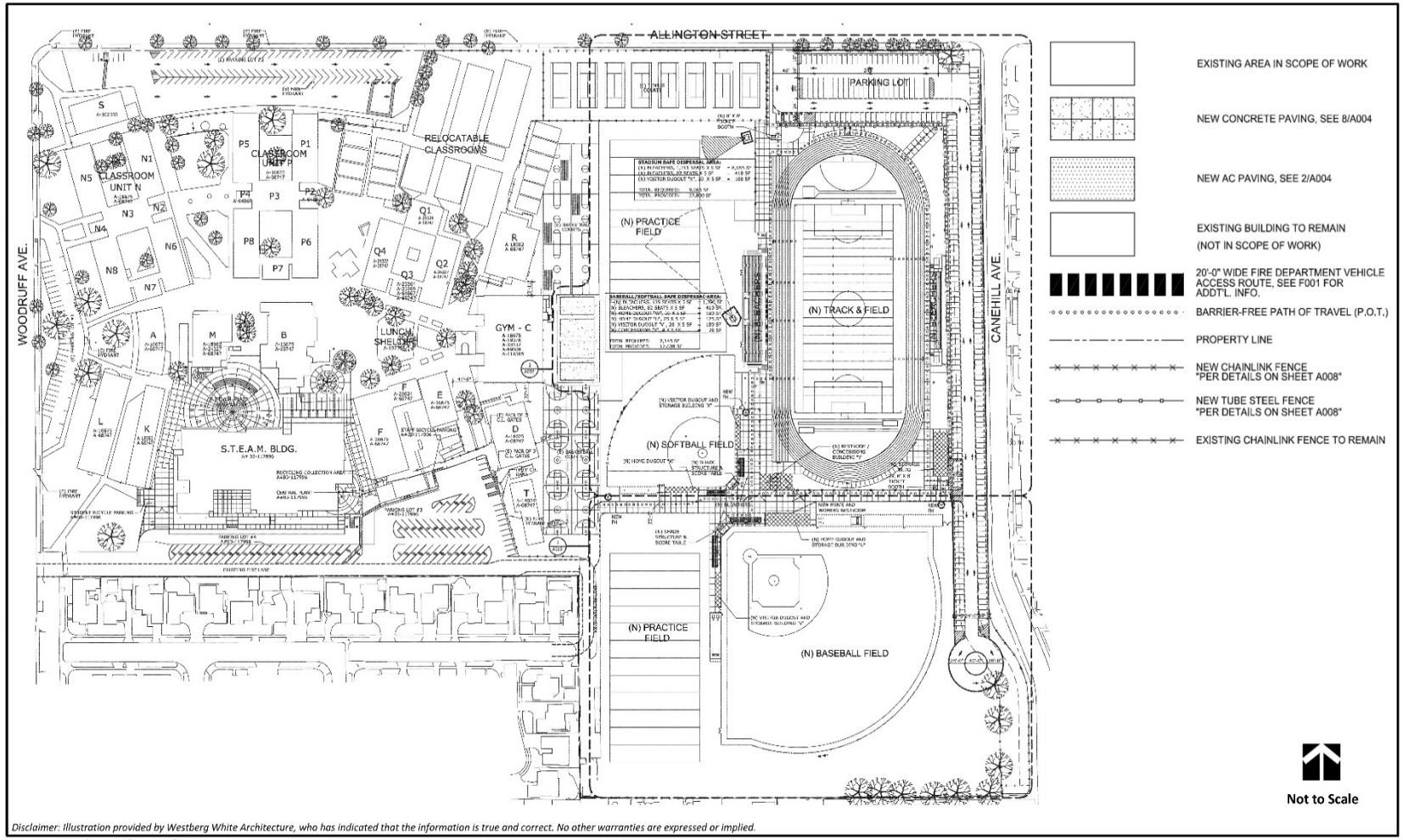
To support the extended use of the upgraded track and field facility, four new sport lighting poles will be installed, along with a pole-mounted amplified sound system for event announcements. A new scoreboard will also be installed within the athletic complex.

To address stormwater management and comply with regional water quality requirements, the project includes the installation of a StormTech underground chamber system located west of the baseball field and south/east of the proposed parking lot. This system is designed to retain and treat stormwater runoff prior to off-site discharge. Additionally, a subsurface drainage system will be installed beneath the new track and field to improve site drainage and prevent localized flooding.

The project site lies entirely within the boundaries of the existing school property and no changes are proposed to student enrollment, classroom facilities, or academic operations. All improvements are intended to serve existing school populations and improve the functionality and accessibility of the school's athletic facilities.

Figures 3.3-1 through **3.3-3** present a detailed site plan illustrating the layout and configuration of the proposed sports field improvements, including relocated athletic facilities, new support structures, and associated access and circulation features.

Figure 3.3-1
SPORTS FIELD IMPROVEMENT PROJECT SITE PLAN



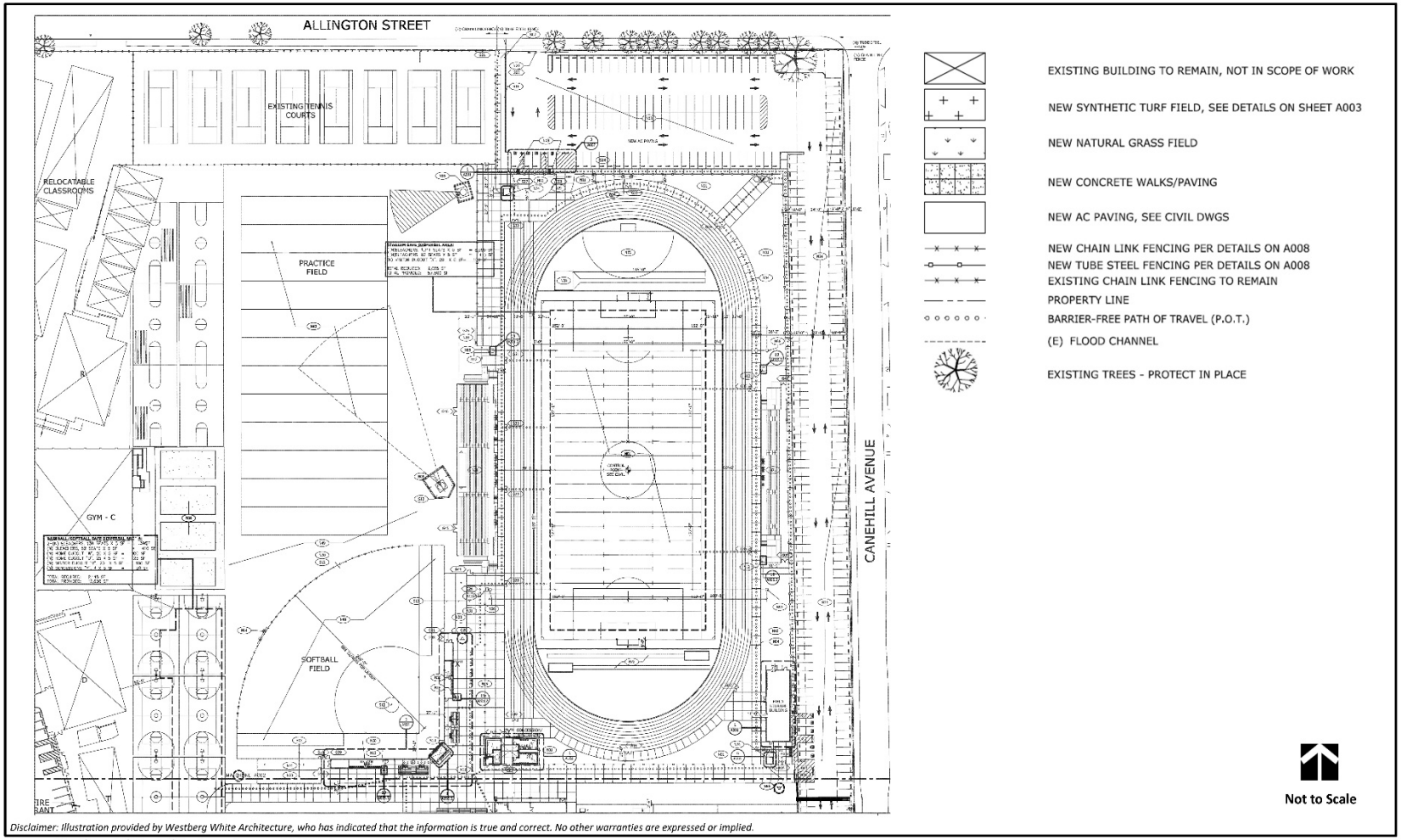
Disclaimer: Illustration provided by Westberg White Architecture, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Westberg White Architecture, January 13, 2025.

Mayfair Middle/High School
Athletic Field Improvements
Site Plan

UltraSystems
environmental • management • planning

Figure 3.3-2
SPORTS FIELDS IMPROVEMENT PROJECT SITE PLAN (ENLARGED NORTH END)



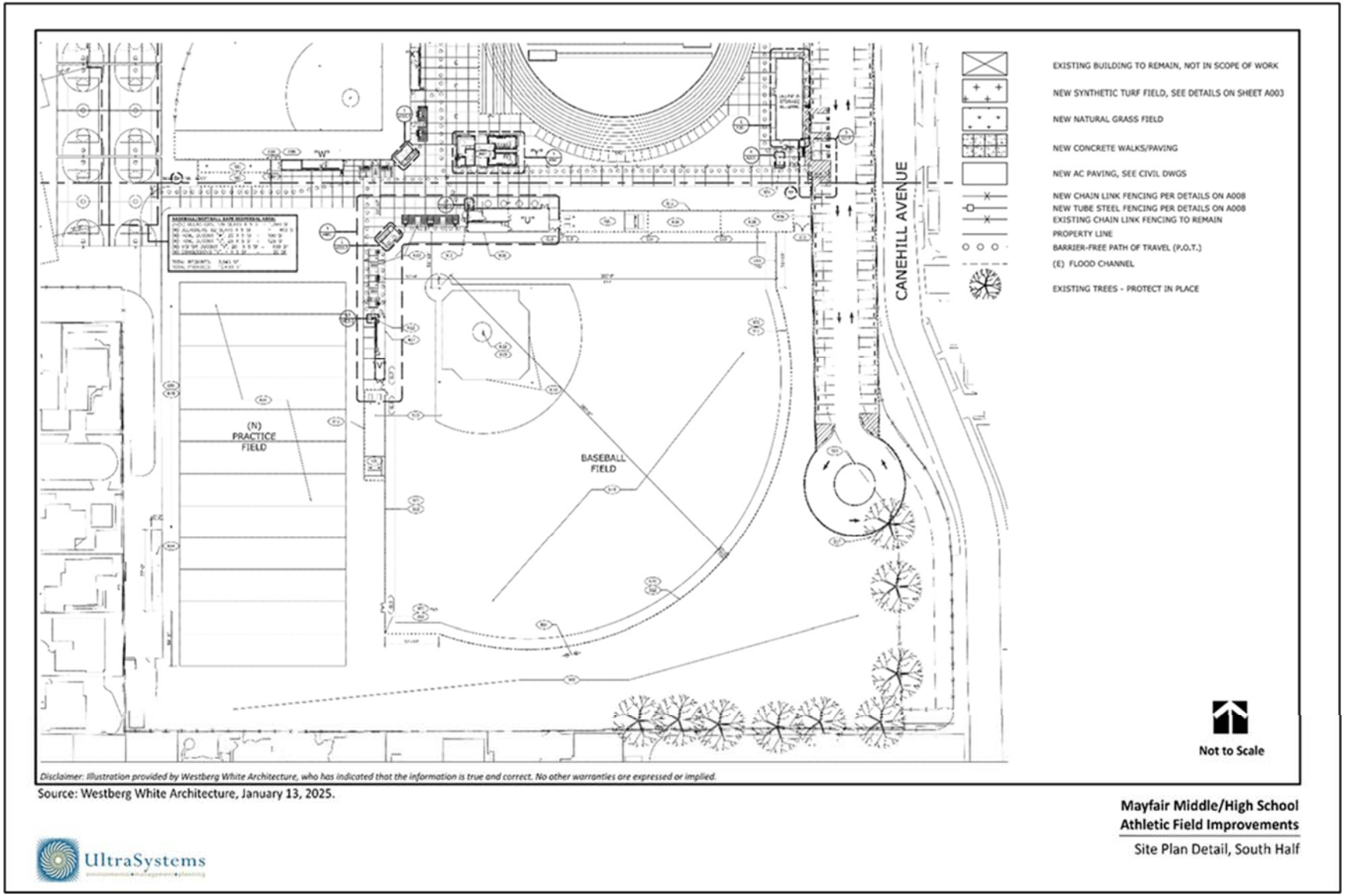
Disclaimer: Illustration provided by Westberg White Architecture, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Westberg White Architecture, January 13, 2025.

Mayfair Middle/High School
Athletic Field Improvements
Site Plan Detail, North Half

UltraSystems
environmental • management • planning

Figure 3.3-3
SPORTS FIELD IMPROVEMENT PROJECT SITE PLAN (ENLARGED SOUTH END)



Source: Westberg White Architecture, January 13, 2025.

Mayfair Middle/High School
Athletic Field Improvements
Site Plan Detail, South Half

UltraSystems

3.3.1 Project Design Features

Sports Field Improvements

The proposed project incorporates several integrated design features to ensure consistency with environmental performance standards and reduce the potential for significant impacts.

- **On-Site Facility Reconfiguration**: The existing baseball and softball diamonds, as well as the track and field, will be repositioned within the existing site boundaries to minimize off-site disturbance and preserve existing land uses. This internal relocation strategy avoids impacts on adjacent properties and reduces the need for infrastructure improvements on site.
- **Use of Synthetic Turf and Track**: The installation of artificial turf for baseball and softball diamonds and the central field will reduce long-term irrigation demands, chemical use, and maintenance-related emissions. The new synthetic track surface will replace the existing material to improve durability and reduce particulate matter generation during use.
- **Bleacher Design**: Aluminum bleachers with a seating capacity of 1,711 will be constructed on both the east and west sides of the field. Each structure will be less than 27 feet high. The bleachers are modular and designed to minimize disturbance to the ground and avoid the need for extensive foundation work.
- **Sustainable Restroom / Concession Building:** A total of 1,855-square-foot combined restroom and concession facility will be constructed south of the softball field. The structure will be wood-framed and will include ADA-compliant men's and women's restrooms. Low-flow plumbing fixtures and energy-efficient lighting will be incorporated to meet CALGreen (Title 24) standards.
- **Baseball Dugouts:** Two baseball dugout buildings would be built: a total of 1,800-square-foot home dugout and storage building along the north side of the baseball field, and a 603-square-foot visitor dugout and storage building along the west side of the baseball field. Both dugout buildings would be built of concrete masonry unit (CMU) walls and plaster parapets.
- **Field Storage Building:** A field house, approximately 2,014 square feet and constructed of CMU walls and plaster parapets, would be built in the east-central part of the site near the southeast edge of the track and field.
- **Access Control and Security**: Two ticket booths (each 8 feet by 8 feet) will be installed at the north and south entrances to the new athletic complex. These will support managed access and contribute to site safety during events.
- **Support Structures for Teams**: Four new dugout/storage buildings will be constructed to support the athletic programs—three measuring 620 square feet each and one measuring 1,789 square feet. These buildings will utilize pre-engineered construction methods to reduce on-site construction noise and waste.
- **Accessibility and Circulation**: The project will include ADA-accessible paths of travel connecting all facilities, complying with current Americans with Disabilities Act Standards and California Building Code requirements.
- **Lighting and Operational Controls**: Although not specified in the base description, lighting and public address system designs will be consistent with night sky preservation principles and directional sound controls, should these features be included.

Project Access and Parking

Public access to the middle/high school campus and associated athletic facilities is currently provided through Woodruff Avenue and Allington Street. Upon completion of the project, these existing access points, along with established traffic circulation patterns, drop-off/pick-up zones, and vehicular parking areas, will remain unchanged for the main campus.

To accommodate the expanded use of athletic facilities, a new dedicated parking lot will be constructed on the east side of the campus, with a primary vehicular entrance from Allington Street. The lot will be paved with asphalt concrete and designed to accommodate a total of 311 vehicles, including:

- 303 standard parking stalls
- 2 van-accessible ADA stalls
- 6 standard ADA-accessible stalls

The new lot will be constructed over an existing drainage channel, which will be demolished and replaced with an underground double box culvert to maintain drainage functionality according to applicable stormwater design standards.

To ensure emergency access, the design provides full fire department circulation throughout the parking lot, meeting local fire code requirements for turn radius and unobstructed width.

In addition, a barrier-free and concrete-paved route of travel will be constructed that would be compliant with the Americans with Disabilities Act (ADA). The pathway will start from Allington Street, extend south to the new parking area, and provide accessible connectivity to all sports field facilities, supporting inclusive access for athletes, visitors, and event staff.

Fencing

New chain link fencing will be installed along the southern, western, and eastern limits of the proposed parking lot, as well as around the entire perimeter of the newly developed softball and baseball fields, to ensure site security and delineation of use areas. In addition, a steel tube fence will be constructed along the northern boundary of the parking lot to provide improved structural integrity and visual appeal. Existing chain link fencing located along the northern and southern boundaries of the overall project site will be retained and will remain in place.

Landscaping/Resurfacing

The proposed project includes extensive landscaping improvements that support both aesthetics and environmental performance of the reconstructed athletic facilities. The key features are as follows (RHA, 2024, sheets L-04 through L-06):

- **Turf and Field Planting**: A new synthetic turf system will be installed for the main athletic field and event areas, reducing water demand and long-term maintenance needs. Natural sod will be used selectively, including hybrid bermudagrass Bandera sod for the baseball field, to ensure durability in high-use zones.
- **Tree and Shrub Management:** Existing Melesideros trees along chain-link fences will be protected in place, where feasible. The specific trees designated for removal will follow the demolition plan of the civil engineer. New landscape features include Photinia hedgerows

strategically planted at 3-foot intervals from the existing fence line while maintaining a 35-foot buffer from preserved trees to avoid root conflicts.

- **ADA-Compliant Paths and Mulching:** Barrier-free access paths will be integrated throughout the site. The plants will be fine-graded to support a uniform 3-inch layer of stabilized shredded bark mulch, which will be kept away from tree trunks and shrub stems to prevent rot and disease.
- **Soil Testing and Amendment:** Multiple soil samples (designated Samples #1, #2, and #3) will be collected and analyzed by a certified agricultural laboratory (Wallace Laboratories). Based on the results, the contractor will amend the soils accordingly with specific fertilizers and organic content to support healthy vegetation and turf performance.
- **Hydroseeding and Mulch Zones**: All non-sodded landscaped areas will be hydroseeded following irrigation approval. Bark mulch will be installed within delineated header board zones constructed of recycled plastic ('BendaBoard') to minimize erosion and define planting areas.
- **Tree Protection Zones**: Specific trees, such as existing ash specimens, will be retained within circular planter areas bordered by raised header boards. The classification within these zones will be carefully managed to avoid root exposure or damage and the bark mulch will be kept away from the trunks according to arborist guidelines.
- **Drainage and Grading**: The site will be graded to ensure proper drainage into existing or newly constructed stormwater infrastructure according to the Civil Engineer's plans. Compaction testing and post-amendment inspections will verify landscape readiness before planting.
- **Aesthetic Mounding**: Select landscape planter areas will be mounded up to 24 inches above adjacent curbs using approved onsite spoils or imported soil tested, improving visual character and defining planting zones.

The proposed project will adhere to the applicable design standards mandated by state, regional, and local regulations to ensure compliance with environmental, safety, and planning requirements. These include but are not limited to:

Water Efficiency in Landscapes (Model Water Efficient Landscape Ordinance – MWELO): Administered under Title 23, California Code of Regulations, Section 490 et al., MWELO applies to new landscapes with an irrigated area of 500 square feet or more and rehabilitated landscapes of 2,500 square feet or more. Requirements include:

- Water budgets based on evapotranspiration.
- Use of water-efficient irrigation systems and hydrozones.
- Soil management reports based on laboratory tests.
- Mulch application (minimum 3 inches deep).
- Plant selection prioritizes drought-tolerant and climate-adapted species.

CALGreen (California Green Building Standards Code – Title 24, Part 11)
(Landscape-related provisions):

- Require installation of weather- or soil-moisture-based irrigation controllers.
- Minimum design of water-conserving plant and irrigation.
- Shade trees near the pavement to reduce heat islands.
- Use of recycled water where available.

Stormwater Management (MS4/NPDES Phase II): Mandated by the Clean Water Act and Los Angeles Regional Water Quality Control Board Order No. R4-2021-0105 (Municipal Stormwater Permit), projects disturbing more than one acre or part of a common plan must implement Low Impact Development (LID):

- Bioswales, infiltration trenches, or pervious paving.
- Landscape plans must reduce impervious surfaces and maximize percolation.
- Native or drought-tolerant vegetation is strongly encouraged.

The landscaping features illustrated in **Figures 3.3-4** through **3.3-6** are incorporated into the design of the project to mitigate the effects of urban heat islands, improve stormwater infiltration on site, maintain compatibility with existing vegetation and ensure compliance with the California landscaping regulations and sustainable design standards.

Utility Improvements

Sewage

A new four-inch sanitary sewer line will be installed to connect the proposed restroom/concession building to the existing municipal sanitary sewer system. This improvement in the utility system will ensure adequate wastewater conveyance in accordance with applicable plumbing and public health standards.

Water

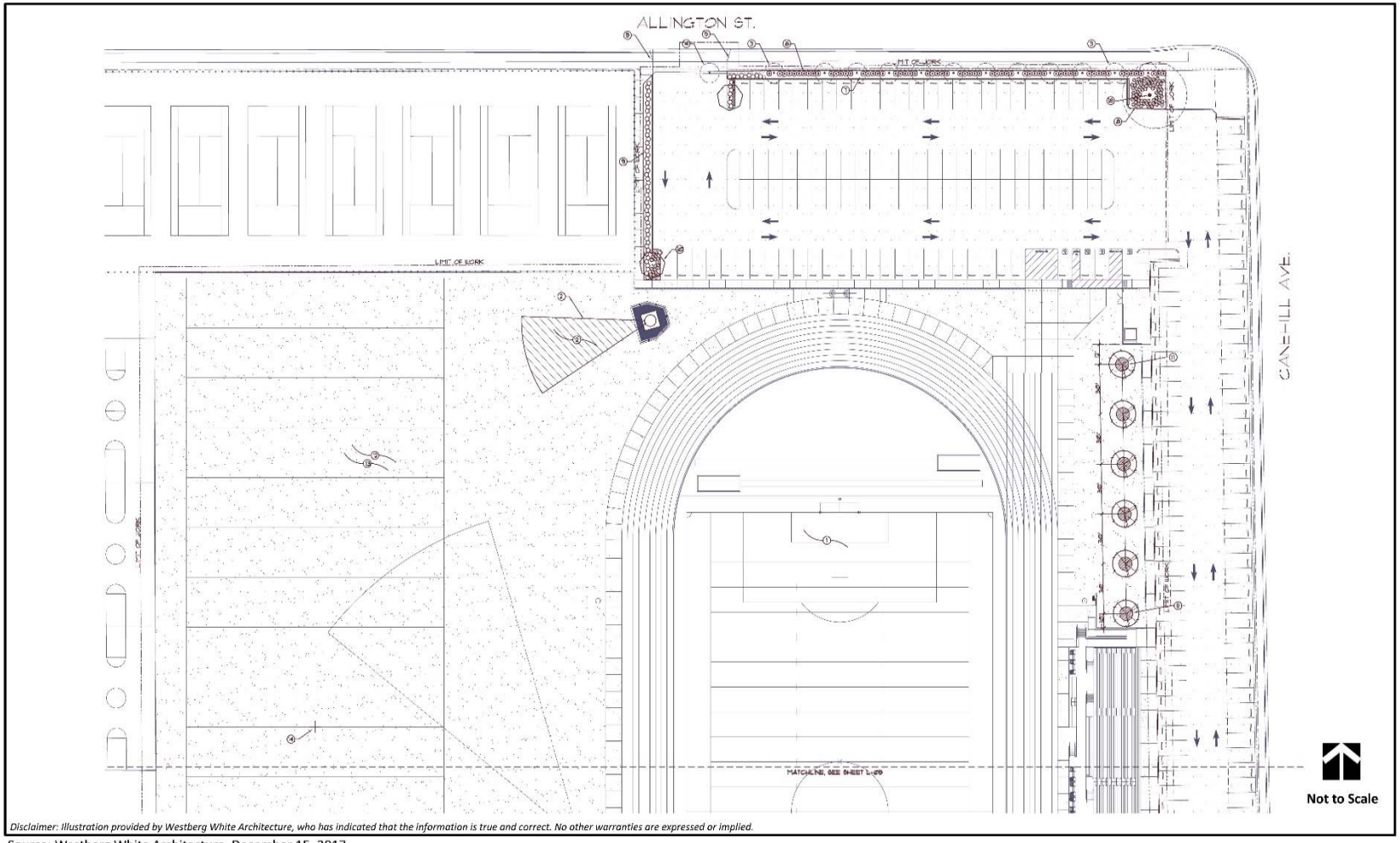
A new three-inch domestic water line will be installed to connect the proposed restroom/concession building to the existing municipal water supply system, ensuring reliable potable water service. In addition, multiple one-inch water lines will be installed to supply several new drinking fountains strategically located throughout the project site to support public access and hydration.

An eight-inch fire water line will also be constructed and anchored to the existing fire water infrastructure. This line will provide service to two fire hydrants installed at the southeast and southwest corners of the field, meeting applicable fire protection and life safety requirements.

Electricity

The project includes installation of electrical conduits from the proposed improvements connecting to existing conduits within the campus.

Figure 3.3-4
LANDSCAPING PLAN (NORTH PORTION OF SITE)



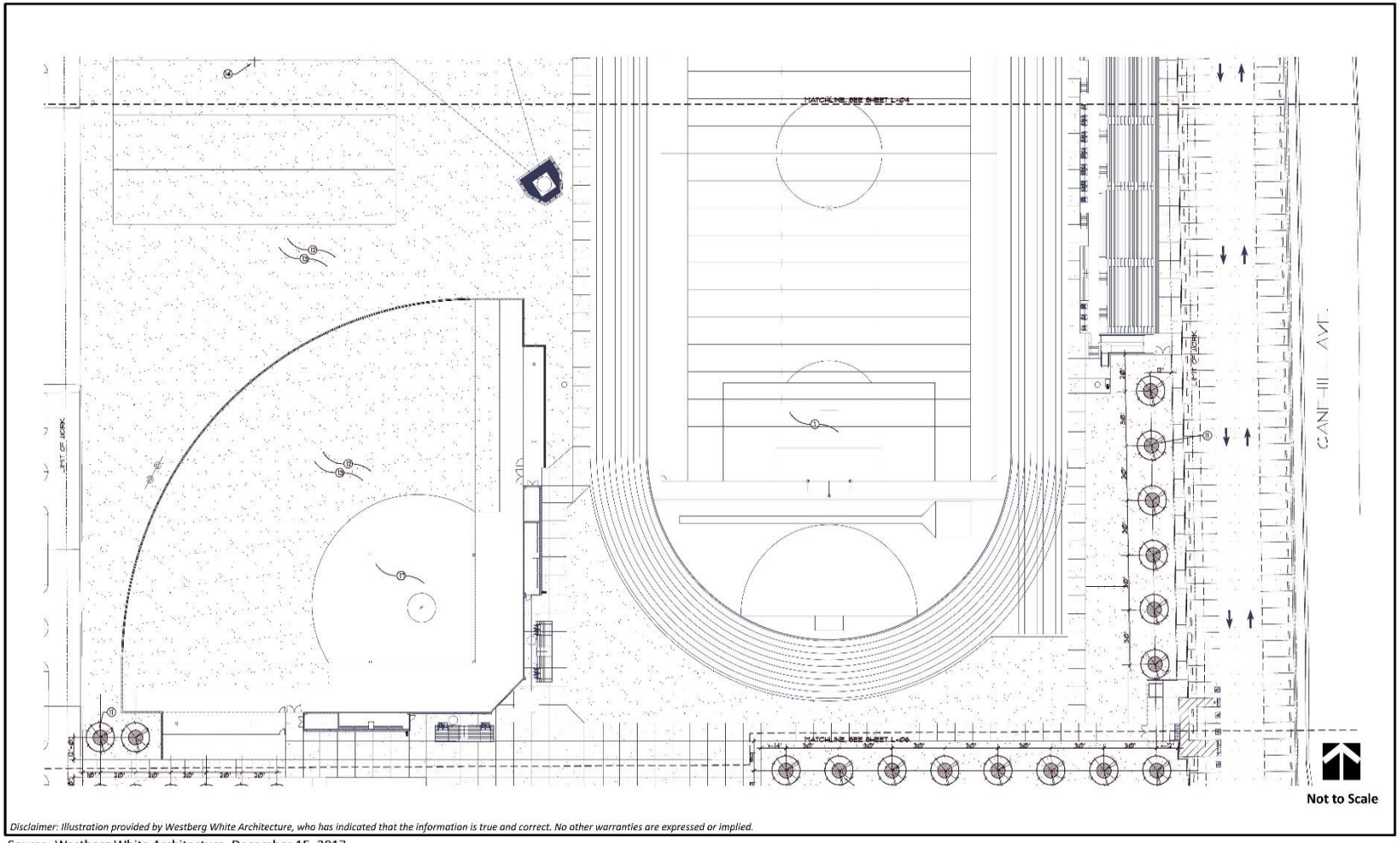
Disclaimer: Illustration provided by Westberg White Architecture, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Westberg White Architecture, December 15, 2017.

Mayfair Middle/High School
Athletic Field Improvements
Planting Plan (Sheet L-04)

UltraSystems
environmental • management • planning

Figure 3.3-5
LANDSCAPING PLAN (CENTRAL PORTION OF SITE)



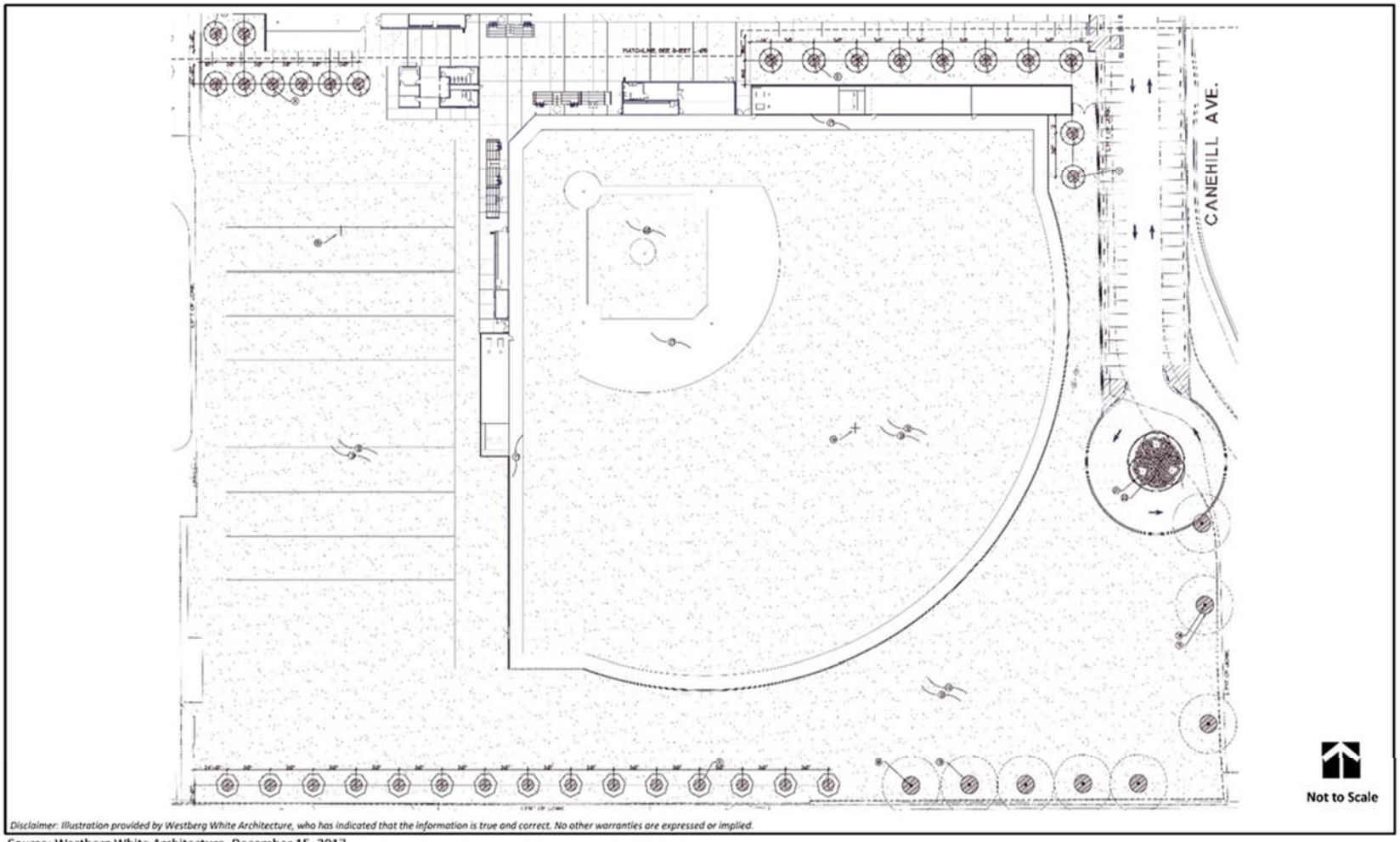
Disclaimer: Illustration provided by Westberg White Architecture, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Westberg White Architecture, December 15, 2017.

Mayfair Middle/High School
Athletic Field Improvements
Planting Plan (Sheet L-05)

UltraSystems
environmental • management • planning

Figure 3.3-6
LANDSCAPING PLAN (SOUTH PORTION OF SITE)



Source: Westberg White Architecture, December 15, 2017.

Mayfair Middle/High School
Athletic Field Improvements
Planting Plan (Sheet L-06)

UltraSystems

3.4 Operation

BUSD proposes some net increase in uses of the planned facilities compared with current uses of existing facilities. The numbers of net new events are listed below in Table **3.4-1**. Major events (varsity football games) that would be moved to the proposed track and field/stadium are currently held at the Bellflower High School stadium at 15301 McNab Avenue in the city of Bellflower. The schedule of all planned uses of the proposed facilities is shown below in **Table 3.4-2.**

Table 3.4-1
NET NEW EVENTS

Event Type	Season	Number of Events
Major Events	August – November	5 to 7 (depending on pre-season Varsity games): evenings Average 1 event per 2 weeks over approximately 15 weeks
Minor Events	February – May	20: daytime (average 1.2 events per week over approximately 17 weeks)
	July – January	45: daytime (average 1.5 events per week over approximately 30 weeks)

Source: Turner, 2025

Table 3.4-1
SCHEDULE OF PLANNED USES FOR PROPOSED FACILITIES
Gray = no uses planned

Facility	Sport	Months	Daytime						Nighttime					
			Varsity		Junior Varsity		Frosh		Varsity		Junior Varsity		Frosh	
			Hrs/ day	Days/ Wk	Hrs/ day	Days/ Wk	Hrs/ day	Days/ Wk	Hrs/ day	Days/ Wk	Hrs/ day	Days/ Wk	Hrs/ day	Days/ Wk
Stadium/Track	Football	July-Nov.	3	4			2	1	4	1				
	Flag Football	Aug-Oct							2	1	2	1		
	Girls Soccer	Nov-Feb	2	4	2	4			1	2				
	Track and Field	Feb-May	2	5			2	5						
Softball Field	Softball	Oct-May	2	5	2	5								
Baseball	Baseball	Aug-June	3	5	2	5	2	5						
Practice Field (North)	Football	Feb-June (offseason)	2	3										
	Boys Soccer	Nov-Feb	2	5	2	5								
	Flag Football	Aug-Oct	2	4										
Practice Field (South)	Soccer (boys, girls)	Nov-Feb			2	3								
	Cross Country	Jul-Nov	2	5	2	5								
	MS Intra-murals[a]	Aug-June	2	5										

Notes: a: MS intramurals are middle school intramural programs held after school throughout the school year.
Source: Scheider, 2025

Implementing the proposed project would allow extended use of the new track and field facility into the evening hours, enabled by the installation of sports lighting. Although BUSD does not intend to increase the number of home athletic events beyond those currently held during the regular sports season, the availability of lighting may change the timing of some events later in the day. On occasion, additional events, such as playoff games or makeup contests, may be scheduled due to routine team activities or unforeseen circumstances.

During evening events, field lighting will be dimmed shortly after the conclusion of the event and once all spectators have safely exited the premises. The facility will undergo post-event cleaning and lighting is expected to be fully shut off by approximately 10:30 p.m. The existing traffic management and crowd control procedures currently used for athletic events will remain in effect and will be extended to evening operations as deemed necessary by school administration to ensure public safety and orderly dispersal.

3.5 Construction

3.5.1 Demolition Activities and Schedule

The existing facilities would be demolished including the bleachers, dugouts, ticket booths, concession building, turf, and other vegetation. Ten trees along the north site boundary will be left in place. Approximately 29 mature trees—25 along the east site boundary and four along the south site boundary—will be removed.

3.5.2 Construction Activities and Schedule

Project construction is expected to begin in September 2025 and be completed in October 2026. Project work would begin with demolition of the existing improvements.

The site will be graded to accommodate synthetic turf fields. Excavation of four bore holes will be required to install each precast concrete base to support the light poles. Excavation will also be required to install a drainage system below the track and field.

Steel light poles would be delivered via a flatbed truck and assembled onsite using a small truck-mounted crane. After assembly, a crane would be used to lift and place the pole sections on the anchor bolts embedded in the concrete foundation. The nuts on the foundation would then be tightened and secured. Electrical components and lighting fixtures would be attached to the monopoles and the wiring would be connected.

3.6 Reviewing Agencies

The following agencies listed in **Table 3.61** would have the opportunity to review the IS/MND to ensure compliance with applicable requirements and to submit written comments, if any, to the Lead Agency.

Table 3.6-1
REVIEWING AGENCIES

Agency	Permit or Approval
Local or Regional	
Bellflower Unified School District	Adopt the Mitigated Negative Declaration (MND) and approve project plans.
• Parks and Recreation *(if applicable)*	Coordination of joint use.
County of Los Angeles	

Agency	Permit or Approval
• Los Angeles County Flood Control District (LACFCD)	Required for any modification to regional drainage facilities, including replacement of the Palo Verde Lateral Storm Channel with a double box culvert.
• Los Angeles County Fire Department	Approval of emergency access design, location of hydrant, and compliance with California Fire Code.
State or Federal	
Division of the State Architect (DSA)	• Review and approve site plans and building plans for conformance with California Building Standards Codes and California Department of Education regulations.
California Department of Fish and Wildlife (CDFW).	• Required if the storm channel supports riparian habitat or contains biological resources protected under the California Fish and Game Code. • Most likely involvement via a streambed alteration agreement (SAA) under Section 1602.
Regional Water Quality Control Board (RWQCB – Los Angeles Region)	• Oversight under the Clean Water Act (CWA) Sections 401 and 402 for stormwater discharge permits. • Involvement due to grading and drainage work over one acre (General Construction Permit / NPDES).
California State Water Resources Control Board (SWRCB)	Oversight of the project under the MS4 Phase II Permit for post-construction stormwater control through low impact development (LID) features.
Local Tribal Governments	Conduct an AB 52 consultation to determine whether cultural resources are present or have potential for tribal significance.
U.S. Army Corps of Engineers (USACE)	If the Palo Verde Lateral Storm Channel qualifies as a water of the United States, a Section 404 permit under the federal Clean Water Act may be required for its alteration or replacement.

3.7 Discretionary Action

Following the adoption of this IS/MND and approval of the proposed project by the Bellflower Unified School District (see **Section 1.0**), the following permits and approvals detailed in **Table 3.7-1** would be required prior to construction.

Table 3.7-1
DISCRETIONARY ACTIONS AND APPROVALS

Agency	Permit or Approval
City of Lakewood	Site Plan Review: Approval of the site development plan for athletic facilities, including parking, lighting, and fencing.
Los Angeles County Flood Control District (LACFCD)	Drainage and flood control permits: Review and authorization to demolish and replace the Palo Verde Lateral Storm Channel with a double box culvert.
California Department of Fish and Wildlife (CDFW).	Streambed Alteration Agreement (SAA): Approval of an SAA under Fish and Game Code Section 1602.
U.S. Army Corps of Engineers (USACE).	Clean Water Act Section 404 Permit. Permit for discharge of fill into Waters of the U.S. during channel reconstruction.
Regional Water Quality Control Board (RWQCB)	Water Quality Certification – Section 401. Certification of water quality compliance under CWA Section 401
SWRCB / RWQCB	Construction General Permit: Preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP).

4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

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

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

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Signature	Date
Printed Name	Bellflower Unified School District

4.13 Special Requirements under the State School Facility Program

In addition to the CEQA Guidelines, primary and secondary public schools have several additional requirements established by the California Code of Regulations and California Education Code. **Table 4.0-1** identifies the specific health and safety requirements for a state-funded new school or a state-funded addition to an existing school site. These health and safety requirements are outlined in the California Department of Education (CDE) School Site Selection and Approval Guide. The analyses and response is included under the relevant section identified in the table below.

Table 4.0-1
SPECIAL REQUIREMENTS FOR SCHOOL SITE SELECTION AND APPROVAL

TOPIC	APPLICABLE CODE	ENVIRONMENTAL CHECKLIST
AIR QUALITY		
Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the School?	PRC § 21151.8(a)(1)(D); Ed. Code § 17213(c)(2)(C)	Section 4.3 Air Quality, Question (f)
Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	PRC § 21151.8 (a)(2); Ed. Code § 17213 (b)	Section 4.3 Air Quality, Question (g)
GEOLOGY AND SOILS		
Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	CCR, Title 5 § 14010(f); Ed. Code, § 17212	Section 4.6 Geology and Soils, Question (a) i)
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?	CCR, Title 5 § 14010(i)	Section 4.6 Geology and Soils, Question (a) ii)
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to landslides?	CCR, Title 5 § 14010(i)	Section 4.6 Geology and Soils, Question (a) iv)
Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	CCR, Title 5 § 14010(f); Ed. Code § 17212	Section 4.6 Geology and Soils, Question (a) i)
HAZARDS AND HAZARDOUS MATERIALS		
Is the property line of the proposed school site less than the following distances from the edge of respective powerline easements: (1) 100 feet of a 50-133 kV line; (2) 150 feet of a 220-230 kV line; or (3) 350 feet of a 500-550 kV line?	CCR, Title 5 § 14010(c)	Section 4.8 Hazards and Hazardous Materials, Question (j)
Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	CCR, Title 5 § 14010(h)	Section 4.8 Hazards and Hazardous Materials, Question (i)
Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	CCR, Title 5 § 14010(t)	Section 4.8 Hazards and Hazardous Materials, Question (g)
Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes,	PRC § 21151.8 (a)(1)(C)	Section 4.8 Hazards and Hazardous Materials, Question (h)

TOPIC	APPLICABLE CODE	ENVIRONMENTAL CHECKLIST
unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood?		
Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? (Does not apply to school sites approved by CDE prior to January 1, 1997.)	Ed. Code § 17215.5 (a)	Section 4.8 Hazards and Hazardous Materials, Question (p)
Does the project site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?	PRC § 21151.8 (a)(1)(A)	Section 4.8 Hazards and Hazardous Materials, Question (e)
Is the project site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	PRC § 21151.8 (a)(1)(B)	Section 4.8 Hazards and Hazardous Materials, Question (d)
If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the school site?	Ed. Code § 17210.1 (a)(3)	Section 4.8 Hazards and Hazardous Materials, Question (c)
If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?	Ed. Code § 17210.1 (a)(4)	Section 4.8 Hazards and Hazardous Materials, Question (s)
Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? (Does not apply to school sites acquired prior to January 1, 1966.)	Ed. Code § 17215 (a)&(b)	Section 4.8 Hazards and Hazardous Materials, Question (k & l)
HYRDOLOGY AND WATER QUALITY		
Is the project site subject to flooding or dam inundation?	CCR, Title 5 § 14010(g); Ed. Code § 17212;	Section 4.9 Hydrology and Water Quality, Question (k)
LAND USE AND PLANNING		
Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	CCR, Title 5 § 14010(m)	Section 4.10 Land Use and Planning, Question (d)
NOISE		
Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the education program?	CCR, Title 5 § 14010(e)	Section 4.12 Noise, Question (g)
PUBLIC SERVICES		
Does the site promote joint use of parks, libraries, museums, and other public services?	CCR, Title 5 § 14010(o)	Section 4.14 Public Services, Question (f)
TRANSPORTATION AND TRAFFIC		
Is the proposed school site within 1,500 feet of a railroad track easement?	CCR, Title 5 § 14010(d)	Section 4.16 Transportation and Traffic, Question (g)
Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' Highway Design Manual?	CCR, Title 5 § 14010(k)	Section 4.16 Transportation and Traffic, Question (h)
Are traffic and pedestrian hazards mitigated per Caltrans' School Area Pedestrian Safety manual?	CCR, Title 5 § 14010(l)	Section 4.16 Transportation and Traffic, Question (a) and (d)

4.14 Evaluation of Environmental Impacts

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

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

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

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See § 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

(a) Earlier Analyses Used. Identify and state where the earlier analysis is available for review.

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

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

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted should be cited in the discussion.

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

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

(a) The significance criteria or threshold, if any, used to evaluate each question; and
(b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, outcroppings, and historic buildings within a state scenic highway?				**X**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact

The Mayfair Middle/High School campus is located in an urban setting characterized by views of buildings, roads, curbs, gutters, sidewalks, walls, utility poles and similar infrastructure. The project site is surrounded by single-family homes on all sides. Photos of the surrounding area are shown in **Figure 4.1-1** below. The General Plan does not identify any scenic vistas within the City (City of Lakewood, 1996). No scenic vistas are visible from the project site.

The project site is developed as a track and field, softball diamond, and baseball diamond. The proposed project would develop a new track, softball field, a baseball field, storage buildings, ticket booths, restrooms, bleachers, pathways, a parking lot landscaping, field lighting and driveways, which would complement the existing development of the school. Additionally, no structures would be developed to substantially block views of the surrounding area. Construction and operation of the proposed project would not have a substantial adverse effect on a scenic vista since no such feature is found within the City of Lakewood. Therefore, no impact would occur.

Figure 4.1-1
VIEWS OF THE SURROUNDING AREA



PHOTO 1: View looking north of the project site at one- and two-story single-family homes along Allington Street.



PHOTO 2: View looking east of the project site at one-story single-family homes along Canehill Avenue.



PHOTO 3: View looking south of the project site at two-story single-family homes along Mapleleaf Street.



PHOTO 4: View looking west of the project site at one- and two-story single-family homes along Woodruff Avenue.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

According to the California Department of Transportation, the closest designated state scenic highway to the project site is SR-91 about 16 miles to the east (Caltrans, 2025) (refer to **Figure 4.1-2**). The project site is currently developed as a track and field, softball diamond, and baseball diamond and does not contain rock outcroppings or historic buildings. Several trees will be removed as part of the project, however, as noted above, the project site is not within the view shed of a scenic highway. Therefore, project construction and operation would have no impact on scenic resources within a state scenic highway.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

The project site is in an urban area; thus, this analysis addresses zoning and other regulations governing scenic quality. City of Lakewood Municipal Code Sections 9440 et. seq., O-S (Open Space) Zone Regulations, does not set forth development standards addressing scenic quality (ecode360.com, 2025). The project site is screened by trees from Canehill Avenue to the east. Thus, the only project components that will be readily visible from offsite locations would be the enlarged bleachers and the field lights. Project development would not conflict with regulations governing scenic quality, and impacts would be less than significant.

Figure 4.1-2
SCENIC HIGHWAYS AND NATIONAL BYWAYS



d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The following discussion is based on a photometric analysis conducted by the project lighting system designer, Musco Lighting (Musco 2017).

Less than Significant Impact

The project site is located in an urbanized area that contains a variety of artificial lighting sources in the form of street lights, security lights, and landscape lighting. The existing track and field space does not contain sports field and/or security lighting.

According to the Institution of Lighting Engineers (ILE, 2003) and the Electric Power Research Institute (EPRI, 2000), light trespass3 varies according to surrounding environmental characteristics. Areas that are more rural in character, and therefore have few existing artificial sources of light, are more susceptible to impacts resulting from the installation of new lighting. In contrast, urbanized areas are characterized by a large number of existing artificial lighting sources and are thus less susceptible to adverse effects associated with new lighting.

In order to determine appropriate lighting standards that are reflective of the existing lighting conditions, land uses are typically categorized into one of four environmental zones. The project site and surrounding area can be characterized as an area of medium ambient brightness (E3 environmental zone).

Based on these environmental zones, the ILE and EPRI have established recommendations for limiting light trespass onto adjacent properties. The recommendations established by the ILE are summarized in Table 4.1-1. By comparison, the ambient light level at twilight is about one foot-candle (fc), and the light level of a full moon is about 0.02 fc (AMS, 2025).

Table 4.1-1
OBTRUSIVE LIGHT LIMITATIONS FOR EXTERIOR LIGHTING INSTALLATIONS

Environmental Zone[a]	Light Trespass Illuminance			
	Pre-Curfew (Dusk – 11:00 p.m.)		Post Curfew (11:00 p.m. – 7:00 a.m.)	
ILE				
E1	2 lx	0.2 fc	1 lx	0.1 fc
E2	5 lx	0.5 fc	1 lx	0.1 fc
E3	**10 lx**	**0.9 fc**	**2 lx**	**0.2 fc**
E4	25 lx	2.3 fc	5 lx	0.5 fc
EPRI				
E1	1 lx	0.1 fc	1 lx	0.1 fc
E2	3 lx	0.3 fc	1 lx	0.1 fc
E3	**9 lx**	**0.8 fc**	**3 lx**	**0.3 fc**
E4	16 lx	1.5 fc	7 lx	0.6 fc

a Environmental Zones: typical nighttime light levels for: E1: developed portions of parks and recreation areas; E2; rural areas; and E3, urban areas; and E4, high-intensity nighttime use areas such as entertainment or commercial districts (CEC, 2025).
lx = lux
fc = foot-candles
Source: Adapted from ILE (2005) and EPRI (2000)

3 Light trespass (also known as obtrusive light or spill light) is the condition where poorly shielded or poorly aimed light fixtures cast light onto areas where it is unwanted or not needed.

In this setting, light trespass impacts would be considered potentially significant if illuminance produced by the project would impact sensitive receptors with lighting levels that exceed 0.8-foot candle during pre-curfew hours (before 11:00 pm) and 0.2 foot-candle during the post-curfew hours, as measured on the vertical and horizontal planes.[4], [5]

Sky Glow[6]

The project site is located approximately 20 miles southeast of the Griffith Observatory in an urbanized area of Los Angeles and would therefore have less potential to impact operations at the observatory than more closely-situated properties. The proposed project would result in the erection of four 90-foot-high standards located on the west and east sides of the track and field (Locations F1, F2, F3, and F4). The height of the proposed light standards would allow for each luminaire to be mounted with a narrow beam angle, which would focus light downward. In addition, the proposed luminaires would feature a highly efficient reflector and visor; the reflector would focus light toward the field, while the visor would minimize upward light. For these reasons, impacts are anticipated to be less than significant.

Glare[7]

The proposed project would introduce new outdoor artificial lighting elements, which have the potential to result in glare if the main beams of proposed lighting elements (i.e., the portion of the lamp with the greatest illuminance) are visible from offsite locations, resulting in excessive, uncontrolled brightness. However, many of the same design features that would minimize sky glow, would also minimize glare impacts. These design features would ensure that a direct line of sight to the main beam of the lamp would be minimized and/or blocked from off-site locations. Thus, the proposed lighting system would ensure that offsite residential land uses and motorists, including motorists along Canehill Avenue and other nearby roadways, would not be exposed to excessive, uncontrolled brightness. Glare impacts will therefore be less than significant.

Light Trespass

The new sports lighting associated with the proposed project would be used to illuminate the activities of the track and field that may occur during non-daylight hours. There is the potential for the fields to host additional evening events on a regular basis, including routine practices, playoff games, and/or community events. Based on typical operational characteristics at Mayfair Middle/High School, it is anticipated that field lighting would be completely extinguished by approximately 10:30 p.m. In no case would the field lights be used between 11:00 p.m. and dawn.

Areas immediately surrounding the project site have the potential to be adversely affected by light trespass effects associated with the project's proposed lighting elements. Potential impacts to the adjacent residential properties are addressed below. The analysis only addresses impacts before 11:00 p.m., as field lights would not be operated after 11:00 p.m. Light trespass is measured in

4 Illuminance is the intensity of light falling on a surface, measured in foot-candles.

5 A full moonlit night in rural areas with negligible ambient light would equal approximately 0.02-0.03 foot-candle, while a typical 30-foot tall streetlamp would have an illumination of 1.3 foot-candles at a distance of 10 feet (NLPIP, 2007).

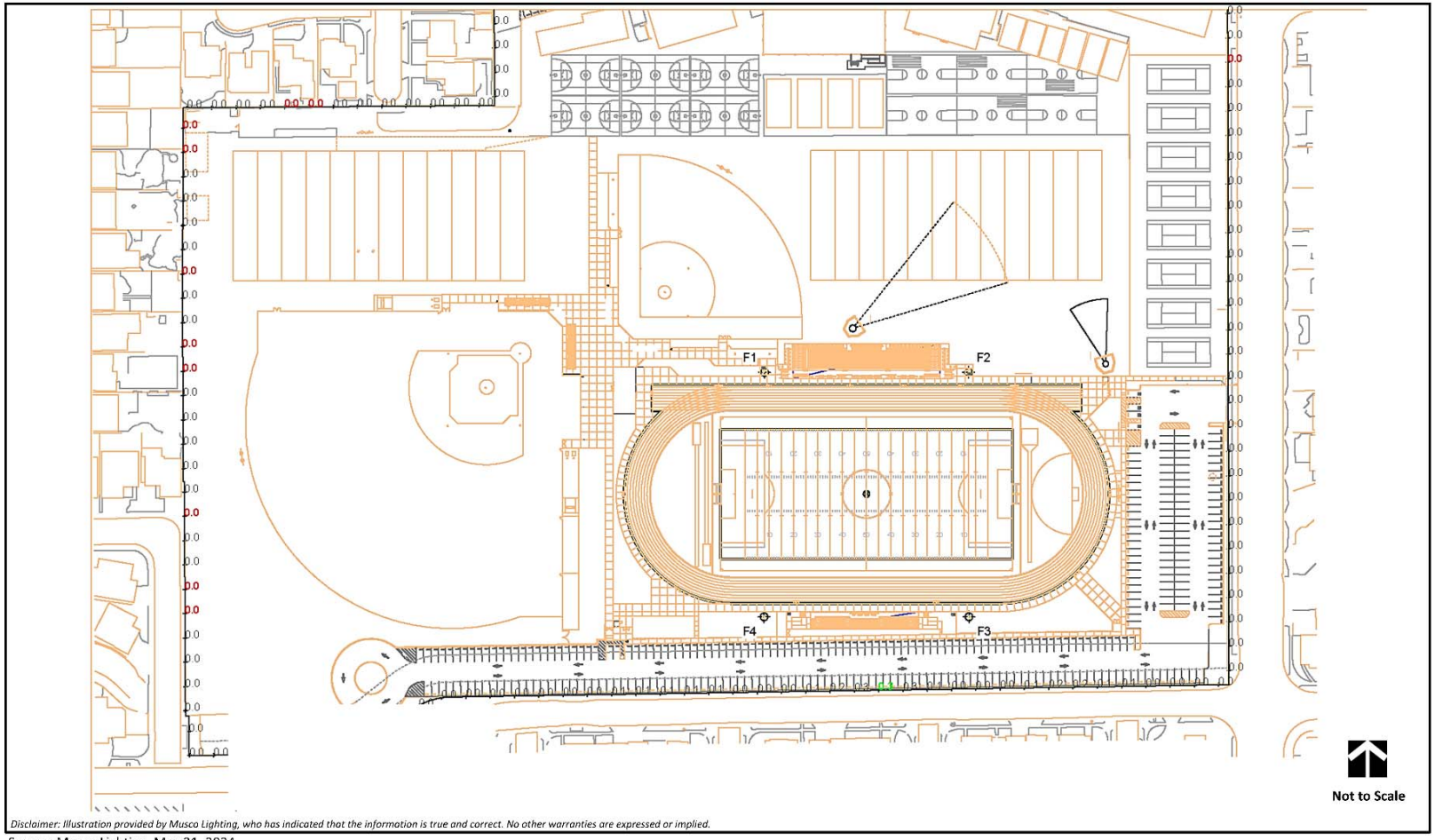
6 Sky Glow is the brightening of the sky that occurs as a result of outdoor lighting fixtures emitting a portion of their light directly into the sky. Sky glow is of particular concern near observatories and in rural areas where there is low ambient light.

7 Glare is the objectionable brightness caused by over-illumination, as well as poorly shielded or poorly aimed light fixtures.

footcandles (fc) as horizontal illumination (that is, illumination on a horizontal surface) and vertical illumination, or illumination on a vertical surface.

The highest light levels at the project site boundaries from the proposed track and field stadium lights are 0.34 horizontal fc and 0.42 vertical fc on the east site boundary opposite the proposed parking lot from the proposed visitor bleachers (see **Figures 4.1-3** and **4.1-4**, respectively). Light levels at the nearest residential property lines to that location on the project site boundary, fifty feet east of the site boundary, are not available; but would be less than light levels at the site boundary. Both light levels are lower than the 0.8-fc limit in environmental zone 3 set by the EPRI shown in Table 4.1-1. Impacts would, therefore, be less than significant.

Figure 4.1-3
CONSTANT ILLUMINATION – VERTICAL FOOTCANDLES



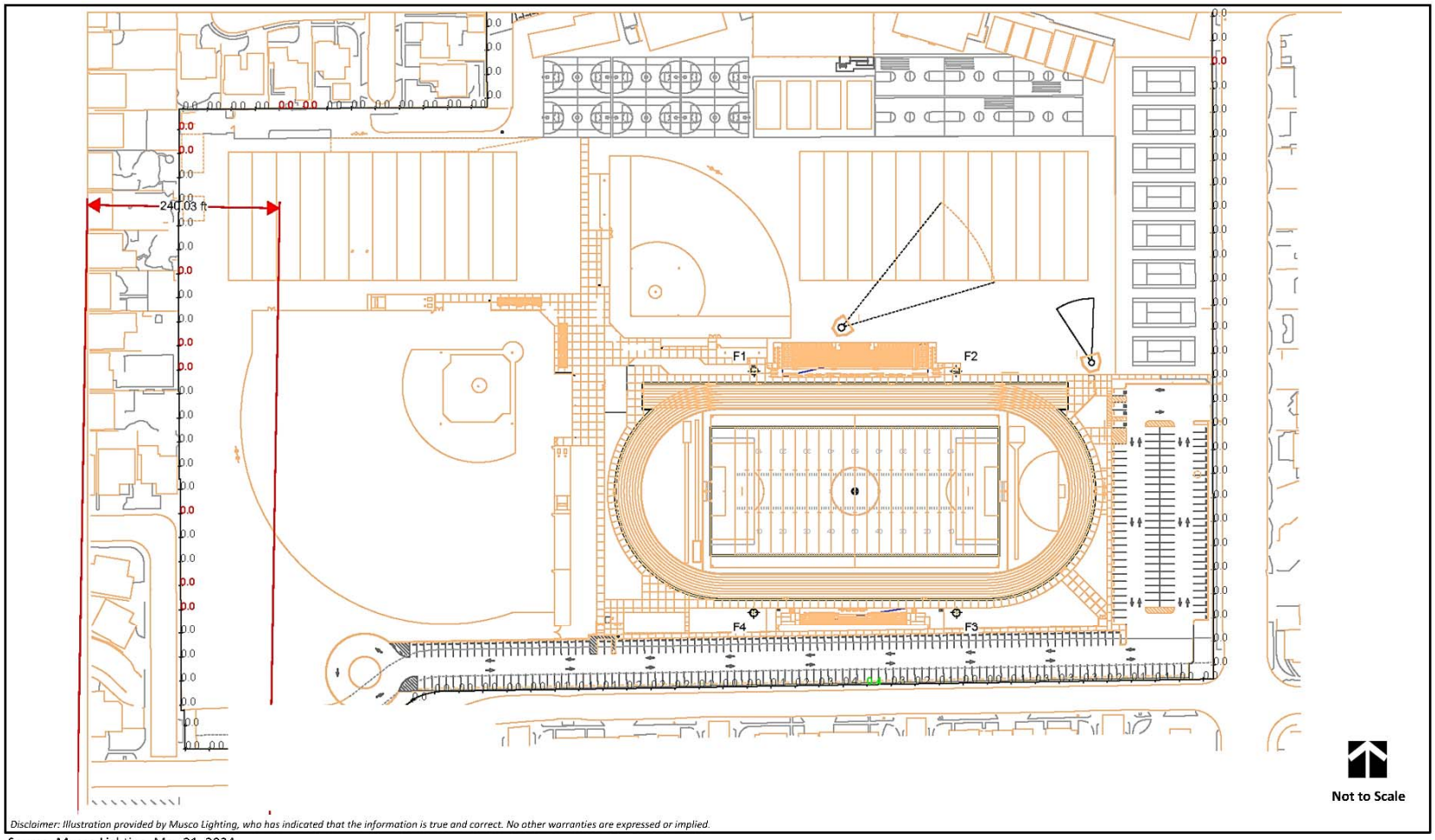
Disclaimer: Illustration provided by Musco Lighting, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Musco Lighting, May 21, 2024.

Mayfair Middle/High School
Athletic Field Improvements
Vertical Illumination

UltraSystems
environmental • management • planning

Figure 4.1-4
CONSTANT ILLUMINATION – HORIZONTAL FOOTCANDLES



Source: Musco Lighting, May 21, 2024.

Mayfair Middle/High School
Athletic Field Improvements
Horizontal Illumination

UltraSystems
environmental•management•planning

4.2 Agriculture and Forestry Resources

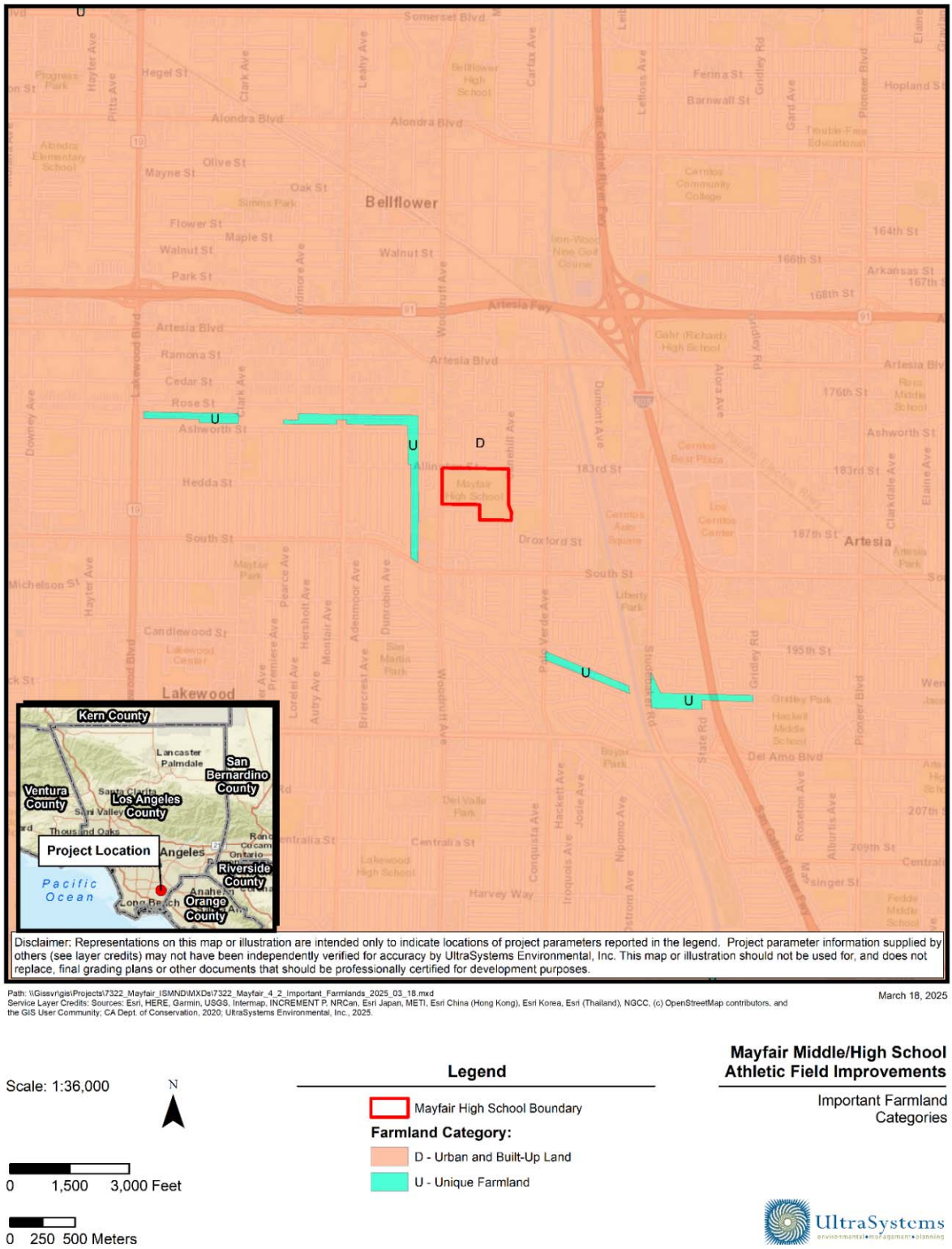
Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Codes section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

e) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

The project site is located on the campus of Mayfair Middle/High School in a fully developed urban setting containing a mix of single and multi-family dwellings close to the site. The site is mapped as Urban and Built-Up Land by the Division of Land Resource Protection (DLRP, 2025a). The proposed project entails sports field improvements within an existing school campus and would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. No impacts to farmland would occur because of the proposed project.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



f) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive reduced property tax assessments based upon actual use as opposed to full market value (CDC, 2025).

The project site is identified as "Urban and Built-Up Land" and does not contain land enrolled in a Williamson Act contract (DLRP, 2025b). The project site is not located within an area zoned for agricultural use and is currently zoned for Open Space (O-S; City of Lakewood, 2011). Therefore, no impact would occur.

g) Would the project (c) conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

The project site is in a fully developed urban area within an existing middle/high school campus and is zoned for open space use. Residential uses surround the project site on all sides. The site's existing zoning does not support the definitions provided by PRC § 42526 for timberland, PRC § 12220(g) for forestland, or Government Code § 51104(g) for timberland zoned for production. Therefore, no impacts related to the conversion of timberlands or forest land would occur.

h) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

As previously stated in **Section 4.2(c) above**, the project site is in a fully developed urban area within an existing middle/high school campus. Implementation of the project would not result in the loss of forest land or conversion of forest land into non-forest use. No impact would occur.

i) Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

As discussed in **Sections 4.2(a) and (c) above**, the project site is located on campus of an existing middle/high school in a fully developed urban setting surrounded by residential uses. No forest or agricultural land is located within or near the project site. Implementation of the proposed project would not result in changes to the environment which, due to its location or nature, could result in the conversion of farmland into non-agricultural use or conversion of forest land to non-forest use. Therefore, no impact would occur.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

4.3.1 Pollutants of Concern – Criteria Pollutants

The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM), sulfur dioxide (SO_2), lead (Pb), and ozone (O_3), and their precursors. Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). Since the proposed project would not generate appreciable SO_2 or Pb emissions, it is not necessary for the analysis to include those two pollutants.[8] Presented below is a description of the air pollutants of concern and their known health effects.

Nitrogen oxides *(NO_x):* NO_x serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere.[9] The two major forms of NO_x are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens. A third form of NO_x, nitrous oxide (N_2O), is a greenhouse gas (GHG).

Carbon monoxide *(CO):* CO is a colorless, odorless non-reactive pollutant produced by incomplete combustion of carbon-containing fuels (e.g., gasoline, diesel, and biomass). CO levels tend to be highest during the winter months and low wind speed when the meteorological conditions favor the accumulation of the pollutants. This occurs when relatively low inversion levels trap pollutants near the ground and concentrate the CO. CO is essentially inert to plants and materials but can have significant effects on human health. The primary adverse health effect associated with CO is its binding with hemoglobin in red blood cells, which decreases the ability of these cells to transport

8 At worst case sulfur dioxide emissions will be approximately 0.02 pound per day. Lead emissions are not quantified in CalEEMod; however, they are typically associated with industrial sources and processes (CAPCOA, 2025).

9 A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air standard has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more standards.

oxygen throughout the body. Prolonged exposure can cause headaches, drowsiness, or loss of equilibrium; high concentrations are lethal.

Particulate matter *(PM):* PM is a mixture of microscopic solids and liquid droplets suspended in air. This pollution is made up of a number of components, including acids and their derivatives (such as nitrates and sulfates), organic chemicals, metals, soil or dust particles, and allergens (such as fragments of pollen or mold spores). Two forms of fine particulate matter are now regulated. Respirable particles, or (PM_{10}), include that portion of the particulate matter with an aerodynamic diameter of 10 micrometers (i.e., 10 one-millionths of a meter or 0.0004 inch) or less. Fine particles, or ($PM_{2.5}$), have an aerodynamic diameter of 2.5 micrometers (i.e., 2.5 one-millionths of a meter or 0.0001 inch) or less. Particulate discharge into the atmosphere results primarily from industrial, agricultural, construction, and transportation activities. However, wind action on the arid landscape also contributes substantially to the local particulate loading. Fossil fuel combustion accounts for a significant portion of $PM_{2.5}$. In addition, particulate matter forms in the atmosphere through reactions of NO_x and other compounds (such as ammonia) to form inorganic nitrates. Both PM_{10} and $PM_{2.5}$ may adversely affect the human respiratory system, especially in those people who are naturally sensitive or susceptible to breathing problems.

Reactive organic gases *(ROG):* ROG are compounds comprised primarily of atoms of hydrogen and carbon that have high photochemical reactivity. The largest source of ROG is the incomplete combustion of fossil fuels in internal combustion engines. Other sources of ROG include the evaporative emissions associated with the use of paints and solvents, the application of asphalt paving and the use of household consumer products. Adverse effects on human health are not caused directly by ROG, but rather by reactions of ROG to form secondary pollutants. ROG are also transformed into organic aerosols in the atmosphere, contributing to higher levels of fine particulate matter and lower visibility. The term ROG is used by the ARB for air quality analysis and is defined essentially the same as the federal term volatile organic compound (VOC).

Ozone *(O_3):* O_3 is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_x. O_3 creation requires ROG and NO_x to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak O_3 concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, O_3 is considered a regional, rather than a local, pollutant. The health effects of O_3 include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. O_3 is also damaging to vegetation and untreated rubber.

4.3.2 Meteorology and Climate

Air quality is affected by both the rate and location of pollutant emissions and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The South Coast Air Basin (SCAB) is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the southwest and high mountains around its remaining perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds. The usually mild climatological pattern is interrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds.

The vertical dispersion of air pollutants in the SCAB is hampered by the presence of persistent temperature inversions. An upper layer of dry air that warms as it descends characterizes high-pressure systems, such as the semi-permanent high-pressure zone in which the SCAB is located. This upper layer restricts the mobility of cooler marine-influenced air near the ground surface and results in the formation of subsidence inversions. Such inversions restrict the vertical dispersion of air pollutants released into the marine layer and, together with strong sunlight, can produce worst-case conditions for the formation of photochemical smog.

The atmospheric pollution potential of an area is largely dependent on winds, atmospheric stability, solar radiation, and terrain. The combination of low wind speeds and low inversions produces the greatest concentration of air pollutants. On days without inversions, or on days of winds averaging over 15 mph, smog potential is greatly reduced.

The annual average maximum temperature, as recorded at the Long Beach Daugherty Airport climate monitoring station (four miles southwest of the proposed project site at latitude 33.81177°, longitude -118.14718°), is 74.2 degrees Fahrenheit (°F) and the annual average minimum temperature is 54.8°F. The monthly average maximum temperature ranges from 83.9°F in August to 67°F in December. The monthly average minimum temperature ranges from 64.9°F in August to 45.3°F in December.[10] The annual average of total precipitation is approximately 12.01 inches, which occurs mostly during the winter and relatively infrequently during the summer. Approximately 86 percent of the total rainfall occurs from November to March.

Winds in the SCAB are generally light, tempered by afternoon sea breezes. Severe weather is uncommon in the Basin, but strong easterly winds known as the Santa Ana winds can reach 25 to 35 miles per hour below the passes and canyons. During the spring and summer months, air pollution is carried out of the region through mountain passes in wind currents or is lifted by the warm vertical currents produced by the heating of the mountain slopes. From the late summer through the winter months, because of the average lower wind speeds and temperatures in the proposed project area and its vicinity, air contaminants do not readily disperse, thus trapping air pollution in the area.

4.3.3 Regional Air Quality

Table 4.3-1 shows the area designation status of the SCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). Based on regional monitoring data, the southern Los Angeles county portion of the SCAB is currently designated as a nonattainment area for O_3 and $PM_{2.5}$, a state nonattainment but federal attainment (maintenance) area for PM_{10}, and an attainment or maintenance area for CO and NO_2 and SO_2. Designation of the SCAB as a maintenance area means that, although the Basin has achieved compliance with the NAAQS for CO and NO_2, control strategies that were used to achieve compliance must continue. The Federal ozone classification is "extreme."[11] An extreme non-attainment area has an 8-hour ozone design value of 0.163 ppm,[12] and has the attainment deadline of August 2038.[13] The most recently adopted state implementation plan (SIP) adopted by the SCAQMD was the 2024 South

10 Climatological Data Summaries. Western Regional Climate Center. https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca5085. Accessed April 29, 2025

11 U.S. Environmental Protection Agency. 2011. "8-Hour Ozone Nonattainment State/Area/County Report." Green Book. http://www.epa.gov/air/oaqps/greenbook/gncs.html#CALIFORNIA. Updated December 14, 2012.

12 U.S. Environmental Protection Agency (EPA). 2024. "Designations." Green Book. https://www.epa.gov/green-book/ozone-designation-and-classification-information . Updated September 13, 2024.

13 U.S. EPA. 2025.Ozone NAAQS Timelines. https://www.epa.gov/ground-level-ozone-pollution/ozone-naaqs-timelines. Updated April 28, 2025.

Coast $PM_{2.5}$ Plan on June 7, 2024, which demonstrates that the SCAB aims to reach $PM_{2.5}$ attainment for federal standards by December 31, 2030.

Table 4.3-1
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O3) – 1-hour standard	Nonattainment (Extreme)	Nonattainment
Ozone (O3) – 8-hour standard	Nonattainment (Extreme)	
Particulate Matter (PM10)	Attainment (Maintenance)	Nonattainment
Fine Particulate Matter (PM2.5)	Nonattainment (Moderate)	Nonattainment
Carbon Monoxide (CO)	Attainment (Maintenance)	Attainment
Nitrogen Dioxide (NO2)	Maintenance	Attainment
Sulfur Dioxide (SO2)	Attainment/Unclassifiable	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)	Nonattainment	Attainment
Hydrogen Sulfide (H2S)	Unclassifiable	
Visibility Reducing Particles		

Sources: ARB, 2023; USEPA, 2025.

4.3.4 Local Air Quality

The South Coast Air Quality Management District (SCAQMD) has divided the SCAB into source receptor areas (SRAs), based on similar meteorological and topographical features. The proposed project site is located in SRA 4 (South Los Angeles County Coastal), whose air quality is monitored by a few monitoring stations around Long Beach. The monitoring station located at 1710 East 20th Street in Signal Hill, 5.8 miles southwest of the proposed project site, monitors O_3 for the years 2021 through 2023 and PM_{10} for 2023. The station at 1305 East Pacific Coast Highway monitors PM_{10} for 2021 and 2022. The monitoring station at located at 5895 Long Beach Boulevard near Route 710, 5 miles west of the project site, monitors NO_2 and $PM_{2.5}$ for the years 2021 through 2023. CO has not been measured since 2013. The ambient air quality data in the proposed project vicinity as recorded at the aforementioned monitoring stations from 2021 to 2023 and the applicable state standards are shown in **Table 4.3-2**.

Table 4.3-2
AMBIENT AIR QUALITY MONITORING DATA

Air Pollutant	Standard/Exceedance	2021	2022	2023
Ozone (O3)	Year Coverage*	97%	96%	96%
	Max. 1-hour Concentration (ppm)	0.086	0.108	0.089
	Max. 8-hour Concentration (ppm)	0.065	0.077	0.065
	# Days > Federal 8-hour Std. of 0.070 ppm	0	1	0
	# Days > California 1-hour Std. of 0.09 ppm	0	1	0
	# Days > California 8-hour Std. of 0.07 ppm	0	1	0
Nitrogen Dioxide (NO2)	Year Coverage*	94%	99%	98%
	Max. 1-hour Concentration (ppm)	0.092	0.095	0.071
	Annual Average (ppm)	0.025	0.025	0.021
	# Days > California 1-hour Std. of 0.18 ppm	0	0	0

Air Pollutant	Standard/Exceedance	2021	2022	2023
Respirable Particulate Matter (PM10)	Year Coverage*	100%	26%	0%
	Max. 24-hour Concentration (µg/m3)	48.7	48.9	81.2
	#Days > Fed. 24-hour Std. of 150 µg/m3	0	ND	0
	#Days > California 24-hour Std. of 50 µg/m3	0	ND	ND
	Annual Average (µg/m3)	23.2	18.5	22.0
Fine Particulate Matter (PM2.5)	Year Coverage*	100%	100%	100%
	Max. 24-hour Concentration (µg/m3)	84.6	39.0	58.3
	State Annual Average (µg/m3)	12.9	11.9	14.3
	#Days > Fed. 24-hour Std. of 35 µg/m3	7	1	1
	Federal Annual Average (µg/m3)	13.0	11.9	10.8

Source: California Air Resources Board, "iADAM Air Quality Data Statistics." Internet URL: https://www.arb.ca.gov/adam. (April 30, 2025)

ND: There were insufficient (or no) data available to determine the value.

* "Year Coverage" indicates, on a scale of 0 to 100, the extent that monitoring data are available for the time of year when concentrations are expected to be highest. 0 indicates that no part of the high time of year was monitored, whereas 100 indicates that all of the high time of year was monitored. Year Coverage is 0 at the beginning of the year and increases as the data for the high time of the year become available. A high Year Coverage does not mean that there was sufficient data for annual statistics to be considered valid.

The proposed project is located at Mayfair High School in Lakewood, California. Exposure to potential emissions would vary substantially from day to day depending on the amount of work being conducted, the weather conditions, the location of receptors, and the length of time that receptors would be exposed to air emissions. The construction phase emissions estimated in this analysis are based on conservative estimates and worst-case conditions, with maximum levels of construction activity occurring simultaneously within a short period of time. The nearest sensitive receptors to the proposed project site, with the highest potential to be impacted by the proposed project, are the residential properties adjacent to the fields.

4.3.5 Air Quality Plans

The SCAQMD is required to produce plans to show how air quality will be improved in the region. The California Clean Air Act (CCAA) requires that these plans be updated triennially to incorporate the most recent available technical information.[14] A multi-level partnership of governmental agencies at the federal, state, regional, and local levels implement the programs contained in these plans. Agencies involved include the USEPA, ARB, local governments, Southern California Association of Governments (SCAG), and SCAQMD. The SCAQMD and the SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The SCAQMD updates its AQMP every three years. The 2022 AQMP (SCAQMD, 2022) was adopted by the SCAQMD Board on December 2, 2022. It focuses on reducing ozone by limiting the emissions of NO_x, which is a key reactant in ozone formation. The NOx reductions are through extensive use of zero emission technologies across all stationary and mobile sources categories. The majority of NOx emissions are from heavy-duty trucks, ships and other state and federally regulated mobile sources that are mostly beyond the SCAQMD's control. The SCAQMD's primary authority is over stationary sources, which account for approximately 20 percent of the SCAB's NOx emissions.

The AQMP incorporates updated emission inventory methodologies for various source categories and incorporates the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy

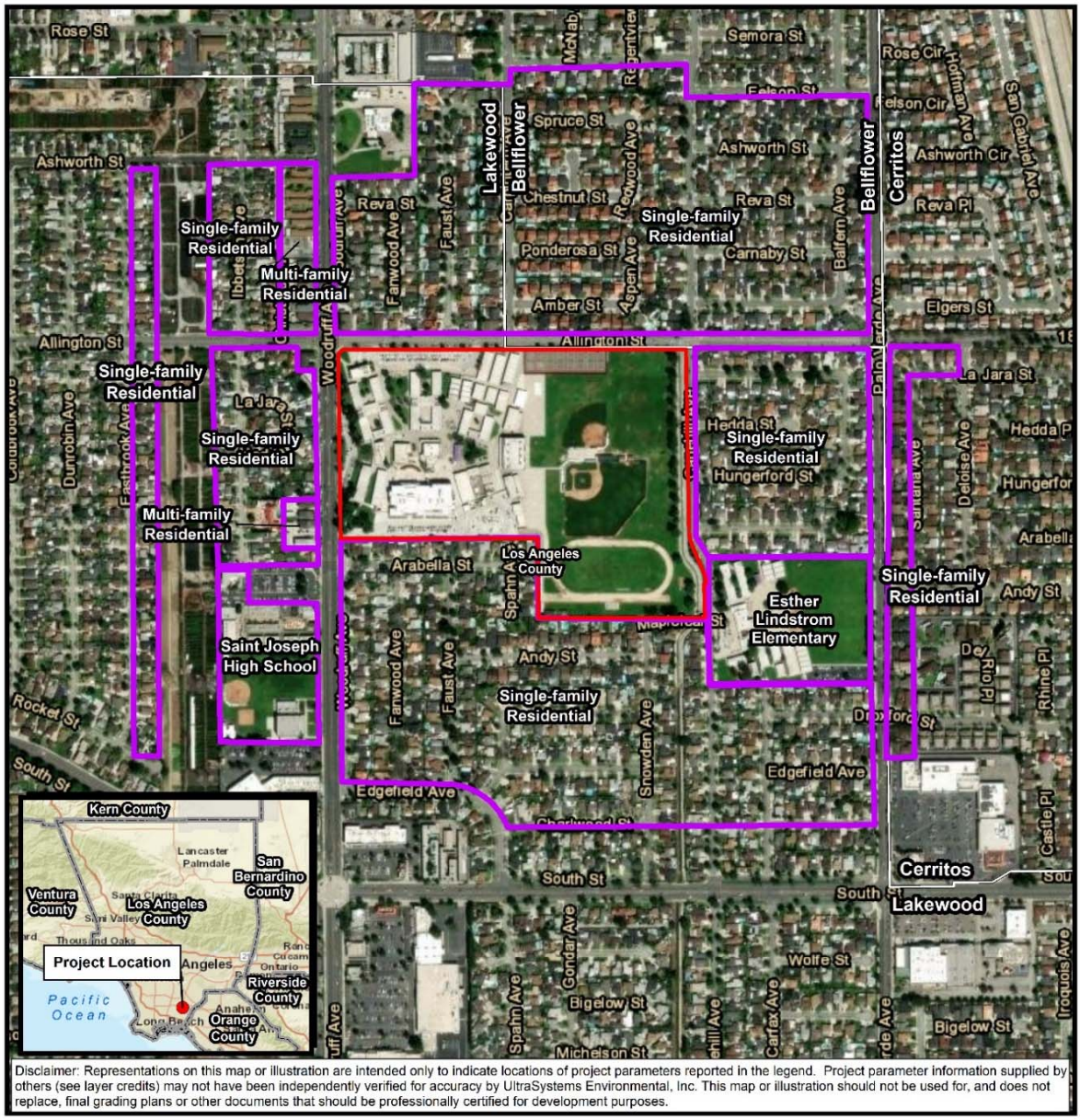
14 California Health and Safety Code Sections 39000 et. seq.

(RTP/SCS) prepared by SCAG (2024). The 2024-2050 RTP/SCS was determined to conform to the federally mandated State Implementation Plan for the attainment and maintenance of the NAAQS.

4.3.6 Sensitive Receptors

Some people – such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14 – are particularly sensitive to certain pollutants. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. For the purposes of CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, school, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours (Chico and Koizumi, 2008, p. 3-2). Commercial and industrial facilities are not included in the definition of sensitive receptor, because employees typically are present for shorter periods of time, such as eight hours. Therefore, applying a 24-hour standard for PM_{10} is appropriate not only because the averaging period for the state standard is 24 hours, but because the sensitive receptor would be present at the location for the full 24 hours. **Figure 4.3-1** shows sensitive receptors in the surrounding area of the proposed project.

Figure 4.3-1
SENSITIVE RECEPTORS NEAR THE PROPOSED PROJECT



4.3.7 Applicable South Coast Air Quality Management District Rules

Rule 403 (Fugitive Dust Rule)

During construction, the project would be subject to SCAQMD Rule 403 (fugitive dust). SCAQMD Rule 403 does not require a permit for construction activities, per se; rather, it sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the SCAB. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust sources) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source. SCAQMD Rule 403 also prohibits construction activity from causing an incremental PM_{10} concentration impact, as the difference between upwind and downwind samples, at the property line of more than 50 micrograms per cubic meter as determined through PM_{10} high-volume sampling. The concentration standard and associated PM10 sampling do not apply if specific measures identified in the rules are implemented and appropriately documented.

Other requirements of Rule 403 include not causing or allowing emissions of fugitive dust that would remain visible beyond the property line; no track-out extending 25 feet or more in cumulative length and all track-out to be removed at the conclusion of each workday; and using the applicable best available control measures included in Table 1 of Rule 403.

Rule 1113 (Architectural Coatings)

Construction of this project will include the application of architectural coatings and be subject to SCAQMD Rule 1113 (Architectural Coatings). This rule is applicable to any person who supplies, sells, markets, offers for sale, or manufactures any architectural coating that is intended to be field applied within the SCAQMD to stationary structures or their appurtenances, and to fields and lawns; as well as any person who applies, stores at a worksite, or solicits the application of any architectural coating within the District. The purpose of this rule is to limit the VOC content of architectural coatings used in the District.

4.3.8 Air Quality Thresholds

The significance thresholds for air quality, presented in **Table 4.3-3**, have been established by the SCAQMD for construction and operations daily emissions. During construction or operation, if any of the identified daily air pollutant thresholds are exceeded by the proposed project, then the air quality impacts may be considered significant. The SCAQMD indicates in Chapter 6 of its CEQA Handbook that it considers a project to be mitigated to a level of insignificance if its primary effects are mitigated below the thresholds provided below.

Table 4.3-3
REGIONAL THRESHOLDS OF SIGNIFICANCE

Pollutant	Emissions (pounds per day)	
	Construction	Operations
Reactive Organic Gases (ROG)	75	55
Nitrogen Oxide (NO_X)	100	55
Carbon Monoxide (CO)	550	550
Respirable Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55
Sulfur Oxides (SO_X)	150	150

Source: SCAQMD, 2023.

The SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts through localized significance thresholds (LSTs). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable state or national ambient air quality standard. The LSTs are developed based on the ambient concentrations of that pollutant for each source receptor area and are applicable to NO_X, CO, PM_{10}, and $PM_{2.5}$.

The project site is in source receptor area (SRA) 4, South Coastal Los Angeles County. It is assumed that construction will disturb no more than one acre per day and that sensitive receptors are within 25 meters. **Table 4.3-4** shows the appropriate LSTs for construction activity. LSTs for construction emissions only apply to onsite emission sources.

Table 4.3-4
SCAQMD LOCALIZED THRESHOLDS FOR CONSTRUCTION

Pollutant	Localized Significance Threshold (lbs/day)
Nitrogen Dioxide (NO_2)	57
Carbon Monoxide (CO)	585
Respirable Particulate Matter (PM_{10})	4
Fine Particulate Matter ($PM_{2.5}$)	3

Source: SCAQMD, 2009

4.3.9 Impact Analysis

j) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact

The South Coast 2022 AQMP discussed above incorporates land use assumptions from local general plans and regional growth projections developed by the SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporated projections from local general plans. The proposed lighting will be built and operated on an existing school site, and there will be no change in land use. Therefore, the land use will continue to be consistent with the local general plan and the impacts of the project are still accounted for in the AQMP.

Another measurement tool in evaluating consistency with the AQMP is to determine whether a project would generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP and how the project would accommodate the expected increase in population or employment. The proposed project will not create new employment or new residential growth. It would create limited employment opportunities, both during the construction and during the operational phases. However, it is anticipated that local workers will be hired during both the construction and operational phases of the project. The project is not of the scope or scale to induce people to move from outside of the project area to work on the

proposed project. It would not create an increase in population and overall vehicle miles traveled (VMT), which would be included in the growth rates forecasted in the AQMP.

Therefore, the project would not conflict with or obstruct the implementation of the applicable air quality management plan and would be less than significant.

Regional Construction Emissions

Construction activities, including soil disturbance dust emissions and combustion pollutants from on-site construction equipment and from off-site vendor activity and trucks hauling materials would create a temporary addition of pollutants to the local and regional airsheds. Construction emissions were estimated for offroad exhaust; onroad exhaust emissions from employee commute and vendor activity; and exhaust emissions from the import/export of soil using methodologies presented in CalEEMod Version 2022.1.1.29.29 (CAPCOA, 2022), with activity information provided by the client and onroad emission factors from EMFAC2021(v1.0.2) for applicable calendar years in the Los Angeles County portion of the SCAB. (Detailed calculations are presented in **Appendix B**.). As shown in **Table 4.3-5**, all construction emissions associated with the project would be below the regional significance thresholds.

Table 4.3-5
ESTIMATED CONSTRUCTION EMISSIONS

Construction Phase	Maximum Daily Emissions (lbs)				
	ROG	CO	NO_X	PM_{10}	$PM_{2.5}$
Soccer Work Maximum Daily	3.2	33.3	22.8	1.8	1.1
Stadium Work Maximum Daily	14.1	25.3	15.3	0.6	0.6
SCAQMD Daily Regional Threshold	*75*	*100*	*550*	*150*	*55*
Exceed Thresholds?	*No*	*No*	*No*	*No*	*No*

Source: Calculated by UltraSystems with formulas and data from CAPCOA, 2022.

Regional Operational Emissions

The new sports field lights would not themselves be emission sources. As discussed in **Section 3.4**, BUSD does not intend to increase the number of home athletic events beyond those currently held during the regular sports season. Since there would be no increase in the number of sporting events and project emissions are far below the significance thresholds, any increase in traffic that may occur will result in a negligible increase in mobile source emissions. The only new operational emissions source due to the project would be motor vehicles bringing parts and personnel to the school for occasional repair and maintenance of the lighting system. The number of vehicles and the vehicle miles traveled for repairs would be minimal. Therefore, regional emissions of criteria pollutants during the operational phase would be less than significant.

k) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact

Since the SCAB is currently in nonattainment for ozone and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple

development projects, nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed above, the mass daily construction and operational emissions generated by the project would not exceed any of the SCAQMD's significance thresholds. Also, as discussed below, localized emissions generated by the Project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the project would not contribute a cumulatively considerable increase in emissions for the pollutants which the SCAB is in nonattainment, and thus, cumulative air quality impacts associated with the project would be less than significant.

l) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Construction of the project would generate short-term and intermittent emissions. Following the SCAQMD's *Final Localized Significance Threshold Methodology* (Chico and Koizumi, 2008), only onsite construction emissions were considered in the localized significance analysis. The project is surrounded by sensitive receptors consisting of single-family residences and a school, many of which are less than 25 meters away. According to SCAQMD guidance, a receptor closer than 25 meters to the source may be assumed to be 25 meters away (Chico and Koizumi, 2008, p. 3-3). LSTs for projects in Source Receptor Area 4 (South Coastal Los Angeles County) were obtained from tables in Appendix C of the aforementioned methodology. **Table 4.3-6** shows the results of the localized significance analysis for the project. Localized short-term air quality impacts from construction of the project would be less than significant.

Table 4.3-6
ESTIMATED ONSITE CONSTRUCTION EMISSIONS

Construction Phase	Maximum Daily Emissions (lbs)			
	CO	NO_X	PM_{10}	$PM_{2.5}$
Project Onsite Maximum Daily in 2025	33.3	22.8	1.8	1.1
Project Onsite Maximum Daily in 2026	25.3	15.3	0.6	0.6
SCAQMD LST Threshold	*57*	*585*	*4*	*3*
Exceed Thresholds?	*No*	*No*	*No*	*No*

Source: UltraSystems, 2025; SCAQMD, 2009

During construction, diesel equipment would be operating. Diesel particulate matter (DPM) is known to the State of California as a toxic air contaminant (TAC). Because diesel exhaust particulate matter is considered carcinogenic, long-term exposure to diesel exhaust emissions have the potential to result in adverse health impacts. The risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined in the California Air Pollution Control Officers' Association Air Toxics "Hot Spots" Program Risk Assessment Guidelines as 24 hours per day, 7 days per week, 365 days per year, for 70 years. DPM would be emitted during the short term of construction assumed for the proposed project from heavy equipment used in the

construction process. Due to the short-term nature of project construction, impacts from exposure to diesel exhaust emissions during construction would be less than significant.

m) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

A project-related significant adverse effect could occur if construction of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas. According to the SCAQMD *CEQA Air Quality Handbook (SCAQMD, 1993)*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not fall under these land uses. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the project. The project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. The project would not create substantial objectionable odors, and thus the impact would be less than significant.

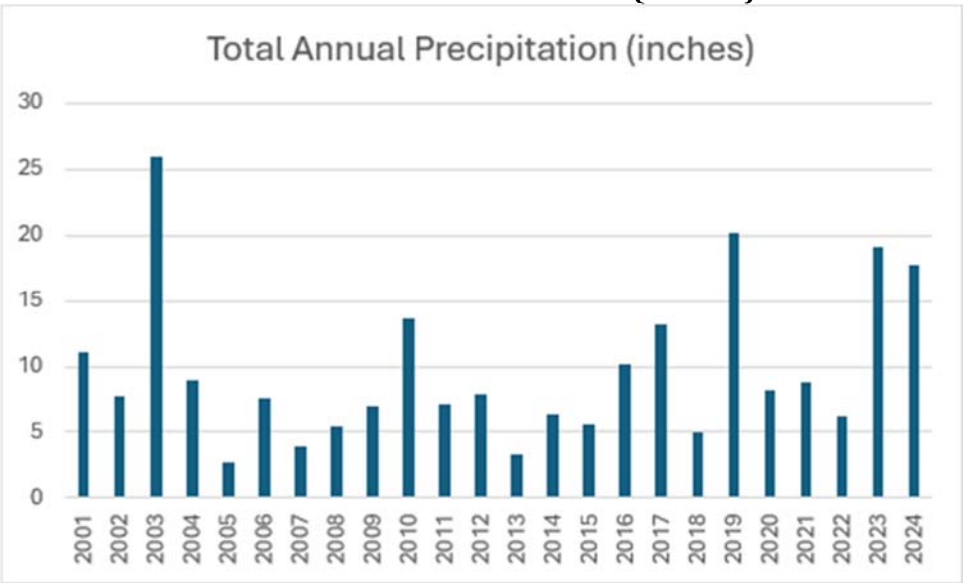
4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
g) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			**X**	
h) Have a substantial adverse effect on sptate or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
i) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?			**X**	
j) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
k) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

4.4.1 Environmental Setting

The 20.75-acre project site (87.75 acres Biological Study area, or BSA (see **Figure 4.4-1**) is located on the Los Angeles Plains within the Southern California Coastal Plains and Mountains EcoRegion (USGS, 2016). The region is characterized by mild, wet winters, and hot, dry summers, and is often inflicted with prolonged drought. Temperatures typically range from highs of 84°F in the summer to lows of 50°F in the winter. Total annual precipitation is shown in **Table 4.4-1**, *Total Annual Precipitation (Inches)*(CIMIS, 2025).

Table 4.4-1
TOTAL ANNUAL PRECIPIATION (INCHES)



The project site is within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Los Alamitos* Quadrangle (**Figure 4.4-2,** *Topographic Map*), in Township 6 North, Range 11 W, Section 27. The project site is best characterized as urban development (high school) consisting mostly of turf. Land uses surrounding the site include residential development and a flood control channel. The project site is located within a highly urbanized and developed area.

4.4.2 Methodology

Relevant literature, maps, databases, agency web sites, Geographic Information System (GIS) data, and aerial imagery were obtained from public domain sources to: (1) assess habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that potentially may occur in and near the project site, and (2) identify local or regional plans, policies, and regulations that may apply to the project. Special-status species are those protected (i.e., *listed)* by federal and state agencies, whereas species designated as *sensitive* are determined so by nonprofit organizations such as the California Native Plant Society. Collectively, listed and sensitive species are referred to as *special-status species* in this report.[15] Some of these plant and wildlife species are afforded special legal or management protection because they are limited in population size and typically have a limited geographic range and/or habitat. The following data sources were accessed:

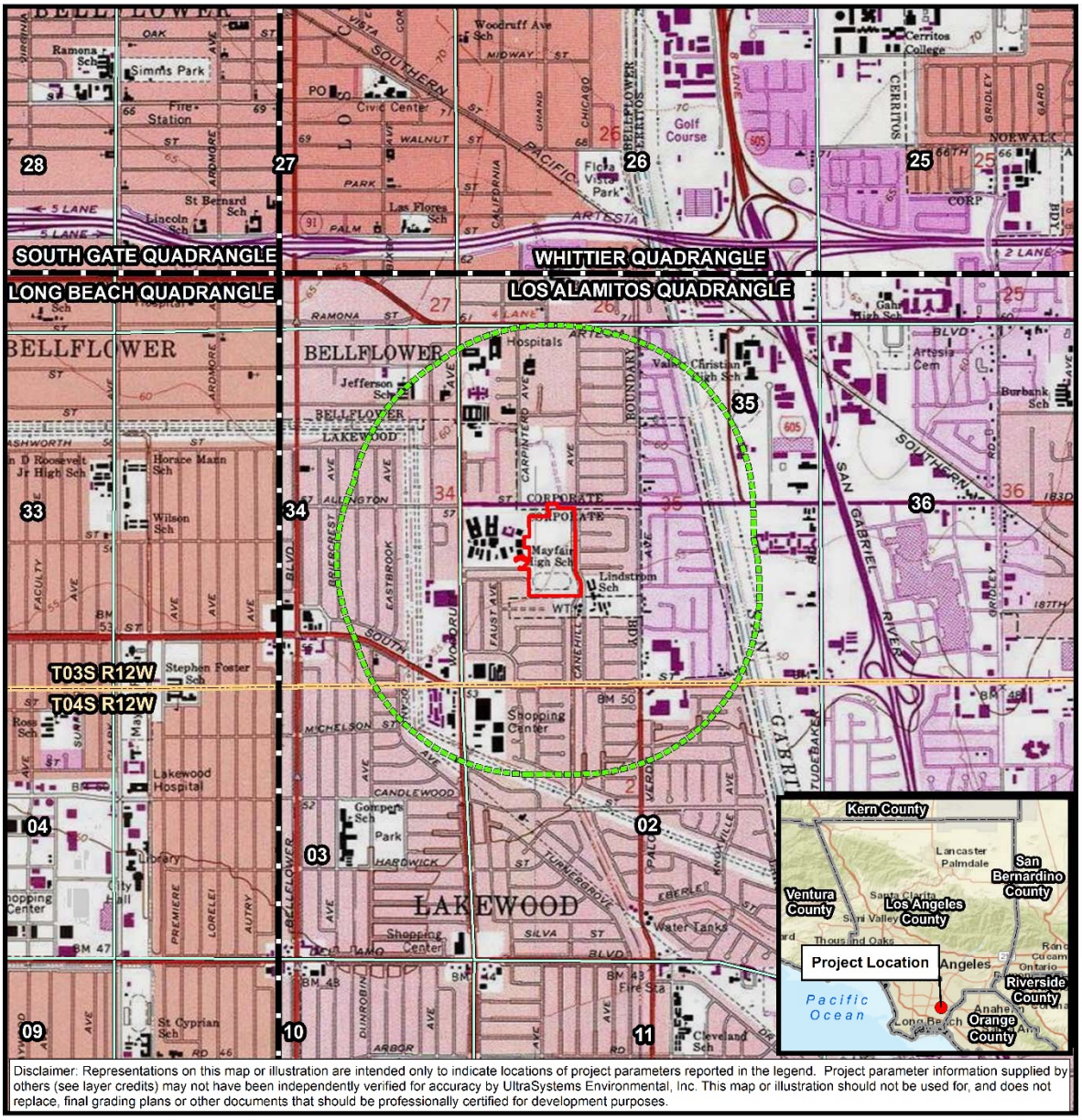
- California Natural Diversity Database (CNDDB), provided by the CDFW, (CNDDB, 2025a)
- Rare Plant Program, Inventory of Rare and Endangered Plants, California Native Plant Society (CNPS, 2025a)
- A Manual of California Vegetation Online Edition (CNPS, 2025b)

[15] Avian species protected by the Migratory Bird Treaty Act (MBTA) are not considered "special-status species."

Figure 4.4-1
PROJECT BOUNDARY AND BIOLOGICAL STUDY AREA



Figure 4.4-2
TOPOGRAPHIC MAP



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

December 2, 2016

Path: \\Gissvr\GIS\Projects\7322_Mayfair_ISMND\MXDs\7322_Mayfair_4_5_Topo_2025_07_23.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed; California Department of Conservation, 2019; CALAtlas, 2022; UltraSystems Environmental, Inc., 2025.

Scale 1:24,000

N

0 1,000 2,000 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

Mayfair Middle/High School Athletic Field Improvements

Topographic Map
Quadrangle: Los Alamitos
Township:3S Range:12W
Section: 35

UltraSystems environmental • management • planning

- eBird online database of bird distribution and abundance, provided by Cornell Lab of Ornithology (eBird, 2025)
- Information, Planning and Conservation (IPaC), provided by the United States Fish and Wildlife Service (USFWS) (USFWS, 2025a)
- National Wetlands Inventory (NWI) website, National Wetlands Mapper, provided by the USFWS (USFWS, 2025b)
- United States Geological Survey (USGS) 7.5-Minute Topographic Map Los Alamitos Quadrangle and current aerial imagery.Web Soil Survey provided by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS, 2025).
- And other sources as cited in-text.

Aerial imagery from the above-mentioned sources was overlaid with geospatial data by utilizing Geographic Information System (GIS) software (ArcGIS 10.8.2) to identify: (1) the presence and geographic range of candidate, sensitive, or special-status species and potentially suitable habitats, and (2) proposed and final critical habitats, wetlands, Waters of the State (WOS), and Waters of the United States (WOUS), in the vicinity of the project site.

4.4.2.1 Field Survey Methods

This section describes the field survey methods used by UltraSystems' biologist, Hugo Flores, within the Biological Survey Area (BSA) during the 2025 field survey. Mr. Flores visited the BSA to conduct the following biological surveys:

- Habitat assessment and plant community mapping.
- General plant survey.
- General wildlife survey.
- Jurisdictional assessment.
- Wildlife movement assessment.

The purposes of the field work were to evaluate the initial results of the literature review and to collect additional data on existing site conditions. The general biological survey (**Table 4.4-2**, *Field Survey Information*) covered accessible areas of the BSA, including areas that will be impacted by the project. The survey was conducted during the daytime on foot by walking slowly across each habitat type. The biologist used binoculars from strategic vantage points to survey areas of private property with no access rights.

The biologist used pertinent regional flora and fauna field guides alongside topographic and aerial maps during the field surveys. These resources supported them in direction, identifying habitats and physical features, and identifying special-status species. The biologist used the Fields Map app (WGS 84) in conjunction with a Juniper Geode GNS3m GNSS receiver to achieve sub-meter accuracy and survey-related techniques, hardware and software to collect locational data to record relevant attributes of features or species encountered. Digital color photographs were taken during field surveys to record site conditions at the time of the field surveys (see **Figure 2.3-1** in **Section 2: Environmental Setting**). The methods for each type of biological survey are described in the following sections.

Table 4.4-2
FIELD SURVEY INFORMATION

Survey Date	Survey Time	Temperature Range (°F)	Weather Conditions	Survey	Biologist
February 23, 2017	0809 - 1230	57 - 61	Clear skies	Biological Survey	Sloane Seferyn
August 1, 2025	0900 - 2000	68 - 72	0 – 100%	Biological and JD Survey	Hugo Flores

Habitat Assessment and Plant Community Mapping

The biologist characterized the existing habitat and searched for the presence of sensitive plant communities. The purpose of the habitat assessment was to ascertain existing site conditions and identify habitat areas that could be suitable for special-status plant and wildlife species.

General Plant Surveys

Prior to the start of field surveys, biologists researched the blooming periods and habitat preferences of special-status plants historically known to occupy regions near the BSA. Special-status plants were further evaluated for potential occurrence based on current conditions of distribution, suitable habitat, soil, and elevation range. UltraSystems biologists then surveyed the BSA to assess the presence of habitats and special-status plant species with particular focus on habitats which appeared to provide suitable conditions for special-status species during the desktop analysis. Common and special-status plant species were identified and recorded in the field or through desktop analysis based on classifications provided by the Manual of California Vegetation. The occurrence of special-status plants was updated to reflect field observations of presence and current conditions (**Appendix C**: *Species Occurrence Potential Determination*). Possible species designations range from no expectation of occurrence to present. If the BSA lacks existing habitats or suitable conditions (e.g., soils, mudflats) for a special-status species, then it's designated as "not expected to occur." Likewise, if the species was observed onsite then it is designated as present.

4.4.3 Plants

This section describes the plants detected during the field surveys and the special-status plants that have potential to occur within the BSA as identified by the literature review and field surveys.

4.4.3.1 Special-Status Plant Species

Based on a literature review and query from publicly available databases (hereafter, plant inventory; CNDDB, 2025; CNPS, 2025a; USFWS, 2025a) for reported occurrences within a ten-mile radius of the BSA, 7 listed and 35 sensitive plant species (i.e., *special-status species*) were recorded within the 10-mile radius by one of the following means: reported in the plant inventory; recognized as occurring based on knowledge of the area; or observed during other surveys. The known CNDDB plant occurrences within a two-mile radius are available in **Figure 4.4-3,** *CNDDB Known Occurrences of Plant Species and Habitats*. No special-status plant species were observed during the field surveys. None of the sensitive plant species in the plant inventory were determined to have at least a moderate potential[16] to occur. Much of the BSA lacks suitable biological and physical features that are needed to support any of the 42 special-status species in the plant inventory. Most of the project sites consist of turf that is frequently used for athletic uses; and is periodically disturbed by maintenance activities such as mowing. The species determined as *not expected to occur* within the BSA are not anticipated

[16] Only two plant species had at least a low potential to occur within the BSA, the Southern California black walnut (*Juglans californica;* CRPR: 4.2, IUCN:NT) and Engelmann oak (*Quercus engelmannii;* CRPR: 4.2), both species were not observed during field surveys.

to be affected by the project and were eliminated from further evaluation. These species are not discussed further in this report, but are provided in **Appendix C,** *Species Occurrence Potential Determination*. Sixteen plant species were observed within the BSA, provided in **Table 4.4-3,** *Plant Species Observed During the Field Surveys***,** none were designated as listed or sensitive plants.

California Invasive Plant Council (Cal-IPC) Ratings: Cal-IPC is a nonprofit organization that is dedicated to protecting California's lands and waters from ecologically-damaging invasive plants. Cal-IPC maintains the Cal-IPC Inventory (Cal-IPC, 2024), a comprehensive list of invasive plants based on ecological impacts and assigns the designation of High, Moderate, Limited, or Watch to species based on the criteria listed below

Moderate: These species have substantial and apparent-but generally not severe-ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited: These species are invasive, but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

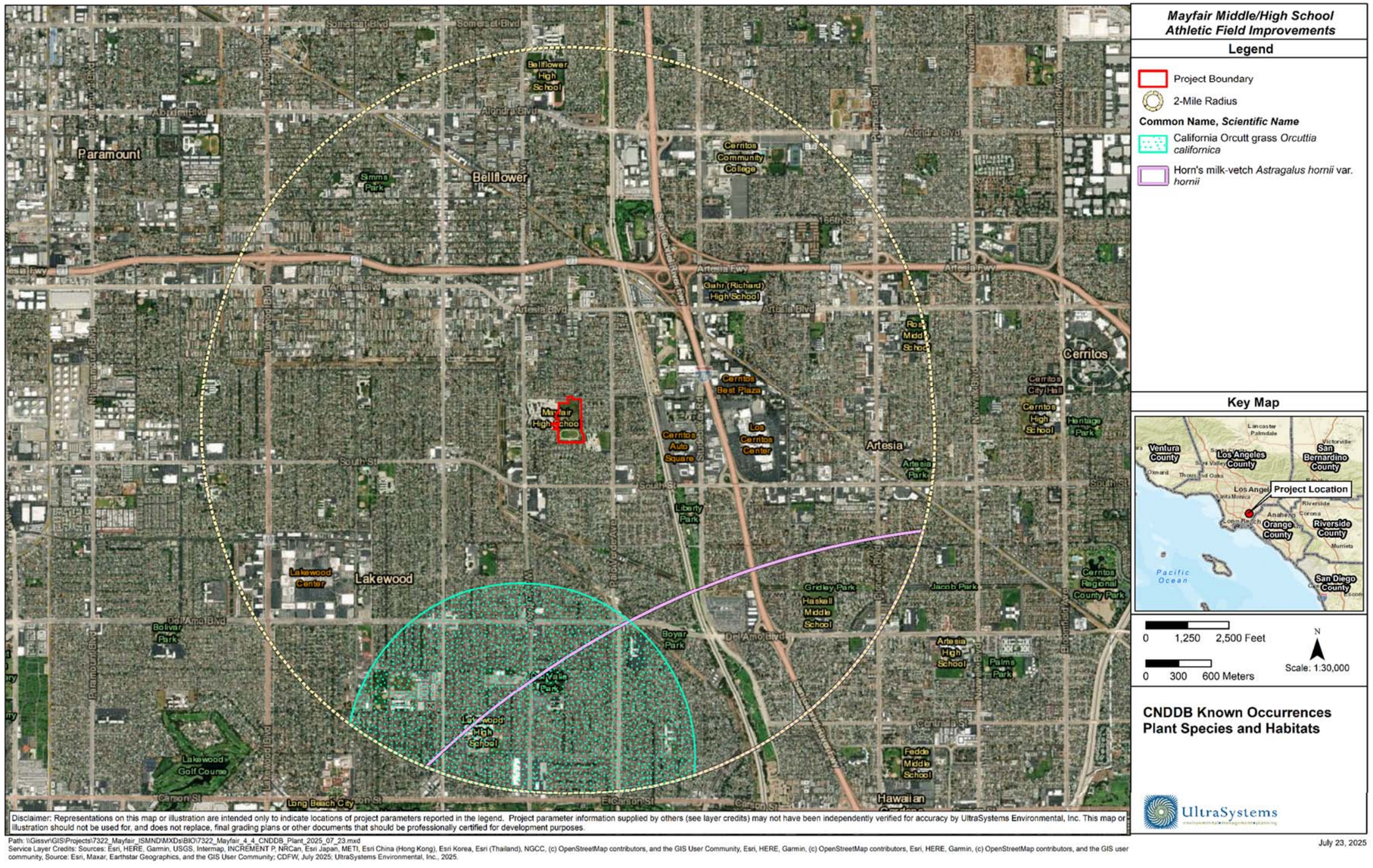
4.4.4 Wildlife

This section describes the wildlife observed and/or detected during field surveys and the special-status wildlife that have potential to occur within the BSA as determined by the literature review and field survey.

4.4.4.1 Special-Status Wildlife Species

Based on a literature review and query from publicly available databases (hereafter, wildlife inventory; CNDDB, 2025a; USFWS, 2025a) for reported occurrences within a ten-mile radius of the project site, there were 20 listed and 23 sensitive wildlife species identified as potentially occurring within the 10-mile radius by one of the following means: reported in the wildlife inventory; recognized as occurring based on knowledge of the area; or observed during other surveys. Refer to **Figure 4.4-4**, *CNDDB Known Occurrences Wildlife Species,* which displays 7 species identified in the CNDDB wildlife inventory within a two-mile radius of the BSA. Of those 43 total species, only one sensitive wildlife species, American bumble bee (*Bombus pensylvanicus*; ICUN:VU) was determined to have at least a moderate potential to occur. Much of the BSA lacks suitable biological and physical features that are needed to support 40 of the 43 special-status species in the wildlife inventory. The species determined as *not expected to occur* within the BSA are not anticipated to be affected by the project and were eliminated from further evaluation. These species are not discussed further in this report, but are provided in **Appendix C,** *Species Occurrence Potential Determination*. Two sensitive wildlife species, Cooper's hawk (*Accipiter cooperii;* WL, IUCN:LC, Special Animals List) and Allen's hummingbird (*Selasphorus sasin;* BCC) were observed within the BSA. A list of wildlife species recorded within the BSA during the field surveys is provided **Table 4.4-4,** *Wildlife Species Observed During Field Surveys.*

Figure 4.4-3
CNDDB KNOWN OCCURRENCES OF PLANT SPECIES AND HABITATS



Path: \\Gissvr\GIS\Projects\7322_Mayfair_ISMND\MXDs\BIO\7322_Mayfair_4_4_CNDDB_Plant_2025_07_23.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, July 2025; UltraSystems Environmental, Inc., 2025.

TABLE 4.4-3
PLANT SPECIES OBSERVED DURING FIELD SURVEYS

Scientific Name	Common Name	Status	Cal-IPC Rating
Dicots			
Anacardiaceae	**Cashew Family**		
*Schinus terebinthifolia**	Brazilian pepper tree		Moderate
Apocynaceae	**Dogbane Family**		
*Nerium oleander**	common oleander		
Asteraceae (=Compositae)	**Sunflower Family**		
*Erigeron bonariensis (=Conyza bonariensis)**	flax-leaved horseweed		
*Lactuca serriola**	prickly lettuce (=wild lettuce)		
Fabaceae	**Legume Family**		
*trifolium fragiferum**	strawberry clover		
Geraniaceae	**Geranium Family**		
*Erodium cicutarium**	red-stemmed filaree		limited
Malvaceae	**Mallow Family**		
*Malva parviflora**	cheeseweed mallow		
Magnoliaceae	**Magnolia Family**		
*Magnolia grandiflora**	southern magnolia		
Myrtaceae	**Myrtle Family**		
*Metrosideros excelsa**	New Zealand Christmas Tree		
Oleaceae	**Olive Family**		
*Fraxinus pennsylvanica**	green ash		
Polygonaceae	**Buckwheat Family**		
Polygonum aviculare ssp. *depressum**	prostrate knotweed		
Monocots			
Arecaceae	**Palms Family**		
*Washingtonia robusta**	Mexican fan palm		moderate
Poaceae	**Grass Family**		
*Eleusine indica**	goose grass		
Leptochloa fusca ssp. uninervia	Mexican sprangletop		
*Paspalum dilatatum**	Dallis grass		
*Setaria adhaerens**	bur bristlegrass		

*non-native species

Figure 4.4-4
CNDDB KNOWN OCCURENCES OF WILDLIFE SPECIES

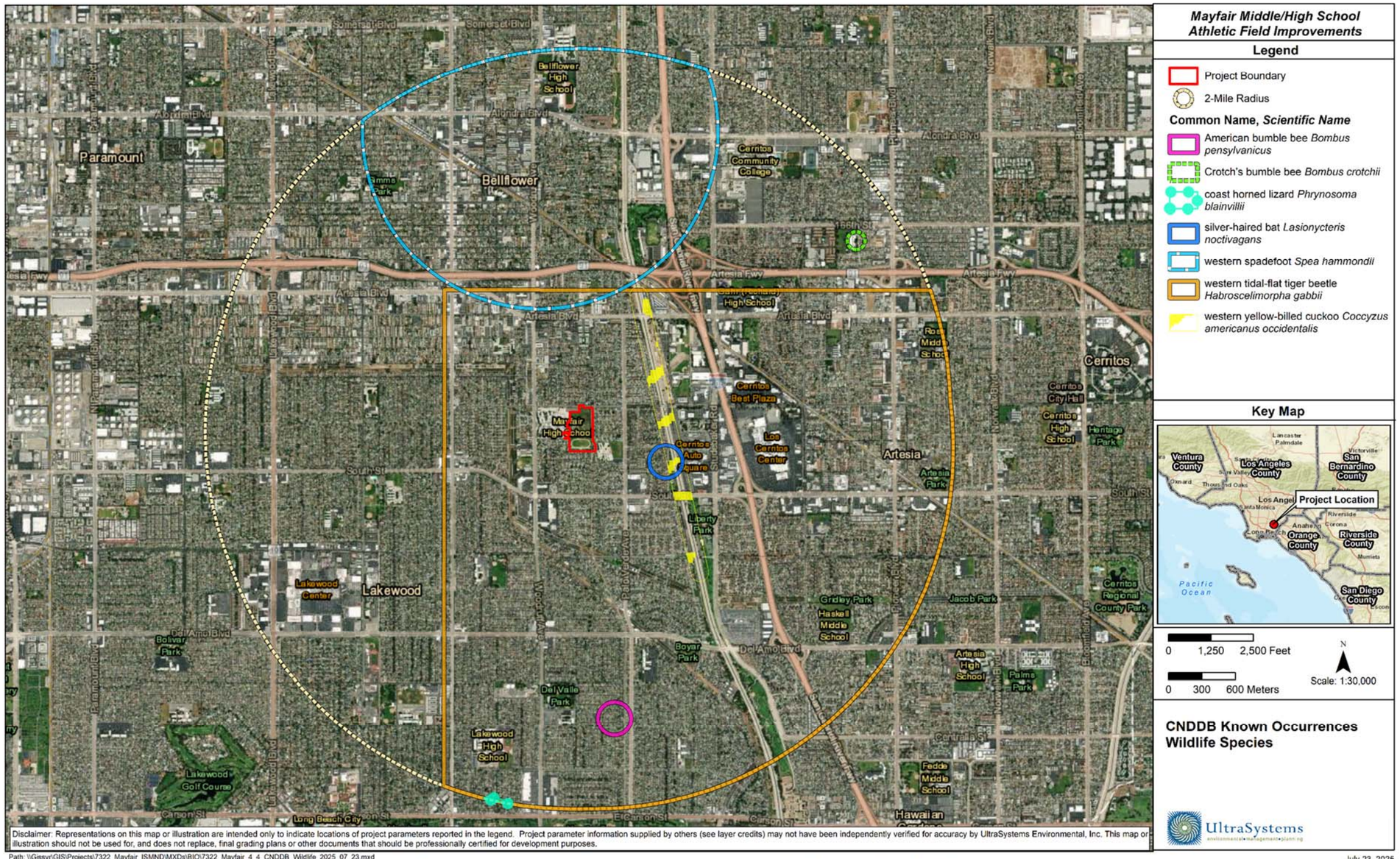


TABLE 4.4-4
WILDLIFE SPECIES OBSERVED DURING THE FIELD SURVEYS

Scientific Name	Common Name	Status
Mammals		
Geomyidae	Pocket Gopher family	
Thomomys bottae	Botta's pocket gopher	
Sciuridae	Squirrel Family	
Otospermophilus beecheyi	California ground squirrel	
Birds		
Accipitridae	Hawk Family	
Accipiter cooperii	Cooper's hawk	WL, IUCN: LC, Special Animals List
Aegithalidae	Long-Tailed Tit Family	
Psaltriparus minimus	bushtit	
Columbidae	Pigeon Family	
Zenaida macroura	mourning dove	
Corvidae	Corvid Family	
Corvus brachyrhynchos	American crow	
Fringillidae	True Finch Family	
*Haemorhous mexicanus**	house finch	
Spinus psaltria	lesser goldfinch	
Hirundinidae	Swallow family	
Hirundo rustica	barn swallow	
Stelgidopteryx serripennis	northern rough-winged swallow	
Laridae	Gulls, Terns, and Skimmers Family	
Larus sp.	gull	
Mimidae	Mimid Family	
Mimus polyglottos	northern mockingbird	
Sturnidae	Starlings Family	
*Sturnus vulgaris **	European starling	
Trochilidae	Hummingbird Family	
Calypte anna	Anna's hummingbird	
Selasphorus sasin	Allen's hummingbird	BCC
Turdidae	Thrush Family	
Sialia mexicana	western bluebird	
Tyrannidae	Tyrant Flycatchers Family	
Sayornis nigricans	black phoebe	
Tyrannus vociferans	Cassin's kingbird	

*non-native species

Limitations to the field surveys conducted are as follows:

- By occurring during daylight hours, the biological field surveys bias towards daylight-occurring species, such as birds, and away from nocturnal species, such as a variety of mammals.

- Weather bias may apply as many species may be less active (e.g., mammals) or more active (e.g., amphibians) during or closely following inclement weather (e.g., rain). Similarly, wildlife species may go seasonally dormant.

- Species may be secretive and difficult to observe from a standard daylight survey. For example, many mammal species may go unnoticed due to subterranean habitats. Many species require specific survey methods that are not met through standard daylight surveys.

- Many wildlife species occupy a wide geographical range or only occur on a seasonal basis; therefore, many species may utilize the BSA despite not being present at the time of surveying.

4.4.5 Soils

The BSA is composed of 1000: Urban-Land Hueneme, drained-San Emigdio complex, 0 to 2 percent slopes (**Figure 4.4-5,** *USDA Soils*). This soil type is not hydric (that is, it is not saturated long enough to develop anaerobic conditions, as is common in wetlands soils).

4.4.6 Management Plans

The BSA does not reside within any management plan areas or land designation areas. The nearest management plans or land designation area is the San Gabriel River (Los Angeles County Flood Control District), approximately 0.4 miles east of the project site (**Figure 4.4-6**, *Management Plans and Land Designation Areas*).

4.4.7 USFWS Critical Habitats

The BSA is not located within any designated or proposed critical habitat areas for listed plant or wildlife species.

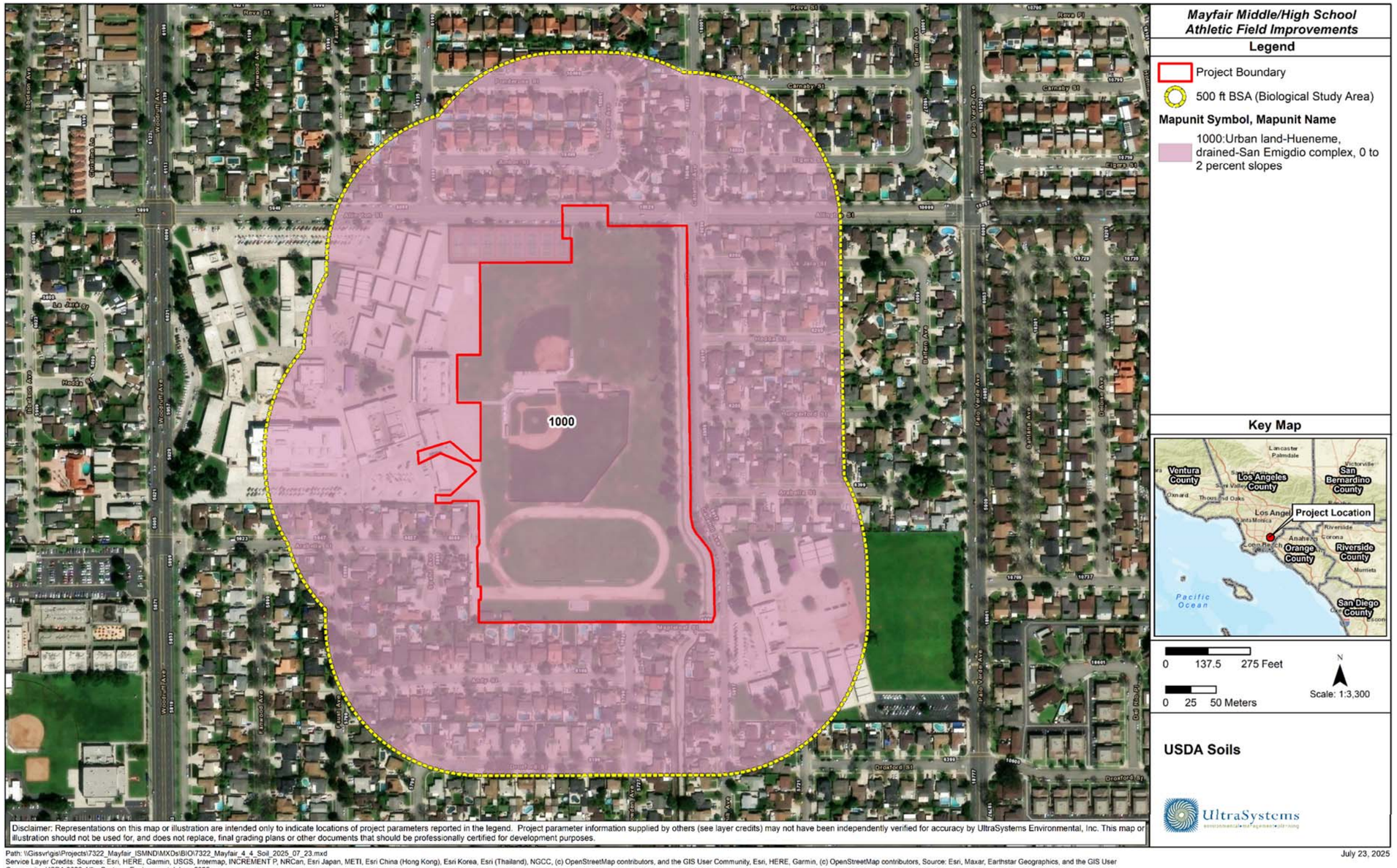
4.4.8 Wildlife Corridors

The region surrounding the BSA is highly fragmented with scattered community parks and other open natural spaces (**Figure 4.4-7**, *CDFW Wildlife Corridors*). The BSA does not serve as an official wildlife corridor, and its nearest corridor is the San Gabriel River (approximately 0.4 miles east of the project site).

4.4.9 Significant Ecological Areas

There are no Significant Ecological Areas (SEAs) within two miles of the project site.

Figure 4.4-5
USDA SOILS



Path: \\Gissvr\gis\Projects\7322_Mayfair_ISMND\MXDs\BIO\7322_Mayfair_4_4_Soil_2025_07_23.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, USDA 2022, UltraSystems Environmental, Inc., 2025.

Figure 4.4-6
MANAGEMENT PLANS AND LAND DESIGNATION AREAS

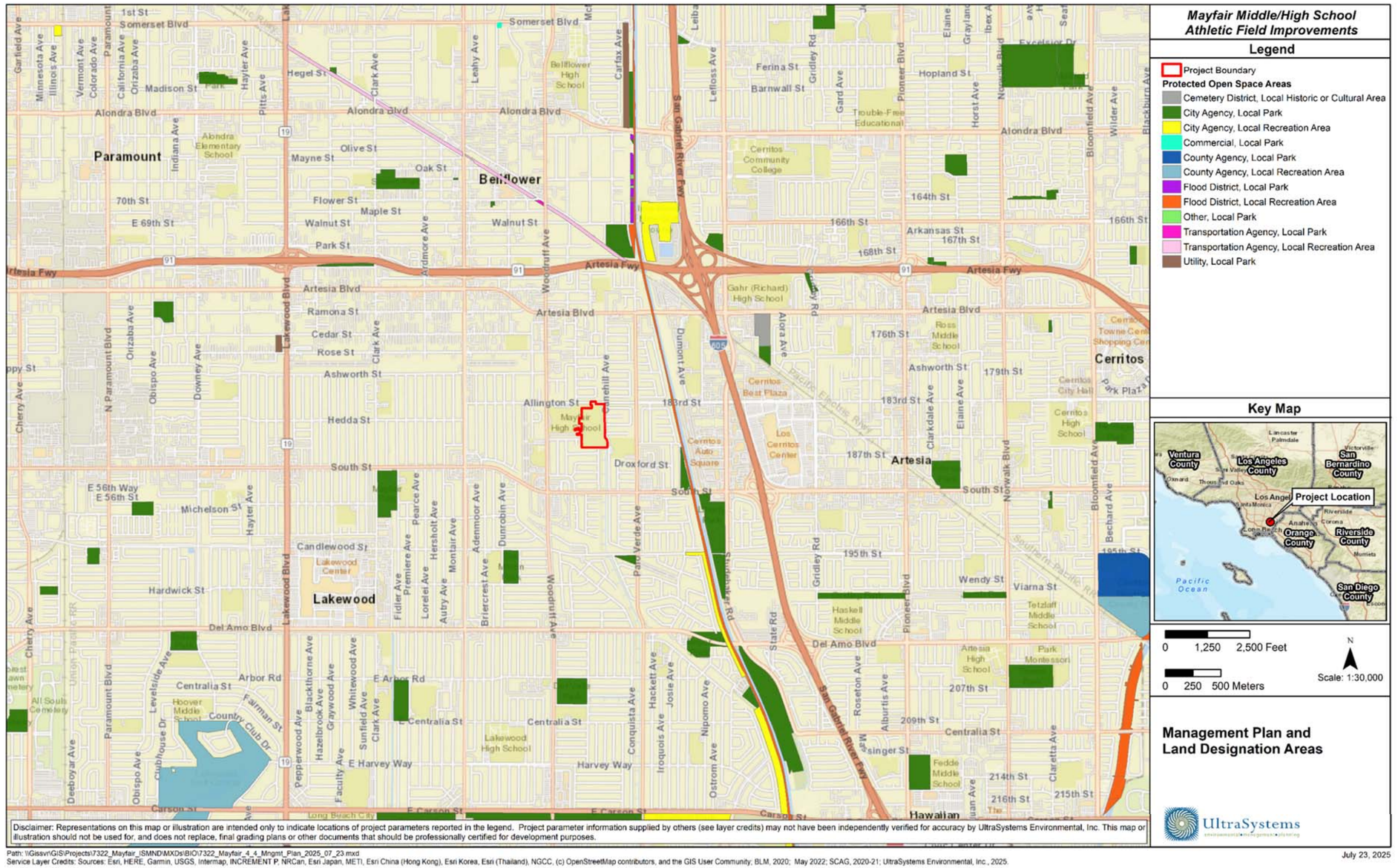
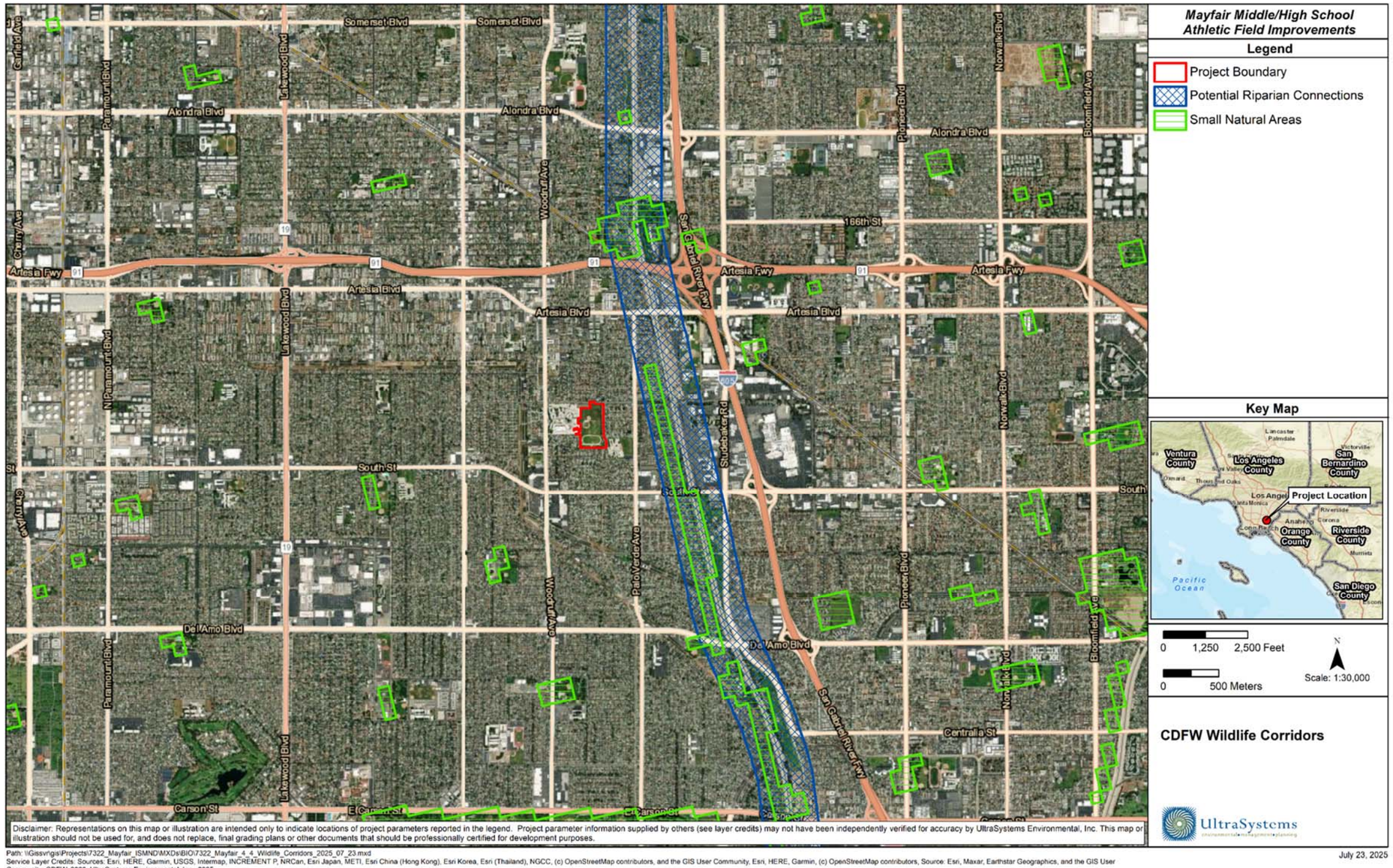


Figure 4.4-7
CDFW WILDLIFE CORRIDORS



Path: \\Gissvr\gis\Projects\7322_Mayfair_ISMND\MXDs\BIO\7322_Mayfair_4_4_Wildlife_Corridors_2025_07_23.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, 2020; UltraSystems Environmental, Inc., 2025.

July 23, 2025

4.4.10 Land Cover

The BSA is composed of developed/ornamental and concrete lined channel (**Figure 4.4-8,** *Land Cover Types*). The developed/ornamental land cover type includes man-made structures and non-native ornamental landscaping.

Approximately [PLACEHOLDER] acres of developed/ornamental land cover were mapped on the project site and approximately [PLACEHOLDER] acres were mapped within the BSA. Relevant developed/ornamental features include the surrounding transportation infrastructure (e.g., roads, bridges), commercial facilities, all associated parking lots/paved areas, and residential units (as well as their landscaped areas). The developed/ornamental classification also includes the turf and other landscaping within the two schools (e.g., baseball fields, tracks), flood control channels, and ornamental trees. Ornamental vegetation is typically propagated for aesthetic reasons and does not fit any classification described *in A Manual of California Vegetation or Preliminary Descriptions of the Terrestrial Communities of California*. Developed/ornamental areas are not considered a sensitive natural community.

The concrete lined land cover mainly consists of the unvegetated Palo Verde Lateral Storm Channel. Approximately [PLACEHOLDER] acres of concrete lined channel cover were mapped within the project site and approximately [PLACEHOLDER] acres were mapped within the BSA. Concrete lined channel does not fit any classification described *in A Manual of California Vegetation or Preliminary Descriptions of the Terrestrial Communities of California* and is not considered a sensitive natural community. **Table 4.4-5,** *Total Estimated Land Cover* shows the total acreages for each land cover type within the project site and BSA.

Table. 4.4-5
TOTAL ESTIMATED LAND COVER

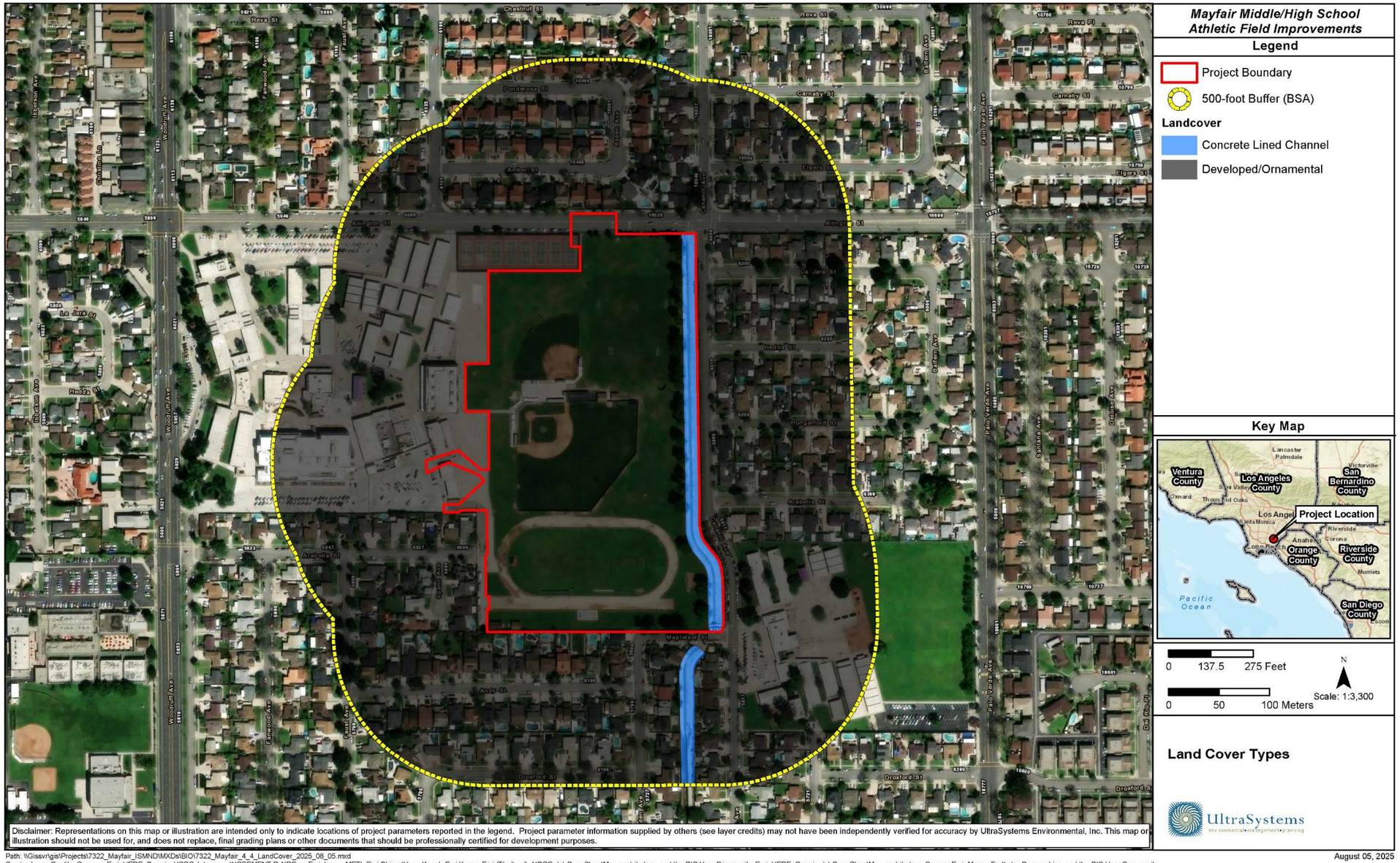
Existing Land Cover	Total BSA (acres)	Total Project Area (acres)
Developed/Ornamental	[PLACEHOLDER]	
Concrete Lined Channel		
TOTAL LAND COVER	[PLACEHOLDER]	

4.4.11 Jurisdictional Areas

The results discussion is pending post-processing of the JD data. [PLACEHOLDER]

(**Figure 4.4-9,** *USGS Surface Waters and Watersheds* and **Figure 4.4-10,** *USFWS National Wetlands Inventory*).

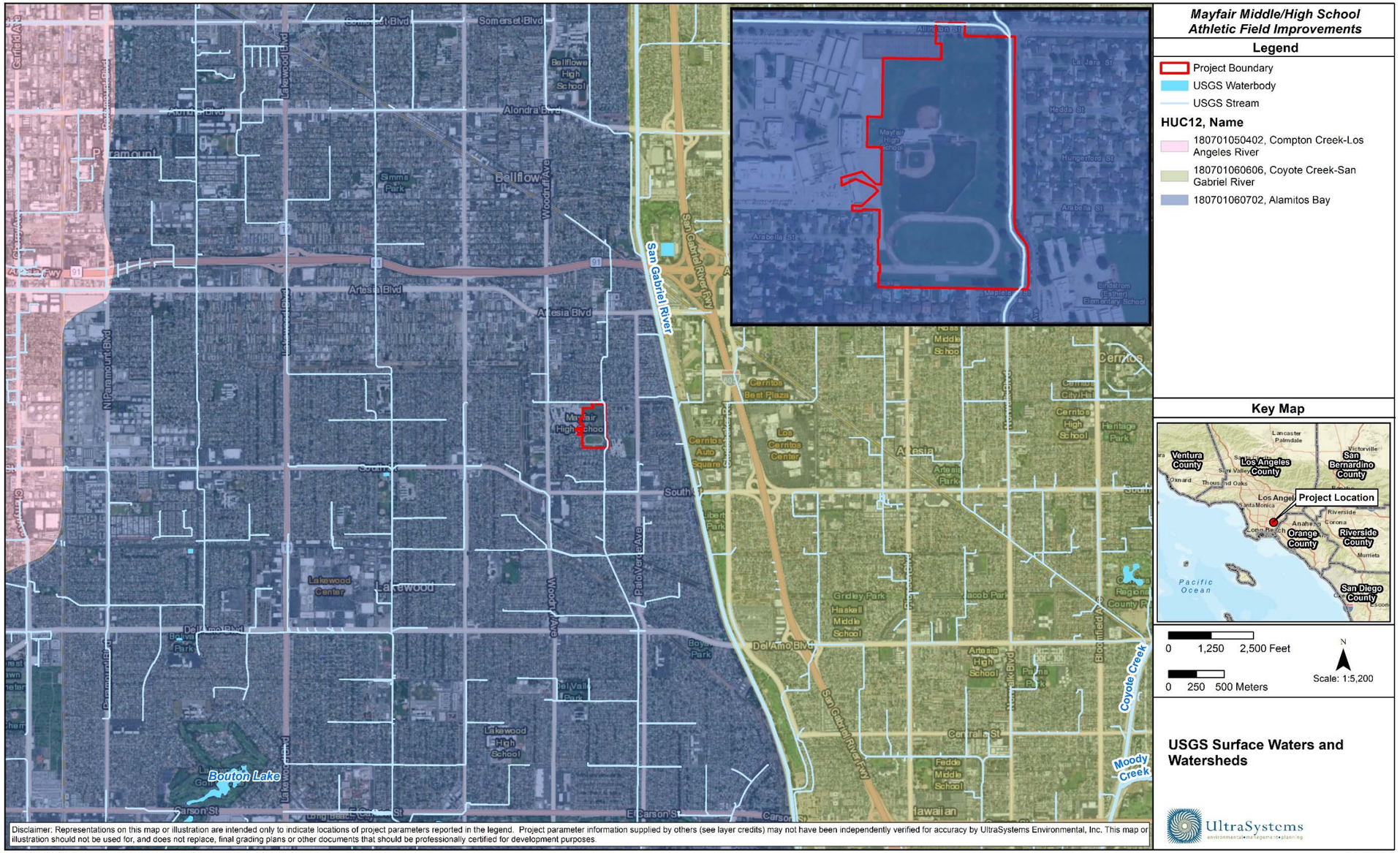
Figure 4.4-8
LAND COVER TYPES



August 05, 2025

Path: \\Gissvr\gis\Projects\7322_Mayfair_ISMND\MXDs\BIO\7322_Mayfair_4_4_LandCover_2025_08_05.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2025.

Figure 4.4-9
USGS SURFACE WATERS AND WATERSHEDS

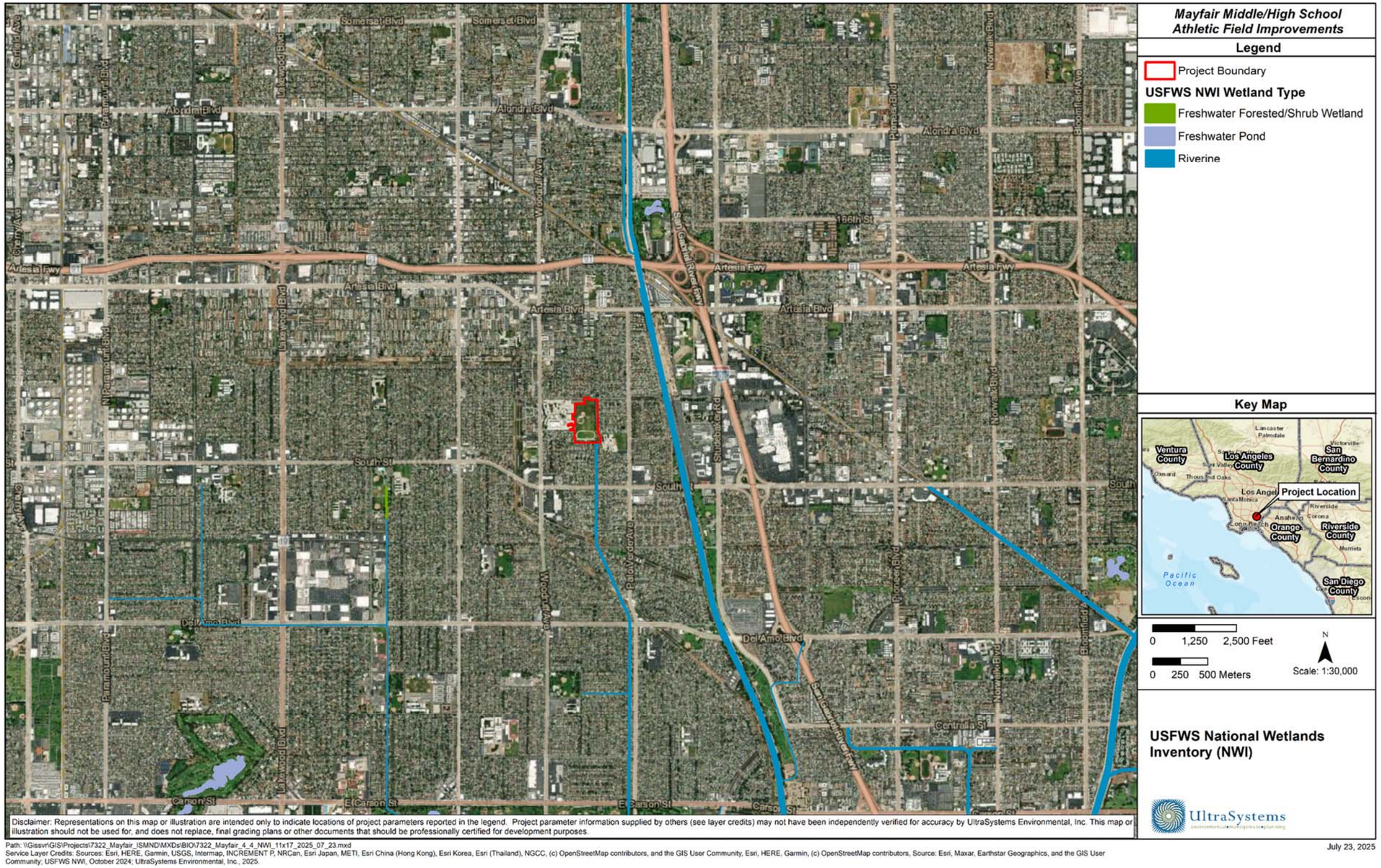


Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\GIS\Projects\7322_Mayfair_ISMND\MXDs\BIO\7322_Mayfair_4_4_Surface_Water_11x17_2025_07_23.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USGS, 2022; UltraSystems Environmental, Inc., 2024.

July 23, 2025

Figure 4.4-10
USFWS NATIONAL WETLANDS INVENTORY



Path: \\Gissvr\GIS\Projects\7322_Mayfair_ISMND\MXDs\BIO\7322_Mayfair_4_4_NWI_11x17_2025_07_23.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USFWS NWI, October 2024; UltraSystems Environmental, Inc., 2025.

July 23, 2025

(CWA; **Table 4.4-6**, *Total Estimated Area of Waters of The U.S. and State* and **Figure 4.4-11,** *Jurisdictional Areas*)

Table 4.4-6
TOTAL ESTIMATED AREA OF WATERS OF THE U.S. AND STATE

Jurisdictional Feature	Total in BSA (acres)	Total in Project Area (acres)
USACE/RWQCB (non-wetland waters)		[PLACEHOLDER]
USACE/RWQCB (wetland)		
CDFW (non-riparian)		
CDFW (riparian)		

The impacts discussion is pending post-processing of the JD data. [PLACEHOLDER] Anticipated impacts to are available in **Table 4.4-7,** *Total Area of Estimated Impacts to Waters of the U.S. and State* and shown in **Figure 4.4-12,** *Impacts to Jurisdictional Areas*.

Table 4.4-7
TOTAL AREA OF ESTIMATED IMPACTS TO WATERS OF THE U.S. AND STATE

Jurisdictional Feature	Permanent (acres)	Temporary (acres)	Impact Length (linear feet)
Project Impacts			
USACE/RWQCB (non-wetland waters)			[PLACEHOLDER]
USACE/RWQCB (wetland)			
CDFW (non-riparian)			
CDFW (riparian)			
Subtotal Project Impacts			
Water Diversion Impacts			
USACE/RWQCB (non-wetland waters)			[PLACEHOLDER]
USACE/RWQCB (wetland)			
CDFW (non-riparian)			
CDFW (riparian)			
Subtotal WD Impacts			
Grand Total Impacts			
USACE/RWQCB (non-wetland waters)			[PLACEHOLDER]
USACE/RWQCB (wetland)			
CDFW (non-riparian)			
CDFW (riparian)			

Figure 4.4-11
JURISDICTIONAL AREAS

[PLACEHOLDER]

Figure 4.4-12
IMPACTS TO JURISDICTIONAL AREAS

[PLACEHOLDER]

4.4.12 Federal, State and Local Approvals, Permits, and Fees

This section describes the necessary federal, state, and local biological permits and/or approvals that would be required for project construction to occur. Compliance with the terms and conditions of the permits and regulatory programs would ensure that the potential impacts on sensitive biological resources are less than significant.

4.4.12.1 Section 401 Clean Water Act

Pursuant to § 401 of the Clean Water Act (CWA), a water quality certification is required for § 404 activities. The U.S. Environmental Protection Agency (USEPA) has empowered the California State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCB) to certify that discharges of dredge and fill material (see § 404 Clean Water Act) comply with federal and state water quality standards and ensure that there is no net loss of wetlands through impact avoidance, minimization, and mitigation. The Los Angeles RWQCB (Region 4) will provide review and water quality certification services for this project.

Section 404 Clean Water Act

Section 404 CWA requires authorization from the Secretary of the Army, acting through the Corps of Engineers, for the discharge of dredged or fill material into all waters of the United States, including wetlands (per the current definition of *Waters of the United States* as determined by the U.S. Supreme Court in *Sackett v. EPA* [see 88 FR 61964]). Authorizations are conducted through the issuance of Nationwide (or General) Permits, for activities that would cause only minimal permanent individual (between 0.1 and 0.5 acre) and cumulative impacts; through Individual (or Standard) Permits for activities that are likely to have more than a minimal permanent (greater than 0.5 acre) or cumulative impact on aquatic resources; and through Letters of Permission (LOPs) which are a type of individual permit issued through an abbreviated process that includes coordination with federal and state fish and wildlife agencies and a public interest evaluation, but without the 30-day permit notice period that is required for Individual Permits. The Los Angeles District of the USACE will provide review and permitting services for this project.

Section 303(d) Clean Water Act

Section 303(d) unites the water quality management strategies of the CWA. Section 303(d) requires that states make a list of waters that exceed the minimum level of pollutants put in place by the CWA. For waters on this list the states must develop total maximum daily loads (TMDLs) which account for all sources of the pollutants that caused the water to be listed. The TMDLs must account for contributions from both point sources and nonpoint sources, as defined by Section 402 of the CWA. In California, the State Water Resources Control Board (SWRCB) has interpreted state law (see Porter-Cologne Water Quality Control Act below) to require that implementation of TMDLs be addressed when incorporated into Basin Plans (water quality control plans).

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne) defines *water quality objectives* as the allowable "limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisances within a specific area." Thus, water quality objectives are intended to protect the public health and welfare, and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses

of the water. Water quality objectives apply to both waters of the U.S. and waters of the State. In the State of California, the Porter-Cologne Water Quality Control Act is administered in concurrence with the § 401 CWA Water Quality Certification. As with § 401 CWA, the Los Angeles RWQCB (Region 4) will provide review and water quality certification for Porter-Cologne.

Basin Plans

The SWRCB requires individual RWQCBs to develop Basin Plans (water quality control plans) to preserve and enhance water quality and protect the beneficial uses of all Regional waters. Basin Plans designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the States antidegradation policy, and describe implementation programs to protect all waters in the Regions. Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Basin Plans of the Los Angeles Regional Water Quality Control Board.

4.4.12.2 Stormwater Pollution Prevention Plan (SWPPP)

This discussion is pending. [PLACEHOLDER]

4.4.12.3 Post-Construction Water Quality Management Plan (WQMP)

This discussion is pending. [PLACEHOLDER]

CEQA Analysis

n) Would the project have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation Incorporated

No native habitat is present on or adjacent to the project site. Due to its development, the BSA lacks suitable biological and physical features that are needed to support any of the 42 special-status plant species in the plant inventory and only one special-status wildlife species in the wildlife inventory, American bumble bee (IUCN:VU), has at least a moderate potential to occur within the BSA.

Two sensitive wildlife species, Cooper's hawk (*Accipiter cooperii;* WL, IUCN:LC, Special Animals List) and Allen's hummingbird (*Selasphorus sasin;* BCC) were observed within the BSA.

Implementation of **BIO-1** through **BIO-6** described below, will minimize or avoid impacts to special-status wildlife species. Potential impacts of construction to special-status wildlife species would be Less than Significant with Mitigation Incorporated.

Impacts to Breeding and Nesting Birds (Migratory Bird Treaty Act)

The BSA supports trees, shrub vegetation, residences, and a water tower that could potentially provide foraging, nesting, and cover habitats to support a diverse assortment of bird species (year-round residents, seasonal residents, and migrants). A majority of the birds observed during the field surveys and those birds that could potentially breed and nest within the project site and BSA are protected by the MBTA, and by Fish and Game Code § 3503, § 3503.5, and § 3513. There were multiple nests observed within the project site and BSA (see **Figure 4.4-13**, *Special Status Species*). It was not determined to what species most of the nests and burrows belonged because nesting bird surveys and focused small mammal surveys were not within the scope of the biological field surveys. For those nests that identified to species, the distances are as follows: common raven, approximately 365 feet west and northern mockingbird, 45 feet east, of the project site, respectively.

Activities which are most likely to result in take of migratory birds during the breeding bird season and when eggs or young are likely to be present include, but are not limited to, clearing or grubbing of bird nesting habitat; excavations and ground movement; or vegetation trimming or clearing. The project site contains multiple nests and the project has a potential to directly take individual breeding birds, their nests, young, or eggs; therefore, avoidance and minimization are required. Indirect impacts to breeding birds could occur from increased noise, vibration, lighting and dust during construction, which could adversely affect the breeding behavior of some birds and lead to the loss (take) of eggs and chicks, or nest abandonment.

Project construction is not expected to cause impacts to bird species that only forage at the site or occur as transient visitors. Direct and indirect impacts to breeding birds, their nests, young, or eggs could potentially occur as a result of construction of the project. Given the relatively small size of the project footprint; the minor reduction of suitable nesting habitat; the nature of the disturbance; and the availability of other habitats within the immediate project vicinity, the potential impacts to breeding birds, their nests, young, or eggs would likely be minor.

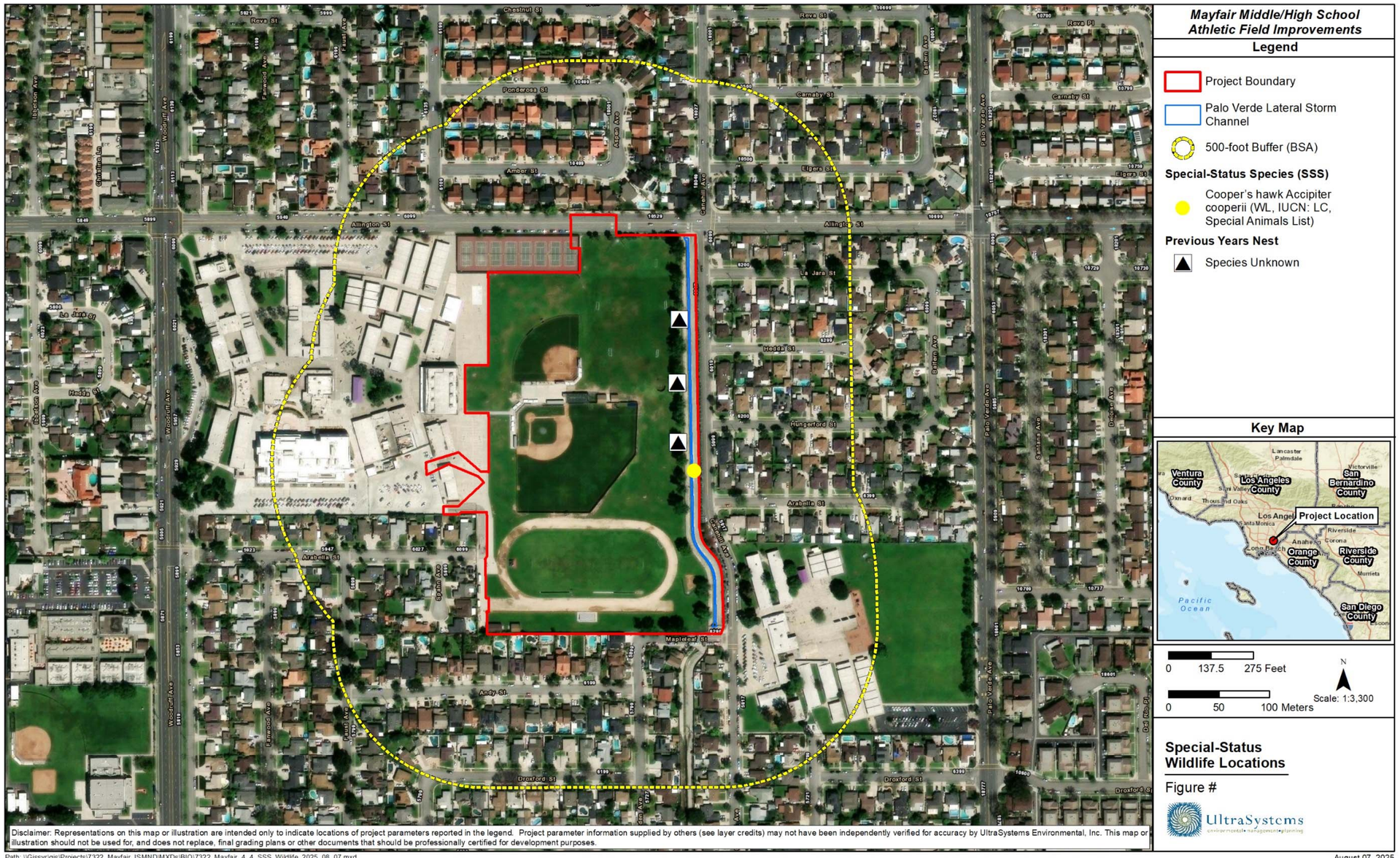
Implementing the recommended avoidance and minimization measures **BIO-1** through **BIO-6**, described below will minimize or avoid potential impacts to breeding birds, their nests, young, or eggs to less than significant levels; therefore, it is anticipated that the project may cause direct and indirect impact breeding birds, their nests, young, or eggs, but the impacts will be Less than Significant with Mitigation Incorporated despite the planned removal of 35 ornamental trees.

4.4.12.4 Mitigation Measures

BIO-1: Worker Environmental Awareness Program

Worker Environmental Awareness Program (WEAP) for construction personnel will be conducted and documented prior to onsite disturbances. The training shall include a discussion of the sensitive biological resources within the project site and the potential presence of special-status species. This shall include a discussion of special-status species' habitats, protection measures to ensure species are not impacted by project activities, project boundaries, penalties for non-compliance, and biological conditions outlined in the project permits, all new employees shall be trained before they access the site. Completion of the WEAP will allow all new employees to be trained and certified by the Construction Supervisor with the approval of the Project Biologist. Each trained individual will be given a distinctive helmet sticker that will identify those who have received training, signed the training log, and demonstrated the required level of environmental awareness.

Figure 4.4-13
SPECIAL STATUS SPECIES



BIO-2: Biological Monitor

a) A biological monitor will be onsite to monitor activities that result in the clearing or grading of areas known to contain sensitive biological resources, such as riparian habitat, as well as ground-disturbing activities in jurisdictional areas to ensure that impacts do not exceed the limits of construction and to minimize the likelihood of inadvertent impacts to listed species and other wildlife species. The biological monitor will conduct pre-construction nesting bird surveys and nesting bird monitoring when/if construction occurs during the nesting bird season (between February 15 and August 31) and will set up and enforce avoidance and buffer zones for nesting birds.

b) The biological monitor will ensure that all biological mitigation measures, best management practices (BMPs), avoidance and protection measures described in the relevant project permits and reports are in place and are adhered to. Monitoring will cease when the sensitive habitats and jurisdictional areas have been cleared or impacted. The biological monitor will take photographs throughout the construction process. Observations of special-status species will be recorded in monitoring logs, mapped, and special-status species records will be submitted to the California Natural Diversity Database (CNDDB) within five working days of the sightings, and CDFW will be provided with copies of the CNDDB forms and survey maps. Monitoring logs will be completed for each day of monitoring.

c) The biological monitor will have the authority to halt all construction activities and all non-emergency actions if listed species are identified and will be directly impacted. The monitor will notify the appropriate resource agency and consult if needed. If needed and possible, the monitoring biologist will relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if the City of Palmdale and the consulted resource agency determine that the activity will not result in impacts to the species.

BIO-3: Project Limits and Designated Areas

To avoid impacts to sensitive biological resources, the following measures will be implemented by the project proponent, contractors, and biological monitor prior to project staging, and commencement of any ground-disturbing activities or vegetation removal.

a) Project boundary would be set at the minimum size to accomplish necessary work, resulting in minimal impacts to sensitive biological resources and jurisdictional areas.

b) Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. All markers will be maintained until the completion of activities in that area.

c) To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas will be restricted to designated areas. To the extent possible, designated areas will comprise existing disturbed areas (parking lots, access roads, graded areas, etc.).

d) Project related work limits will be defined and work crews will be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site-specific surveys.

e) Project related vehicle traffic will be restricted to established roads, staging areas, and parking areas. Travel outside construction zones will be prohibited.

f) If sensitive biological resources are detected in an area to be impacted, then appropriate measures will be implemented to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biological monitor will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist will then contact the appropriate resource agencies to develop additional mitigation measures prior to commencing project activities.

g) The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. See **BIO-5** and **BIO-4**.

BIO-4: Construction Best Management Practices

Project work crews will be directed to use CASQA (or similar) stormwater BMPs as directed by the project's Storm Water Pollution Prevention Plan (SWPPP). These measures will be identified prior to construction and incorporated into construction operations. The project's Qualified SWPPP Practitioner will ensure that construction activities will incorporate all applicable BMPs specified in the SWPPP to prevent erosion from water or wind, sedimentation of receiving waters, and introduction of other pollutants, including non-stormwater pollutants, into drainages crossed by or adjacent to the project site, accidental spills in the project site, including laydown yards and parking areas. BMPs will be maintained on a regular basis pursuant to the requirements of the SWPPP.

BIO-5: General Wildlife Avoidance and Protection Measures

The project proponent would implement the following general avoidance and protection measures to protect wildlife.

a) To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all non-emergency work be conducted during daylight hours. All unnecessary lights would be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized;

b) If any wildlife is encountered during project activities, it will be allowed to freely leave the area unharmed or the biological monitor will capture the animal, if possible, and relocate it outside of the construction work limits out of harm's way;

c) Wildlife would not be disturbed, captured, harassed, or handled, unless to relocate the animal out of imminent threat of injury or death. Animal nests, burrows and dens would not be disturbed without prior survey and authorization from the biological monitor;

d) Active nests cannot be removed or disturbed. Nests can be removed or disturbed if determined inactive by a qualified biologist;

e) Contractors, subcontractors, employees, and site visitors would be prohibited from feeding or collecting wildlife;

f) To avoid the potential for mortality and harassment of wildlife, all non-security related firearms, weapons, and domestic dogs would be prohibited from the project site;

g) Contractors, subcontractors, employees, and site visitors would inspect their vehicles and equipment for the presence of wildlife prior to moving their vehicles and equipment. The biological monitor would be contacted if a special-status species is detected and is in danger of being harmed;

h) All steep-walled pitfalls (trenches, holes, bores, and other excavations) greater than two feet deep used during the project would be completely covered at all times except when being actively used, to prevent wildlife entrapment (i.e. reptiles and small mammals). If trenches cannot be covered, escape ramps (maximum slope of 2:1) will be provided to allow trapped animals to escape exclusion or fencing shall be installed around the trench or excavation. Trenches shall be inspected immediately before backfilling and wildlife removed;

i) All onsite project workers shall look under their vehicles and equipment before movement. If wildlife is observed, no vehicles or equipment shall be moved until the animal has left the area voluntarily or can be legally relocated;

j) Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors.

BIO-6: Pre-Construction Breeding Bird Survey

a) If the project activities occurs between January 1 through September 15, a nesting bird and raptor survey should be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, fencing, ground disturbance, and vegetation trimming or clearing) as well as prior to any vegetation removal within the project site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites.

b) Surveys must be conducted by a qualified biologist no more than 7 days prior to the beginning of any project-related activity likely to impact raptors and migratory songbirds, for the entire project site. If project activities are delayed or suspended for more than 7 days during the breeding season, repeat the surveys.

c) If nesting raptors and migratory songbirds are identified, the following minimum no disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

d) The temporary halt of project activities within nesting buffers during nesting season does not constitute an effective minimization or avoidance for the purposes of offsetting project impacts associated with loss of nesting birds or nesting habitat.

e) Additional measures will be necessary to compensate for the removal of nesting habitat within the project site based on acreage of impact and vegetation composition.

f) CDFW shall be consulted to determine proper mitigation for impacts to occupied habitat, depending on the status of the bird species.

o) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Significant Impact

The City of Lakewood designates Mayfair High School as Open Space in its General Plan. The General Plan defines Open Space as a dual-purpose element including passive and active recreational areas or facilities, as well as conservation resources like riverbeds and parks. The project site is a middle and high school and a drainage channel and does not contain sensitive natural communities; rather, the drain along the east boundary has been channelized. The concrete channel, fed by urban runoff and stormflow, surfaces next to the northeast corner of the campus and flows in a generally southerly direction until it discharges into Los Cerritos Channel in the City of Long Beach, approximately four miles south of the project site. Furthermore, the goal of the project is to improve existing recreational facilities and is therefore consistent with the Open Space element of the General Plan. The project site is not a conservation resource area, and no project-related impacts to sensitive natural communities identified in local or regional plans, policies, or regulations would occur. There are patches of non-native wetlands on top of the concrete channel, however, it is our determination that a non-native plant community within a concrete lined channel does not provide the same function and values as a native wetland. Therefore, construction and operation of the proposed project would have a less than significant impact on riparian habitats or other sensitive natural communities.

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

Less than Significant with Mitigation

The results discussion is pending post-processing of the JD data. [PLACEHOLDER]

The impacts discussion is pending post-processing of the JD data. [PLACEHOLDER]

4.4.12.5 Mitigation Measures

The mitigation recommendations discussion is pending post-processing of the JD data. [PLACEHOLDER].

q) Could the project interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?

Less than Significant

The project site is developed for use as athletic fields and contains an adjacent concrete-lined drainage; the two are separated by perimeter fencing of varying types. Fish species are not anticipated to use the site for migration, and though the drainage could serve as a local movement corridor for common, urban wildlife species, the BSA does not contain high value wildlife travel routes or refugia such as a riparian strip, ridgeline, or wildlife crossing (tunnel, culvert, or underpass). No established resident or migratory wildlife corridors occur within the project site, rather, the nearest local corridor is the San Gabriel River (approximately 0.4 miles east of the project site). For these reasons, the project would not interfere substantially with or impede: (1) the movement of any resident or migratory fish or wildlife species, (2) established resident or migratory wildlife corridors, or (3) the use of wildlife nursery sites. Impacts would be less than significant.

r) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

Tree Results: The number of trees within the project site is pending a review of existing data within the CAD files provided by the District. [PLACEHOLDER]

There are currently 35 *Fraxinus pennsylvanica* (green ash; non-native) trees proposed for removal due to project activities. Eleven other *Fraxinus pennsylvanica* and 13 *Metrosideros excelsa* (New Zealand Christmas Tree; non-native) trees within the project site will be protected in place. The Bellflower Unified School District does not have tree preservation policies. For these reasons, the project would not conflict with local policies or ordinances protecting biological resources.

s) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact

The project site is located in southeast Los Angeles County, a largely urbanized area, and is not within an adopted habitat conservation plan, natural communities' conservation plan, or other conservation plan. Therefore, construction and operation of the proposed project would have no impact to an approved habitat conservation plan.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Information from the *Phase I Cultural Resources Survey Report* dated June 5, 2025 (see **Appendix D**), prepared by UltraSystems for the Mayfair Middle/High School Athletic Field Improvements Project in the City of Lakewood has been included within this section.

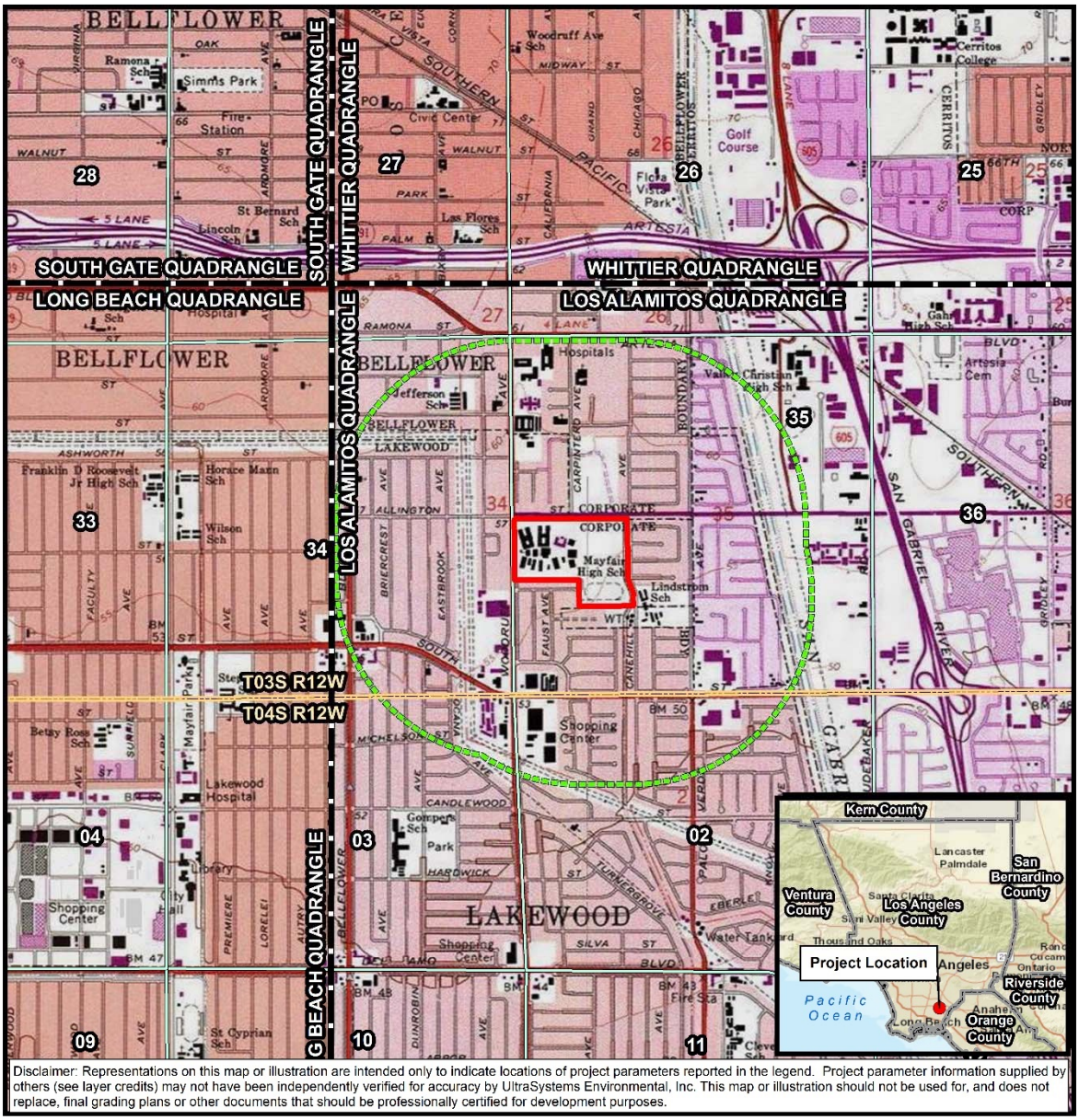
4.5.1 Methodology

A cultural resources inventory was conducted for the Mayfair Middle/High School Athletic Field Improvements Project site (**Figure 4.5-1**) that included a California Historic Resources Inventory System (CHRIS) records and literature search at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. Additionally, a request was made to the Native American Heritage Commission (NAHC) to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribes and tribal representatives to contact. Finally, a pedestrian survey of the project site was completed. The SCCIC records search was conducted on March 27, 2025. The NAHC request was made on March 24, 2025, and a reply was received on April 7, 2025; letters were sent to the listed tribes on April 17, 2025 and follow-up telephone calls were conducted following conclusion of the response period on May 30, 2025. The pedestrian field survey was conducted on February 23, 2017.

4.5.2 Existing Conditions

Based on the cultural resources records search, it was determined that no cultural resources have been previously recorded within the project site boundary. Within the half-mile buffer zone around the project site, there are two historic resources identified by the SCCIC, five historic-era resources were identified in the Built Environmental Resource Directory, and no pre-historic resources. **Table 4.1-1** in **Appendix D** of this document summarizes these resources.

Figure 4.5-1
TOPOGRAPHIC MAP



4.5.3 Impact Analysis

t) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact

A historical resource is defined in § 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in 36 CFR 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of a historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

The cultural resources records search conducted at the SCCIC determined that two historic resources have been recorded within the half-mile radius buffer zone of the area of potential effect (APE) of the project boundary (**Table 4.1-2** in **Appendix D**), but none have been recorded within the APE. The sites are transmission line lattice towers.

A search of the Built Environmental Resource Directory (BERD) provided by the Office of Historic Preservation (2025) was conducted for this project. It was determined that the Project boundary does not have any resources present that have been evaluated under the National Register of Historic Places. The 0.5-mile radius has 5 resources noted in the BERD, all of which have been determined ineligible for National Register by consensus through the Section 106 process but not been evaluated for the California Register or local listing (6Y).[17]

[17] 6Y is the historical resource status code issued by the California Office of Historic Preservation (OHP).

The list of resources can be found on **Table 4.1 1** in **Appendix D**. Proposed project development would not adversely impact historical resources.

Mitigation Measure: No mitigation required.

u) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person. Prior to 1963, the land was utilized for agricultural uses, and saw relatively little ground disturbance. Foundations for the new bleachers and the lighting fixture poles are expected to reach three feet deep or more and installation of the score board, lighting, and repaving of the parking lot will likely disturb native soil.

It is unlikely that undisturbed unique archeological resources exist on the project site as determined by the cultural resources investigation conducted by UltraSystems, which included a CHRIS records search of the project site and buffer zone, a search of the SLF by the NAHC, and pedestrian field survey.

The cultural resources records search conducted at the SCCIC determined that there are no prehistoric cultural resource sites or isolates recorded within the project boundary or within the half-mile radius buffer area around the project footprint and areas of direct and indirect impacts. The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates on the project site.

According to records at the SCCIC, there is one survey, LA-11429, that included the entire the project boundary, but did not note any prehistoric or historic cultural resources within the Project boundary Eight surveys have been completed within or intersecting the half-mile radius project buffer but not within the project footprint and areas of direct and indirect impacts (refer to **Table 4.5-2** in **Appendix D**).

On March 24, 2025, Ms. Doukakis contacted the NAHC via email requesting a search of their SLF and a list of local tribal organizations and individuals to contact for project outreach. The results of the search request were received April 7, 2025 from Mr. Andrew Green, Cultural Resources Analyst. The NAHC letter stated that "As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative [emphasis in the original]." (See **Section 4.2** and **Attachment C** in **Appendix D**).

Nineteen representatives of ten Native American tribes were contacted requesting a reply if they have knowledge of cultural resources in the area that they wished to share and asking if they had any questions or concerns regarding the project. These tribes included:

- Cahuilla Band of Indians
- Gabrieleno Band of Mission Indians-Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrieleno/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino Tongva Tribe
- Juaneño Band of Mission Indians Acjachemen Nation 84A
- Juaneño Band of Mission Indians – Acjachemen Nation (Belardes)
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseño Indians

UEI sent letters and emails on April 15, 2025 to each of the 19 tribal contacts representing ten tribal entities describing the project and including a map showing the project's location, requesting a reply if they have knowledge of cultural resources in the area, and asking if they had any questions or concerns regarding the project (see **Section 4.2** and **Attachment C** in **Appendix D**).

There have been three direct responses to the letters and emails to date. An email response was received on April 18, 2025 from Brandy Salas for the Gabrielino Band of Mission Indians – Kizh Nation (on behalf of Chairperson Andy Salas and Secretary Christina Swindall Martinez) requesting the lead Agency's contact information. This contact information was provided on April 23, 2025.

Christina Conley, Cultural Resource Administrator for the Gabrielino Tongva Indians of California Tribal Council and on behalf of Chairperson Robert F. Dorame, responded by email on April 17, 2025. Mr. Conley indicated that the project APE is less than a mile from a recorded site and ground disturbance will need to be monitored. On April 23, 2025, Ms. Doukakis asked if they would provide any information about the recorded site. Ms. Conley responded on April 23, 2025 indicating that a half mile radius search is inadequate for tribal cultural resources and some tribes require 3 miles of clearance to satisfy concerns. The site that was mentioned is located less than a mile away near the intersection of the 91/605 Freeways.

Vanessa Minott, Tribal Administrator for the Santa Rosa Band of Cahuilla Indians and on behalf of Tribal Chairman Steven Estrada responded by email on April 21, 2025. Ms. Minott indicated that the tribe would defer any comments to the Soboba Band of Luiseno Indians.

Following up on the initial letter and email contacts, telephone calls were conducted by Assistant Project Archaeologist Megan B. Doukakis on May 30, 2025 the 12 tribal contacts who had not already responded to UltraSystems' mailing and email. Telephone calls were placed with Erica Schenk, Chairperson, BobbyRay Esparza, Cultural Director, and Anthony Madrigal, Tribal Historic Preservation Officer of the Cahuilla Band of Indians, Anthony Morales, Chairperson of the Gabrielino/Tongva San Gabriel Band of Mission Indians, Sandonne Goad, Chairperson of the Gabrielino / Tongva Nation, Sam Dunlap, Cultural Resource Director of the Gabrielino-Tongva Tribe, Joyce Perry, Cultural Resource Director of the Juaneño Band of Mission Indians Acjachemen Nation – Belardes, and Shannon Wingfield, Secretary of the Juaneño Band of Mission Indians Acjachemen Nation 84A at which there were no answers; messages describing the project, There have been no responses to the left messages. Two calls would not be completed as the phone lines were disconnected; these were to Charles Alvarez, Chairperson of the Gabrielino-Tongva Tribe and Heidi Lucero, Tribal Historic Preservation Officer/Most Likely Descendent of the Juaneño Band of Mission Indians Acjachemen Nation 84A.

In a call to Nathan Banda, Chairman for the Juaneño Band of Mission Indians Acjachemen Nation 84A, he indicated that the tribe will defer to the Gabrielino groups.

In a call to Joseph Ontiveros, Tribal Historic Preservation Officer for the Soboba Band of Luiseno Indians and on behalf of Jessica Valdez, Cultural Resource Specialist, Mr. Ontiveros indicated that the tribe would defer to the Gabrielino/Tongva San Gabriel Band of Mission Indians.

A phone call was received from Shannon Wingfield, Secretary for the Juaneno Band of Mission Indians Acjachemen Nation 84A on June 5, 2025 and a message was left. The phone call was returned by Mrs. Doukakis on June 6, 2025. Ms. Wingfield indicated that the project is not within their ancestral territory, but they may have information about potential sites near the project area. Ms. Wingfield will check her resources for this information and will pass on any material she finds. Ms. Wingfield also indicated that the tribe can provide monitors if the Gabrielino groups are unable to. (See **Section 4.2** and **Attachment C** in **Appendix D**).

An intensive pedestrian survey of the project site was conducted on February 23, 2017, by Mr. O'Neil. The survey consisted of walking over, visually inspecting, and photographing the exposed ground surface of the project site using standard archaeological procedures and techniques. He was escorted on the school campus by Mr. Daniel Buffington, Acting Director of Maintenance and Operations for the BUSD. Proposed improvements to the athletic field modifications at Mayfair Middle/High School are planned to take place in the east half of the campus grounds. This will take place in the open grass field with a soccer field in the northeast corner bordering Allington Street on the north and Canehill Avenue on the east, two baseball fields to the south of that with open grass area to the east up to Canehill Avenue, and the track and field in the southeast corner including a strip of open grass along the south side bordering Mapleleaf Street to the south. Along the east boundary of the fields an open water channel separates the campus from Canehill Avenue. Survey transects were conducted in an opportunistic manner in conformity with the available exposed ground surface. Unobstructed open field extends over half of the athletic fields area (the soccer field, the northern baseball field, and open area around them) with generally well-maintained grass lawn. There are several open patches of soil where the grass is sparse or non-existent that were especially observed during the survey. The larger southern baseball field was partially covered with decomposed granite (DG) around the in-field. The track field circular running area and the straight sprint area were also covered with DG, but the interior portion was otherwise was covered with grass. The eastern edge of the fields had a fence bordering the water channel. Along the fence line were mature trees, a few of which had been cut down with the stumps remaining. There was some open soil around the trunks of both the live and dead trees that was examined. Likewise, there were mature trees along the south border of the fields (inside the fence separating the school from Mapleleaf Street), which had some open soil around the trunks that was examined. At the edge of the track was the only location with noticeable gopher tunnel tailings, which were scattered by hand and observed for any subsurface cultural material that might have been brought up. There was very little ground surface visibility, being <10%. The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates.

The project site and surrounding land have been disturbed by previous grading activity and are underlain by a variable thickness of artificial fill or disturbed soil typical of an urbanized area. Therefore, the potential for the site to contain archeological resources is considered to be low.

The project site, containing the existing softball field, baseball field, and track and field, were in place by 1963, a time when minimal grading was conducted for such simple structures on flat land. This is verified through historic aerial photographs of 1953 and 1963 (NETROnline 2025). Furthermore, prior to 1963, the land was utilized for agricultural uses and saw relatively little ground disturbance. Mayfair High School opened in 1959. Foundations for the new bleachers and the lighting fixture poles are expected to reach three feet deep or more, which will likely reach native soil. Installation of the

score board, lighting, and repaving of the parking lot may also disturb native soil. It is unlikely that undisturbed unique archeological resources exist on the project site as determined by the cultural resources investigation conducted by UltraSystems which included a CHRIS records search of the project site and buffer zone, a search of the SLF by the NAHC, and pedestrian field survey. Native American concerns, however, were expressed over the potential for finding traditional cultural resources due to knowledge they have of sites within a mile of the project boundary.

Grading activities associated with development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unique archeological resources. For these reasons, it is recommended that implementation of **MM CUL-1** and **CUL-2** would ensure that impacts to archaeological resources would be less than significant with mitigation incorporated.

Mitigation Measures

MM CUL-1 A qualified archaeological monitor and a local tribal monitor shall be present during all ground disturbing activities. If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in the immediate area and notify the District. The District's on-call archaeologist shall be notified and afforded the necessary time to recover, analyze, and curate the find. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the building site while evaluation and treatment of historical or unique archaeological resources takes place.

MM CUL-2 Prior to the commencement of grading or excavation, workers conducting construction activities and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any unusual specimens of bone, stone, ceramics or other archaeological artifacts or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist or Native American cultural monitor is notified of the discovery by the Superintendent of the project site and can assess their significance. The WEAP shall be implemented to educate all construction personnel of the area's environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of project construction.

Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.

Level of Significance After Mitigation

With implementation of mitigation measures **MM CUL-1** and **MM-CUL-2** above, the proposed project's impacts on potential cultural resources would be less than significant.

v) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation Incorporated

As previously mentioned in **Section 4.5(b**) of this study, the project site and surrounding has been graded. During previous ground disturbance activities, no human remains were identified or recorded onsite. The Gabrielino Tongva Indians of California Tribal Council has identified the presence of a recorded site less than a mile from the project boundary. Grading activities associated with development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the event of an unexpected discovery, implementation of **MM CUL-3** would ensure that impacts related to the accidental discovery of human remains would be less than significant with mitigation incorporated.

Mitigation Measure

MM CUL-3 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With implementation of mitigation measure **CUL-3** above, the proposed project would result in less than significant impacts to human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact

Electricity

Construction Use

During project construction, energy would be consumed in the form of electricity associated with the conveyance and treatment of water used for dust control, as well as powering lights, electronic equipment, or other construction activities that require electrical power on a limited basis. Electric power for as-needed lighting and electronic equipment would be supplied to the project site by Southern California Edison (SCE)(CAPCOA, 2022). The amount of electricity used during construction would be temporary and minimal, as demand would primarily stem from the use of electrically powered hand tools. Therefore, project construction would not result in wasteful, inefficient, or unnecessary consumption of electricity, and impacts would be less than significant.

Operational Use

The new sports field lights would not themselves be emission sources. As discussed in **Section 3.4**, BUSD does not intend to increase the number of home athletic events beyond those currently held during the regular sports season. Therefore, the project operations would consume negligible amounts of electricity, and impacts would be less than significant.

Natural Gas

Construction Use

Southern California Gas (SoCalGas) will supply natural gas for the proposed project. Construction activities, including new buildings and facilities, typically do not involve natural gas consumption. Any minor amounts of natural gas that may be used during project construction would be temporary and negligible and would not have an adverse effect; construction would not lead to wasteful, inefficient, or unnecessary consumption of natural gas. Since the project consists of the redevelopment and enhancement of existing athletic facilities located along the western edge of the campus, per capita energy use was not calculated. Therefore, the impacts would be less than significant.

Operational Use

The project operations would consume negligible amounts of natural gas, and impacts would be less than significant.

Petroleum

Construction Use

Petroleum-based fuel consumed by construction equipment would be the primary energy resource expended throughout construction. The transportation of construction materials and construction workers would also result in petroleum consumption. Heavy-duty construction equipment, vendor trucks, and haul trucks use diesel fuel. Construction workers would likely travel to and from the project area in gasoline-powered vehicles. The project's petroleum consumption would be negligible when compared to California's daily total use of approximately 1.8 million barrels of petroleum.

During project construction, trucks and construction equipment would be required to comply with the ARB's anti-idling regulations. ARB's In-Use Off-Road Diesel-Fueled Fleets regulation (ARB, 2024c) would also apply. Vehicles driven to or from the project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the Federal Government. Therefore, project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary consumption, and impacts would be less than significant.

Operational Use

Project operations would consume negligible amounts of Petroleum, and impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

Title 24 Building Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Compliance with Title 24 will result in a decrease in GHG emissions.

The Title 24 standards are updated on a three-year schedule, with the most current 2022 standards adopted on August 11, 2021. In December 2021, the 2022 standards were approved by the California Building Standards Commission for inclusion in the California Building Standards Code. The Building Energy Efficiency Standards (Energy Code) apply to newly constructed buildings, additions, and alterations. They are a vital pillar of California's climate action plan. The 2022 Energy Code will produce benefits to support the state's public health, climate, and clean energy goals. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation

standards, and more. Buildings with permit applications applied for on or after January 1, 2023, must comply with the 2022 Energy Code. Public Resources Code §§ 25402 subdivisions (a)-(b) and § 25402.1 emphasize the importance of building design and construction flexibility by requiring the California Energy Commission (CEC) to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space (CEC, 2022).

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate the design and construction of the building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive, and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and non-residential buildings. Mandatory measures establish requirements for manufacturing, constructing, and installing certain systems, equipment, and building components in buildings.

Title 24 California Green Building Standards Code

The California Green Building Standards Code (Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

Review of projects plans indicate that the proposed project would adhere to applicable federal, state, and local requirements for energy efficiency, including Title 24 standards. Therefore, impacts would be less than significant, and no mitigation is necessary.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

The following evaluation of geology and soils is based on the following two documents:

- Geotechnical Investigation, Mayfair High School Sports Field Modernization Lakewood, California" ("Geotechnical Report"), prepared for BUSD by John R. Byerly Inc., on January 30, 2017; a complete copy of this Report is included as **Appendix E1**of this IS/MND.
- Paleontological Resources Records Search for the Mayfair Middle/High School Athletic Field Improvements Project by Alyssa Bell, Natural History Museum of Los Angeles County, dated April 6, 2025; a complete copy of this memorandum is included as **Appendix E2**.

w) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

No Impact

An Alquist-Priolo Earthquake Fault Zone (formerly Special Study Zone) is a seismic hazard area that varies in width, but averages approximately 0.25-mile around active faults.[18] A fault trace is the line on the land surface defining the fault that can be delineated on a map. Surface rupture occurs when movement on a fault occurs at the surface. These faults may pose a risk of damage to existing or future structures.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. Surface rupture is the most easily avoided seismic hazard. For the purposes of the Act, an active fault is one that has ruptured in the last 11,700 years (Holocene time). The law requires the State Geologist to establish regulatory zones (Earthquake Fault Zones) and prepare maps showing surface traces of active faults.

The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone (Terra Geosciences, 2016, p. 4). The nearest Alquist-Priolo Earthquake Fault Zone to the project site is along the Northeast Front Fault, part of the Newport-Inglewood Fault Zone, about 4.9 miles to the southwest (see **Figure 4.7-1**). Therefore, no impact from rupture of a known earthquake fault during the life of the project would occur.

ii) Strong seismic ground shaking?

Less than Significant Impact

The known active or potentially active fault nearest to the project site is the Newport Inglewood fault located approximately 6.7 miles southwest of the project site (Byerly, 2017, p. 7). The project site is located within a seismically active region, which could potentially cause collapse of structures, buckling of walls, and damage to foundations from strong seismic ground shaking. Proposed structures would be constructed in accordance with applicable California Building Code (CBC) (Title 24, Part 2, California Code of Regulations) that is used throughout the state, and requirements from State of California's Department of General Services, Division of the State Architect (DSA).

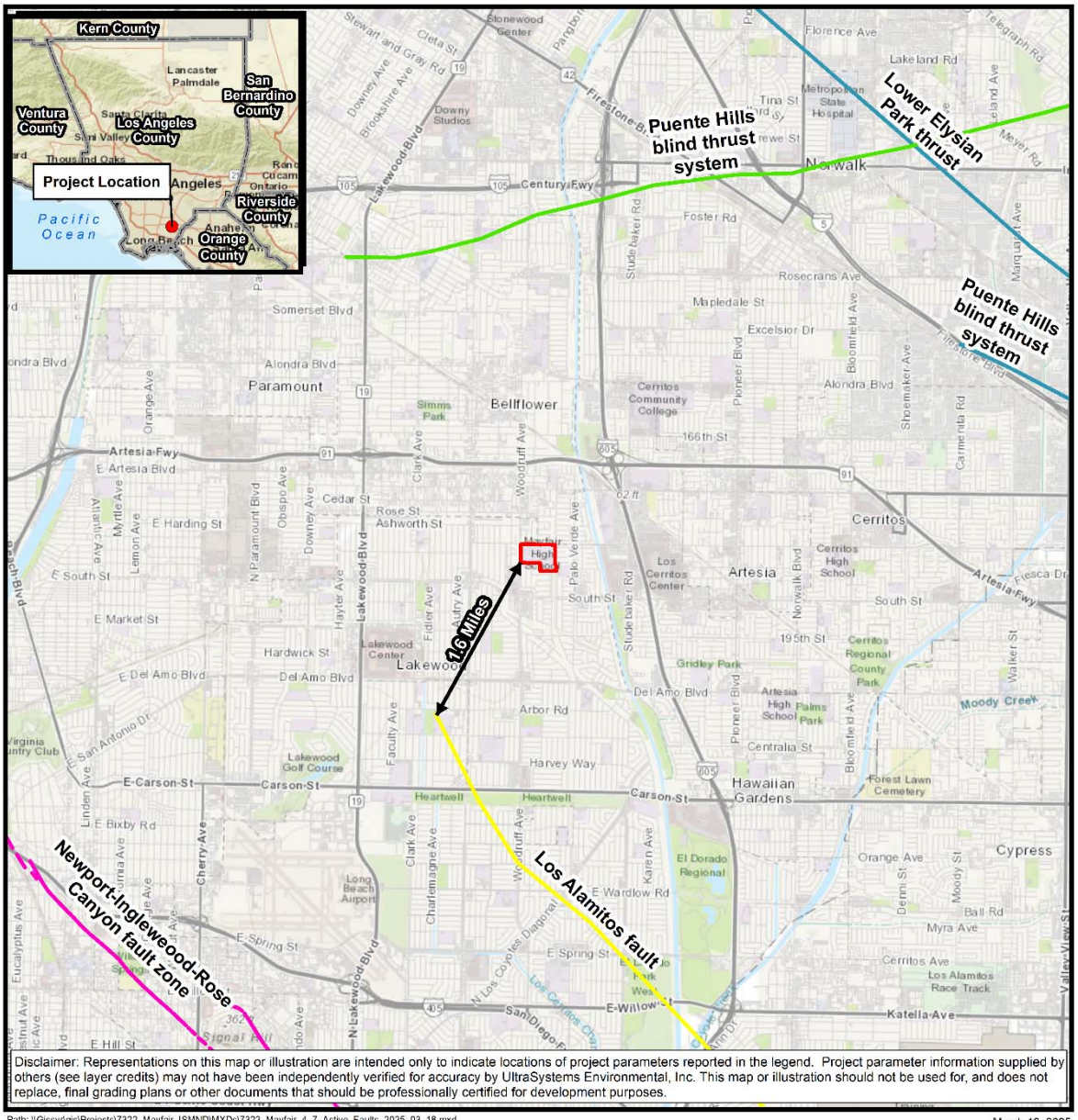
The CBC provides minimum standards to protect property and public welfare by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site. The geotechnical report for the project includes recommendations for slabs-on-grade foundations, and installation of proposed light poles. These site-specific requirements would be incorporated into project plans that are reviewed by the DSA prior to issuance of permits. If applicable, improvements would be inspected in the field prior to permit sign off to ensure that these requirements are

[18] A fault is a fracture in the crust of the earth, where the rock mass on one side moves relative to the rock mass on the other side. Most faults are the result of repeated displacements over a long period of time.

implemented. Furthermore, California Department of Education requires that state-funded school

Figure 4.7-1

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES


Kern County
Lancaster
Palmdale
San Bernardino County
Ventura County
Santa Clarita
Los Angeles County
Simi Valley
Thousand Oaks
Project Location
Angeles
Riverside County
Pacific Ocean
Anaheim
Long Beach
Orange County
Puente Hills blind thrust system
Lower Elysian Park thrust
Puente Hills blind thrust system
16 Miles
Newport-Inglewood-Rose Canyon fault zone
Los Alamitos fault
Stonewood Center
Florence Ave
Lakeland Rd
Tina St
Metropolitan State Hospital
Downey Studios
Norwalk
Century Fwy
Foster Rd
Rosecrans Ave
Mapledale St
Excelsior Dr
Somerset Blvd
Alondra Blvd
Paramount
Bellflower
Simms Park
Cerritos Community College
166th St
Artesia Fwy
E Artesia Blvd
Cedar St
Rose St
Ashworth St
E Harding St
E South St
E Market St
Hardwick St
E Del Amo Blvd
Del Amo Blvd
Lakewood Center
Lakewood
Cerritos
Los Cerritos Center
Artesia
Cerritos High School
South St
195th St
Cerritos Regional County Park
Gridley Park
Artesia High School
Palms Park
Moody Creek
Arbor Rd
Centralia St
Harvey Way
Lakewood Golf Course
E Carson St
Carson St
Heartwell
Hawaiian Gardens
Forest Lawn Cemetery
E Bixby Rd
Orange Ave
Cypress
El Dorado Regional
E Wardlow Rd
Long Beach Airport
E Spring St
Ball Rd
Myra Ave
Cerritos Ave
Los Alamitos Race Track
E Willow St
Katella Ave
E Hill St
Signal Hill
Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.
Path: \\Gissvr\gis\Projects\7322_Mayfair_ISMND\MXDs\7322_Mayfair_4_7_Active_Faults_2025_03_18.mxd
March 18, 2025
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community: U.S./California Geological Survey, 2006; UltraSystems Environmental, Inc., 2024.
Scale: 1:79,200
N
0 0.625 1.25 Miles
0 1,000 2,000 Meters
Legend
Mayfair High School Boundary
USGS Quaternary Faults (age)
Historic (<150 years)
Latest Quaternary (<15,000 years)
Late Quaternary (<130,000 years)
undifferentiated Quaternary
Mayfair Middle/High School Athletic Field Improvements
Regionally Active Faults
UltraSystems
environmental • management • planning

districts submit final plans, including grading, for approval (California Education Code, § 14031)). For these reasons, impacts from strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact

Liquefaction is the loss of soil strength from a rapid increase in pore-water pressure during severe ground shaking and occurs primarily in loose (low density), cohesion-less, and fine- to medium-grained soils in areas where groundwater is approximately 20 feet below the ground surface (bgs) or less.

A liquefaction analysis conducted as part of the geotechnical investigation report for the project determined that liquefiable soils are present at depths of 15 to 61 feet below ground surface (bgs) under the site. The geotechnical report concluded that liquefaction at depths of 15 feet and greater, with the presence of a compacted fill mat supporting the foundation, would not interrupt foundation-bearing soil. Dynamic settlement of 14.2 to 14.6 inches was estimated onsite. Differential dynamic settlement of 0.4 inches was estimated and is not considered to pose a design hazard (Byerly, 2017, p. 9). Impacts would be less than significant after implementation of recommendations in the geotechnical investigation report.

iv) Landslides?

Less than Significant Impact

According to the project geotechnical report, the topography within and surrounding the project site is relatively flat. Therefore, impacts on people or structures due to landslides would be less than significant.

x) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Project construction would involve disturbance and exposure of large amounts of soil and thus could cause extensive soil erosion if effective erosion control measures were not used. To minimize the potential for water and wind erosion, the project would be required to obtain coverage under the Statewide General Construction Permit issued by the State Water Resources Control Board (Order No. 2022-0057-DWQ). Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) that estimates sediment risk from construction activities to receiving waters and specifies Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater.

Construction BMPs are grouped in six categories: erosion control (prevents soil particles from being detached from soil surface), sediment control (prevents soil particles from being transported offsite by water and being deposited elsewhere), wind erosion control, tracking control (prevents soil from being tracked offsite by vehicles), non-stormwater management controls (prohibits discharges other than stormwater, such as those from cleaning, maintenance, and fueling of vehicles and equipment), and waste management and controls (good housekeeping practices) (CASQA, 2023). Construction impacts regarding soil erosion or loss of topsoil would be less than significant after preparation and implementation of a SWPPP.

During project operation the entire project site would be developed with impervious surfaces such as a parking lot, bleachers, and walkways, as well as landscaping including playfields. Thus, the potential for soil erosion during project operation would be very low and impacts would be less than significant.

y) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact

Landslides

Landslides occur when the stability of the slope changes from a stable to an unstable condition. A change in the stability of a slope can be caused by a number of factors, acting together or alone. Natural causes of landslides include groundwater (pore water) pressure acting to destabilize the slope, loss of vegetative structure, erosion of the toe of a slope by rivers or ocean waves, weakening of a slope through saturation by snow melt, or heavy rains, earthquakes adding loads to barely stable slope, earthquake-caused liquefaction destabilizing slopes, and volcanic eruptions. The project site and the surrounding area are flat, and therefore less than significant impacts to people or structures due to landslides are anticipated.

Lateral Spreading

Lateral spreading is the rapid downslope movement of surface sediment, in a fluid-like flow, due to liquefaction in a subsurface layer. According to the project geotechnical report, the potential for lateral spreading is very low due to the flat conditions onsite and the distance to the nearest embankment (i.e., the San Gabriel River Channel located approximately 3,200 feet to the east).

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is in an area of ground subsidence mapped by the US Geological Survey (USGS, 2025). The project site is over the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin ("Central Basin"). Groundwater levels in the Central Basin are managed by the Water Replenishment District of Southern California (WRD) pursuant to several court judgments. WRD is required by such judgments to recharge water into the Central Basin to compensate for any overdraft from the Basin relative to natural recharge into the Basin (WRD, 2025, p. 7). WRD replenishment water into the Central Basin in water year 2023-24 (October 2023 – September 2024) amounted to 178,829 acre-feet or about 58.3 billion gallons (WRD, 2024, Table D).[19] Project development would not exacerbate hazards related to ground subsidence and impacts would be less than significant.

Liquefaction

Impacts related to liquefaction would be less than significant, as substantiated above in **Section 4.7.a.iii.**

Collapse

Collapsible soils consist of loose, dry, low-density materials that collapse and compact with the addition of water or excessive loading. These soils are distributed throughout the southwestern United States, specifically in areas of young alluvial fans, debris flow sediments, and loess (wind-blown sediment) deposits.

[19] WRD replenishment into the Central Basin is conducted at WRD's Montebello Forebay Spreading Grounds in the city of Pico Rivera.

The geotechnical investigation report determined that natural soils onsite are loose and compressible to depths ranging from three to 20 feet bgs. The geotechnical report recommended removal of natural soils under the proposed buildings to 10 feet bgs and replacement with compressed and moistened fill soils free of deleterious materials (Byerly, 2017, p. 14). With the implementation of the site-specific recommendations for soil stabilization included in the geotechnical report, potential for soil collapse within the project site would be a less than significant impact.

z) Would the project be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Expansive soils shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. Repeated changes in soil volume due to water content fluctuations may compromise structure foundations. Expansive soils are commonly very fine-grained with high to very high percentages of clay. Soils with an Expansion Index (EI) greater than 20 are considered expansive according to § 1803.5.3 of the 2022 California Building Code (ICC, 2025).

During the 2017 geotechnical investigation at the project site, artificial fill (associated with previous grading at site) consisting of loose to medium dense sands and silty sands was encountered in the test borings to depths of up to two feet. The natural soils immediately underlying the fill consisted of loose to dense silty sands, sands, sands with silt, and stiff clayey silts. The near surface soils encountered during the test borings were considered to have a very low expansion potential (Byerly, 2017, p. 6).

The project would comply with the applicable soil and foundation codes of the CBC and UBC. Site- specific recommendations provided in the project geotechnical report would be incorporated into project plans, including the use of non-expansive fill soils. For these reasons, impacts related to expansive soils would be less than significant.

aa) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact

The project would not include any septic tanks. Proposed plumbing fixtures would be connected by sewer laterals to sewer mains in surrounding roadways. Therefore, no impact associated with the use of alternative wastewater disposal systems within the project site would occur.

bb) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated

A paleontological records search for the project site was completed on April 6, 2025 by Alyssa Bell of the Natural History Museum of Los Angeles County; a complete copy of the memorandum is included as **Appendix E2**. The project site is underlain by poorly consolidated, poorly sorted, permeable flood-plain deposits consisting of soft clay, silt and loose to moderately dense sand and silty sand of Holocene and late

Pleistocene age (CGS and USGS, 2016). The Holocene Epoch extends from 11,700 years before present (ybp) to the present; and the late Pleistocene Epoch extends from 129,000 to 11,700 ybp (ICS, 2024).

Several fossil localities, described below in **Table 4.7-1**, were identified in the project region. Sediments onsite could contain fossils. As soil under the project site was disturbed during construction of the existing athletic facilities, it is unlikely that ground disturbance for project construction would encounter or damage fossils. However, there is still some potential for project ground-disturbing activities to damage fossils. This impact would be significant. Implementation of Mitigation Measure **GEO-1**, set forth below, would reduce this impact to less than significant.

Mitigation Measure

MM GEO-1 Prior to the issuance of the grading permit, the District must retain a qualified paleontologist. The paleontologist shall periodically monitor project ground-disturbing activities. In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if a significant fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the District's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

Level of Significance After Mitigation

With implementation of **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

TABLE 4.7-1
FOSSIL LOCALITIES IN THE PROJECT REGION

Locality Number	Location	Formation	Taxa	Depth
LACM VP 3660	Cover St & Pixie Ave; Lakewood	Unknown formation (Pleistocene)	Mammoth (*Mammuthus*)	19 feet bgs
LACM VP 3245; LACM IP 423, 2668	South side of the San Diego Freeway where it crosses Cherry Ave	Fernando Formation (dark grey sand & silt)	Fish (Osteichthyes) in a dense shell bed	37 feet bgs
LACM VP 3382	NE of the intersection of Artesia Blvd and Williams Ave., Compton	Unknown formation (Pleistocene; brown clay silt)	Mammoth (*Mammuthus*)	5 feet bgs
LACM VP 3319	Intersection of Carson St. & Alameda St	Unnamed formation (Pleistocene)	Mammoth (*Mammuthus*)	30 feet bgs

Locality Number	Location	Formation	Taxa	Depth
LACM VP 7493	30 yards south of Pacific Coast Highway & 10 yards west of Grand Avenue; Long Beach	Lakewood Formation	Camel family (Camelidae)	8.5 feet bgs

Source: Bell, 2025

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

4.8.1 GHG Constituents

Constituent gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs), analogous to the way a greenhouse retains heat. GHGs play a critical role in the Earth's radiation budget by trapping infrared radiation emitted from the Earth's surface, which would otherwise escape into space. Prominent GHGs contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). Without the natural heat-trapping effect of GHG, the Earth's surface would be about 34°F cooler. This natural phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. However, anthropogenic emissions of these GHGs over natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect. It has led to a trend of unnatural warming of the Earth's natural climate known as "global warming" or "climate change," or, more accurately, "global climate disruption." Emissions of these gases that induce global climate disruption are attributable to human activities in the industrial/manufacturing, energy, transportation, residential, and agricultural sectors.

Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CO_2, CH_4, and N_2O are 1, 25, and 298, respectively (GMI, 2022). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. CO_2 is produced when an organic carbon material (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Before the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 ppm (IPCC, 2007). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that the global concentration of CO_2 was 419.3 parts per million (ppm) in 2023 (NOAA, 2024). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible and is the main constituent of natural gas, a fossil fuel. CH_4 is released when organic matter decomposes in low-oxygen environments. Natural

sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2024). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon, and nitric acid production; cars with catalytic converters; and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the Industrial Revolution

4.8.2 Regulatory Setting

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The United States Environmental Protection Agency (USEPA) regulates at the national level; the California Air Resources Board (ARB) regulates at the state level; and the South Coast Air Quality Management District (SCAQMD) regulates at the air basin level in the project area.

Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policymakers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources. The USEPA is facilitating GHG reductions through partnerships and initiatives, evaluating policy options, costs, and benefits, advancing the science, partnering internationally and with states, localities, and tribes, and helping communities adapt.

Corporate Average Fuel Economy (CAFE) Standards

The National Highway Traffic Safety Administration (NHTSA) Corporate Average Fuel Economy (CAFE) standards regulate the distance vehicles must cover per gallon of fuel. The agency establishes CAFE standards for passenger cars and light trucks (referred to as light-duty vehicles), as well as separate guidelines for fuel consumption by medium- and heavy-duty trucks and engines. The latest CAFE standards were proposed by the NHTSA in July 2023 and finalized in June 2024 (NHTSA, 2024). Effective August 23, 2024, passenger cars and light trucks will see an increase of 2 percent annually for passenger cars in model years 2027–31. For light trucks, the increase will be 0 percent per year for model years 2027–28 and 2 percent per year for model years 2029–31. Additionally, NHTSA is setting final fuel efficiency standards for heavy-duty pickup trucks and vans (HDPUVs) with a 10 percent annual increase for model years 2030–32 and further increases for model years 2033–35.

Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule

On March 31, 2020, the USEPA and the NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program, which revoked California's authority to set its own GHG emissions standards and set zero-emission vehicle (ZEV) mandates in California. The loss of the ZEV sales requirements would likely have resulted in additional gasoline-fueled vehicles being sold in the State and increases in criteria pollutant emissions. On April 30, 2020, USEPA and NHTSA issued the Final SAFE Rule (ARB, 2020), which relaxed the federal GHG emissions and CAFE standards and would probably have resulted in increased CO_2 emissions. However, this regulation was repealed on

December 21, 2021, by the Biden administration (NHTSA, 2021).

State Regulations

Executive Order S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[20] prepared a report to the governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 would be met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. AB 32 required that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also required that by January 1, 2008, the ARB determine what the statewide GHG emissions level was in 1990, and that it had to approve a statewide GHG emissions limit, so it could be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007, in its Staff Report. Therefore, in 2020, emissions in California were required to be at or below 427 $MMTCO_2e$.

Under the "business as usual or (BAU)[21]" scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year, as noted below. It was estimated that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28 percent reduction to reach the 1990 level of 427 $MMTCO_2e$.

Part of the 2014 update, the ARB revised the 2020 Statewide limit to 431 $MMTCO_2e$, an approximately one percent increase from the original estimate. The 2020 BAU forecast in the update is 509 $MMTCO_2e$. The state must reduce emissions by 15.3 percent to meet the 431 $MMTCO_2e$ 2020 limit.

2020 Emissions and Target Achievement

According to the ARB 2022 report on GHG emissions from 2000 to 2020, the state's actual emissions in 2020 were 369.2 $MMTCO_2e$, significantly below the 2020 target of 431 $MMTCO_2e$. The decrease in emissions was primarily driven by the impacts of the COVID-19 pandemic, which temporarily reduced emissions in sectors such as transportation and industry. California met its ambitious climate target ahead of the 2020 deadline (ARB, 2022a).

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The GHG reduction strategies contained in the AB 32 Scoping Plan included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary

[20] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

[21] A business-as-usual (BAU) scenario assumes that none of the Scoping Plan measures are implemented (ARB, 2022).

actions, and market-based mechanisms such as a cap-and-trade system. In August 2011, the Scoping Plan was reapproved by the Board and included the Final Supplement to the Scoping Plan Functional Equivalent Document (ARB, 2011). The 2011 Scoping Plan expanded the list of nine Early Action Measures into a list of 39 Recommended Actions contained in Appendices C and E of the Plan. In May 2014, ARB developed, in collaboration with the CAT, the First Update to California's Climate Change Scoping Plan (Update) (ARB, 2014), which showed that California was on track to meet the near-term 2020 GHG limit and was well positioned to maintain and continue reductions beyond 2020 as required by AB 32. In November 2017, ARB published the 2017 Scoping Plan (ARB, 2017), which was built upon the former Scoping Plan and Update. It outlined priorities and recommendations for the state to achieve its target of a 40 percent reduction in GHGs by 2030, compared to 1990 levels.

In December 2022, ARB approved its Final 2022 Scoping Plan Update (ARB, 2022b), which adds carbon neutrality to the former Scoping Plan. The 2022 Plan identifies a technologically feasible, cost-effective path to reduce GHG emissions by 85 percent below 1990 levels and achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the 2022 Plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal through carbon capture. The 2022 Plan focuses on efforts to shift away from fossil fuels, which would result in a 94 percent decrease in liquid petroleum demand, a 71 percent decrease in smog-related pollutants, a job increase of 4 million, and $200 billion of health cost savings for Californians (ARB, 2022b).

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current Renewables Portfolio Standard (RPS) was intended to increase that share to 33 percent by 2020. It was reported that in 2021, over 37 percent of California's retail electricity sales were provided by RPS-certified renewables (CEC, 2021). Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. In October 2015, Governor Brown signed Senate Bill (SB) 350, which requires retail sellers and publicly owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030. Signed in 2018, SB 100 requires an increase in the RPS to 60 percent by 2030, along with a long-term goal of 100 percent of RPS and zero-carbon energy by 2045 (CEC, 2021).

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor of GHG emissions and accounts for approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation also are necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, Governor Brown issued EO B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80 percent reduction by 2050, as set in EO S-3-05. The

interim target is to reduce GHG emissions by 40 percent by 2030. It also directs State agencies to update the Scoping Plan, update the Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the State's Five-Year Infrastructure Plan to take current and future climate change impacts into account in all infrastructure projects.

Title 24

Although not originally intended to reduce GHGs, California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy-efficient technologies and methods. The California Energy Commission updates the standards every three years. The 2022 standard, effective January 1, 2023, encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more (CEC, 2024).

Title 24 Building Energy Efficiency Standards

During the 2021 Triennial Code Adoption Cycle, California state agencies reviewed the most recent edition of national model codes and standards and made amendments and additions to most parts of the California Building Standards Code. The latest version of Title 24 of the California Code of Regulations (Title 24) was published on July 1, 2022, and became effective on January 1, 2023 (State of California, 2023a). Below are modified chapters in Part 6 Building Energy Efficiency Standards that are relevant to the proposed project and would reduce GHG emissions (State of California, 2023a)

Administrative Regulations:

- Lighting controls and mechanical systems Acceptance Test Technician Certification Providers (ATTCPs) must record related Certificates of Compliance, Installation, and Acceptance Testing in an electronic database. § 10-103.1(c)3H and § 10-103.2(c)3H.[22]
- Energy Commission-approved community shared solar or renewable system and energy storage system qualification requirements updated. §10-115.[23]

Mandatory Requirements:

- Demand responsive lighting controls trigger changed to 4,000 watts or more, and requirements added for controlled receptacles. § 110.12 & § 160.5(b)4E.[24,25]

The California Green Building Standards Code (Title 24, Part 11 Code), commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California

[22] 10-103 – Permit, Certificate, Informational, And Enforcement Requirements For Designers, Installers, Builders, Manufacturers, And Suppliers. Accessed online at https://energycodeace.com/content/10-103-permit-certificate-informational-and-enforcement-r.

[23] 10-115 – Community Shared Solar Electric Generation System Or Community Shared Battery Storage System Compliance Option For On-Site Solar Electric Generation Or Battery Storage Requirements. Accessed online at https://energycodeace.com/content/10-115-community-shared-solar-electric-generation-system-or.

[24] Section 110.12 – Mandatory Requirements For Demand Management. Accessed online at https://energycodeace.com/content/section-11012-mandatory-requirements-for-demand-management.

[25] Section 160.5 - Mandatory Lighting Requirements for Indoor and Outdoor Spaces. Accessed online at https://energycodeace.com/content/section-1605-mandatory-lighting-requirements-for-indoor-and.

Building Standards Commission and the Department of Housing and Community Development.

In the 2021 Triennial Code Adoption Cycle, California state agencies made amendments and additions to most parts of the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24) which became effective on January 1, 2023 (State of California, 2023a). Listed below are modified sections in Part 11 California Green Building Standards Code that would reduce GHG emissions and are relevant to the proposed project.

- Chapter 5: Non-residential Mandatory Measures
  - Energy Efficiency
  - Solar Power/Lighting

- Appendix 5 Non-residential Voluntary Measures
  - A5.2 Energy Efficiency
  - A5.3 Water Efficiency and Conservation

South Coast Air Quality Management District (SCAQMD)

Over the past two decades, the South Coast Air Quality Management District (SCAQMD) has advanced various programs to address climate change as part of its ongoing efforts to reduce local air pollution. These include initiatives focused on energy conservation, low-carbon fuel technologies (such as natural gas vehicles, electric-hybrids, hydraulic-hybrids, and battery-electric vehicles), renewable energy, vehicle miles traveled (VMT) reduction, and market-based incentive programs (SCAQMD, 2024). A few of the programs initiated by the SCAQMD are:

- The Carl Moyer Memorial Air Quality Standards Attainment Program (Carl Moyer Program).
- Community Air Protection Program (CAPP) – Incentives.
- Off-Road Diesel Engines (SOON Program).

Air Quality-Related Energy Policy

In 2011, the SCAQMD Board adopted an Air Quality-Related Energy Policy (SCAQMD, 2011) integrating air quality, energy, and climate change issues in a coordinated and consolidated manner. The Energy Policy presents policies to guide and coordinate SCAQMD efforts and actions to support the policies.

Relevant Policies:

For the proposed Mayfair High School Athletic Field Improvement Project, the following policies and actions from the SCAQMD Air Quality-Related Energy Policy are relevant to GHG emissions:

Policy 1 – Promote zero and near-zero emission technologies to meet air quality, energy security, and climate change objectives through ultra-clean energy strategies.

Policy 2 – Promote zero and near-zero emission technologies in both stationary and mobile applications to the extent feasible.

Policy 4 – Promote demand-side management programs to manage energy demand growth. Such programs include but are not limited to energy conservation, energy efficiency, and load-shifting measures.

Policy 9 – Educate and incentivize the public and businesses to shift toward the lowest emissions technologies, considering emissions of criteria pollutants, toxic air contaminants, greenhouse gases, energy efficiency, and the potential to create local jobs.

Policy 10 – Incorporate energy efficiency and conservation as an emissions reduction strategy for stationary and mobile sources through AQMD's planning, rulemaking, advocacy, and CEQA commenting activities.

Relevant Actions:

Action 1 – Advocate for studies on zero and near-zero emission technologies that reduce GHG emissions.

Action 9 – Partner with local utilities and local government stakeholders to promote energy conservation and efficiency.

These policies and actions would help to reduce GHG emissions from the proposed project's energy use and operations, focusing on energy efficiency, electrification, and the adoption of low-emission technologies.

Local Regulations

The City of Lakewood does not have a Climate Action Plan (CAP).

Impact Analysis

cc) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Several pieces of California legislation relate to GHG emissions and climate change, many of which set aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigations are included or provided in these CEQA Guideline amendments.

GHG Significance Threshold

Neither the City of Lakewood, the SCAQMD, nor the State CEQA Guidelines Amendments have adopted quantitative thresholds of significance for addressing a project's GHG emissions. Nonetheless, § 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in § 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on (1) an estimate of the amount of GHG emissions resulting from the Mayfair High School Athletic Field Improvement Project; (2) a qualitative analysis or performance-based standards; (3) quantification of the extent to which the Mayfair High School Athletic Field Improvement Project increases GHG emissions as compared to the existing environmental setting; and (4) the extent to which the Mayfair High School Athletic Field Improvement Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

SCAQMD's guidance (SCAQMD, 2008) uses a tiered approach rather than a single numerical emissions threshold. If a project's GHG emissions "fail" the non-significance of a given tier, then one goes to the next tier.

The threshold selected for this analysis is Tier 3, which establishes a screening significance threshold level to determine significance using a 90 percent emission capture rate. For Tier 3, the SCAQMD estimated that at a threshold of approximately 3,000 metric tons CO_2e per year, emissions above the threshold would comprise 90 percent of the GHG emissions from new residential projects. Thus, this analysis uses 3,000 metric tons of CO_2e ($MTCO_2e$) per year as the significance threshold under the first impact criterion.

Construction GHG Emissions

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment, the import or export of soil, and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from onsite construction activities and offsite hauling and construction worker commuting are considered as project-generated. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white paper (CAPCOA, 2008), the information needed to characterize GHG emissions from the manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level; CEQA does not require an evaluation of speculative impacts (CEQA Guidelines § 15145). Therefore, the construction analysis does not consider such GHG emissions but does consider non-speculative onsite construction activities, and offsite hauling and construction worker trips. All GHG emissions are identified on an annual basis.

Estimated GHG emissions from the Mayfair High School Athletic Field Improvement Project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.29 (CAPCOA, 2024), which was described in **Section 4.3.7**. The results of this analysis are presented in **Table 4.8-1**. The total construction GHG emissions would be **49 $MTCO_2e$**. Consistent with SCAQMD recommendations and to ensure that construction emissions are assessed quantitatively, construction greenhouse gas (GHG) emissions have been amortized over 30 years. The amortized value for the project is **1.63 $MTCO_2e$.** Modeling results are shown in **Appendix B** of this IS/MND.

Table 4.8-1
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Activity	Total Tonnes			
	CO_2	CH_4	N_2O	CO_2e
Soccer Work - Phase 1	11.87	0.0005	0.0003	11.98
Soccer Work - Phase 2	10.28	0.0004	0.0003	10.38
Soccer Work Total	***22.1***	***0.001***	***0.001***	***22.4***
Stadium Work - Phase 1	1.43	0.00006	0.00004	1.44
Stadium Work - Phase 2	23.57	0.0010	0.0007	23.79
Stadium Work Total	***25.0***	***0.001***	***0.001***	***25.2***
Project Totals	***48.6***	***0.002***	***0.001***	***49.0***

Operational GHG Emissions

The proposed Project would not have any operational emissions. The new sports field lights would not themselves be emission sources. As discussed in **Section 3.4**, BUSD does not intend to increase the number of home athletic events beyond those currently held during the regular sports season. Since there would be no increase in the number of sporting events and project emissions are far below the significance thresholds, any increase in traffic that may occur will result in a negligible increase in mobile source emissions. The only new operational emissions source due to the project would be motor vehicles bringing parts and personnel to the school for occasional repair and maintenance of the lighting system. The number of vehicles and the vehicle miles traveled for repairs

would be minimal. Therefore, operational GHG emissions (including amortized construction emissions) would be less than significant.

dd) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?

Less than Significant Impact

The proposed project would not change the existing land uses (i.e., School campus) of the project site. In addition, the proposed project would be designed and built in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11). It would not conflict with any of the applicable plans, policies, or regulations adopted to reduce the emissions of GHG, as discussed in **Section 4.8.2,** and thus, impacts would be less than significant.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			**X**	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

Less than Significant Impact

The proposed project would include the transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities. All chemical transport, storage, and use would comply with Resource Conservation and Recovery Act; Comprehensive Environmental Response, Compensation, and Liability Act; California hazardous waste control law1; Occupational Safety and Health Administration, Los Angeles County Fire Authority (LCFA), and the Los Angeles County Health Care Agency requirements. Therefore, potential impacts from the transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials would be less than significant.

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

Less than Significant Impact

The proposed project would not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school in a manner that poses a significant risk. The project site is located entirely within the Mayfair Middle/High School campus and all activities will occur within the boundaries of this existing school. Although the project will involve temporary construction-related use of materials such as fuels, solvents, and adhesives, these substances will be used in accordance with applicable safety and environmental regulations, including the California Health and Safety Code and oversight by the Los Angeles County Certified Unified Program Agency (CUPA). No routine or long-term operations involving hazardous emissions or waste handling are proposed. Therefore, the project will not expose sensitive receptors, including students and staff at site or nearby residential uses, to hazardous emissions or materials, and impacts would be less than significant.

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

Less than Significant Impact

The proposed project site at Mayfair Middle/High School, located at 6000 Woodruff Avenue in the City of Lakewood, Los Angeles County, is not listed in any of the hazardous materials site compilations required by California Government Code §65962.5, commonly referred to as the "Cortese List." A thorough review of the California Department of Toxic Substances Control (DTSC) EnviroStor database and the State Water Resources Control Board's GeoTracker database confirms that the project site does not appear on any of the following:

- Hazardous waste facilities subject to corrective action under Health and Safety Code §25187.5.
- Sites listed according to the Health and Safety Code 25356, including hazardous substance release sites selected for response actions.

- Leaking Underground Storage Tank (LUST) Sites with unauthorized releases reported under the Health and Safety Code §25295.
- Solid waste disposal sites from which there is a migration of hazardous waste, as identified by the Los Angeles Regional Water Quality Control Board (LARWQCB).

This determination aligns with the requirements set forth in Government Code §65962.5, which mandates the compilation and annual updating of lists that identify sites with known hazardous material concerns. Additionally, the Cortese List of the DTSC serves as a planning tool for state and local agencies to comply with CEQA by providing information on the location of hazardous material release sites.

The following two listings on the EnviroStor database maintained by the Department of Toxic Substances Control (DTSC) are within 0.25 mile of the project site:

1. Mayfair High School is listed as a school investigation site. A Preliminary Endangerment Assessment (PEA) was conducted in 2009 for the removal of eight relocatable classrooms and replacement with two new 2-story portable classroom buildings. DTSC issued a No Further Action determination (equivalent to case closure) regarding the PEA in July 2009 (DTSC, 2025a).

2. Ester Lindstrom Elementary School, at 5900 Canehill Avenue opposite Canehill Avenue southeast of the project site, is listed as a school investigation site. The case is inactive and listed as needs evaluation as of 2003 (DTSC, 2025b).

The two listings are not any of the site types included on the Cortese List. Given that the project site is not included on any of these lists, the proposed athletic field improvement project would not create a significant hazard to the public or the environment due to its location relative to the sites of known hazardous materials. Therefore, the potential impacts associated with hazardous material site listings are considered less than significant.

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

Less than Significant Impact

The Mayfair High School Athletic Field Improvement Project is not located within an airport land use plan and is not located within two miles of a public airport or public use airport. The nearest public use airport is Long Beach Airport (Daugherty Field), which is approximately 4.5 miles south of the project site. The project site does not lie within the boundaries of any airport influence area or airport land use compatibility planning zones established by the Los Angeles County Airport Land Use Commission. Furthermore, the project does not include any new residential or sensitive receptor uses and involves only modernization of existing athletic infrastructure on a fully developed school site. Therefore, the proposed improvements would not result in safety hazards or expose people residing or working in the project area to excessive noise associated with aircraft operations, and the impacts would be less than significant.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

The proposed project would not result in any conflict with an adopted emergency response plan or emergency evacuation plan. The project would not impair the implementation of the existing Mayfair High School evacuation plan, which would remain fully functional throughout both the construction and operational phases of the project. All construction and operational activities would occur entirely within the existing school property boundaries and would not require modifications to adjacent public roadways or emergency access routes, such as Woodruff Avenue or Allington Street, both of which are identified as potential emergency corridors. The proposed project includes the addition of a new vehicular access driveway from Allington Street, thereby improving site ingress and egress conditions and potentially enhancing emergency response capabilities. Additionally, the project design incorporates barrier-free paths of travel in compliance with applicable accessibility standards (e.g., Americans with Disabilities Act and California Building Code), thereby facilitating safe and efficient evacuation and emergency access for all individuals, including those with disabilities. During the construction phase, any temporary lane closures or construction staging activities would be coordinated with the City of Lakewood and local emergency service providers, in accordance with applicable municipal ordinances and regulations, to ensure that emergency access is continuously maintained. Therefore, the proposed project would not impair or conflict with an adopted emergency response or evacuation plan, and impacts related to emergency access and evacuation would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

The project site is located in a fully urbanized area of the City of Lakewood, surrounded by existing residential development and infrastructure, and is not located within or adjacent to any Very High Fire Hazard Severity Zones (VHFHSZ) as designated by the California Department of Forestry and Fire Protection (CAL FIRE) as detailed in **Section 4.20** of this Initial Study. The nearest wildland-urban interface areas are several miles away, and the site is currently served by the Los Angeles County Fire Department, which provides prompt emergency response capabilities. The project involves the redevelopment of athletic fields and support facilities within an existing school campus, without the proposed expansion to undeveloped or fire-prone areas. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, either directly or indirectly, and the impact would be less than significant.

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;				**X**
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			**X**	
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv. impede or redirect flood flows?			**X**	
a) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				**X**
b) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

Development of a property may result in two types of water quality impacts: (1) short-term impacts due to construction related discharges; and (2) long-term impacts from operation or changes in site runoff characteristics. Runoff may carry on-site surface pollutants to water bodies such as lakes, streams, and rivers that ultimately drain to the ocean. Projects that increase urban runoff may indirectly increase local and regional flooding intensity and erosion. The project does not contain plumbing connections so no increase in effluent treatment requirements would result from project construction and operation.

Construction Pollutants Control

Project construction is anticipated to include the transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities.

Such hazardous materials could contaminate stormwater. Chemical transport, storage, and use would comply with the Resource Conservation and Recovery Act (RCRA), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), California's Hazardous Waste Control laws[26], Occupational Health and Safety Administration (OSHA), Los Angeles County Fire Department, and Los Angeles Regional Water Quality Control Board (RWQCB) requirements.

The project would be required to obtain coverage under the Statewide General Construction Permit issued by the State Water Resources Control Board (Order No. 2022-0057-DWQ). Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater.

Construction BMPs are grouped in six categories: erosion control (prevents soil particles from being detached from soil surface), sediment control (prevents soil particles from being transported offsite by water and being deposited elsewhere), wind erosion control, tracking control (prevents soil from being tracked offsite by vehicles), non-stormwater management controls (prohibits discharges other than stormwater, such as those from cleaning, maintenance, and fueling of vehicles and equipment), and waste management and controls (good housekeeping practices) (CASQA, 2023). Potential violations of water quality standards or waste discharge requirements would be less than significant during project construction.

Operational Pollutant Controls

Project development would occur on the grounds of a developed school campus and would not increase the intensity of existing on-site uses. The project site is approximately 19.9 acres, and the project includes development of over 10,000 square feet of new impervious surfaces. Thus, the project is a Planning Priority Project as defined in City of Lakewood Municipal Code § 9379.1, *Stormwater Pollution Control Measures for Development Planning and Construction Activities* (ecode360.com, 2025). The project includes a network of storm drains. A hydrodynamic separator—that is an underground system that removes large sediment by settling—would be installed next to the north end of the southerly practice field. Seven underground detention pipes, each 322.5 feet long and 60 inches diameter, would be installed west of the baseball field and south and east of the parking lot to detain, filter, and discharge stormwater into the existing drainage system. The seven pipes would have total capacity of about 44,326 cubic feet or 332,444 gallons. Therefore, project operation is not anticipated to alter existing on-site surface runoff. For these reasons, potential violations of water quality standards or waste discharge requirements would be less than significant during project operation.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact

The project site is over the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin ("Central Basin"). Development of the proposed project would not result in substantial changes in the quantity of existing groundwater supplies because no groundwater extraction activities would occur. Project implementation would not increase the impervious area on site and therefore would not substantially reduce infiltration of stormwater onsite. The project will not result in an increase in water

[26] See California's Health and Safety Code, Division 20. Miscellaneous Health And Safety Provisions, §§ I24000-26204, Chapter 6.5. Hazardous Waste Control.

demand. The project would require minimal water use during construction. The City of Lakewood would supply water needed during construction activities and no water supply wells would be constructed or used. Therefore, project impacts to groundwater supplies or recharge would be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site?

Less than Significant Impact

Implementation of construction BMPs to be specified in the project SWPPP would minimize erosion and siltation on- or off-site; see further discussion above in **Section 4.10.a**. Impacts would be less than significant.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less than Significant Impact

Palo Verde Lateral Storm Channel

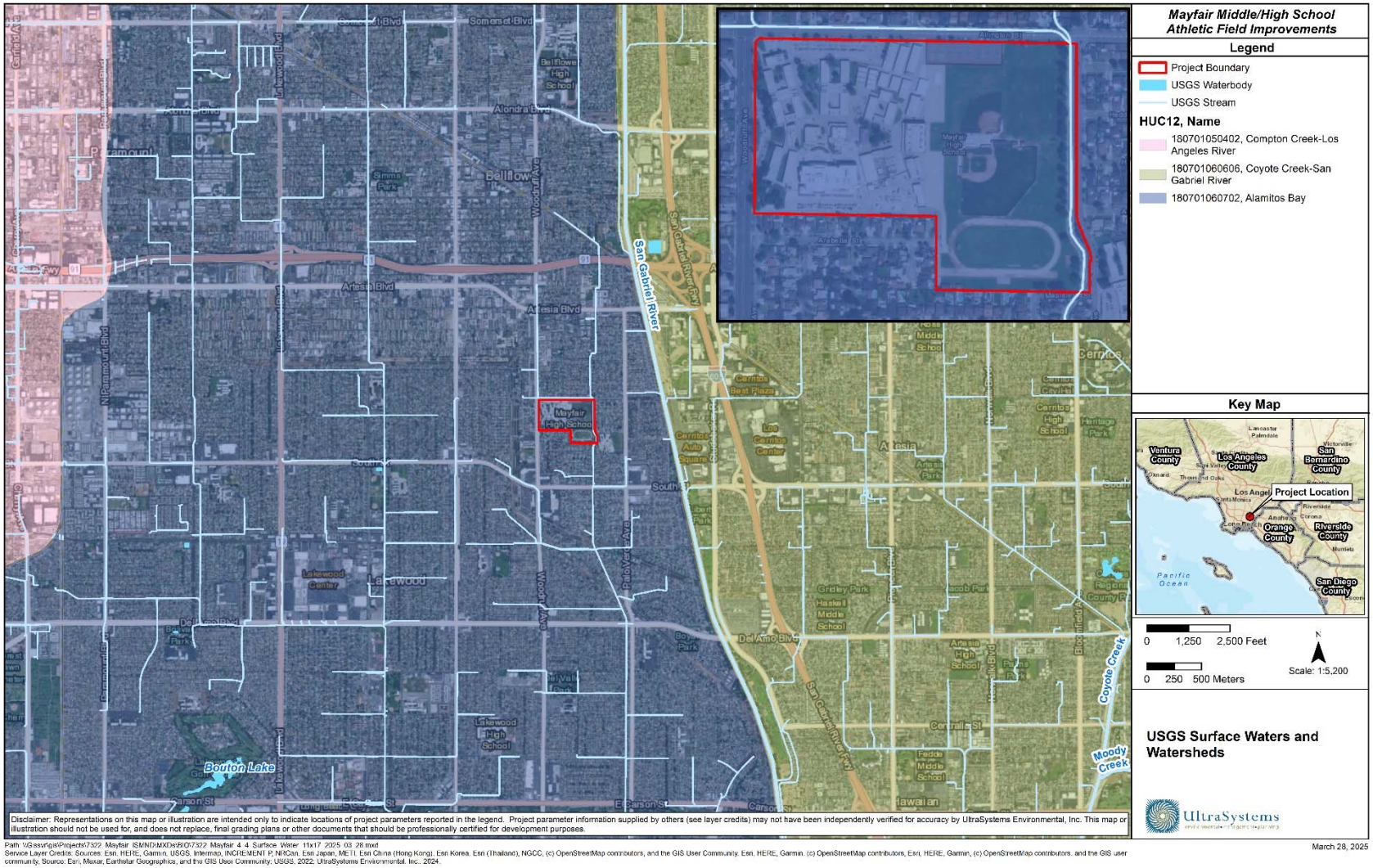
The project includes converting the Palo Verde Lateral Storm Channel (PVLSC), in the east edge of the project site, to an underground storm drain and building a surface parking lot over the storm drain. Kimley Horn completed a Watershed Study of the PVLSC in July 2017 (see **Appendix F**). The PVLSC has a watershed area of 878 acres (Kimley Horn, 2017, p. 11) or 1.37 square miles; and discharges into the Los Cerritos Channel about 3.8 miles south of the project site (USGS, 2025). Drainage channels in the project region are shown on **Figure 4.10-1**. PVLSC is a concrete trapezoidal channel 5.0 feet wide at bottom, 6.5 feet deep, and 24.5 feet wide at top. Two storm drains, a 72-inch-diameter reinforced concrete pipe (RCP) and a 75-inch RCP, outlet into the upstream end of the PVLSC, and the PVLSC at its downstream (south) end discharges into a 7.5-foot-wide x 6.0-foot-high double box culvert (Kimley Horn, 2017, pp. 3-4). The 10-year and 50-year peak flows in the PVLSC were calculated as 732 and 1,170 cubic feet per second (cfs), respectively (Kimley Horn, 2017, p. 7).

The Watershed Study determined that the drainage flow rate required is 600 cfs (Kimley Horn, 2017, p. 11). The project proposes replacement of the channel with a double 10-foot x 6-foot precast reinforced concrete box (PRCB) culvert to maintain conveyance capacity and improve the durability of the system. Replacement of the PVLSC with underground storm drains would not cause flooding onsite, or in or downstream of the PVLSC watershed area. Impacts would be less than significant.

Remainder of Project Site

The project site is located on the grounds of the existing Mayfair Middle/High School campus that is served by a previously developed stormwater drainage system. Flood control in the City of Lakewood is provided by a network of box culverts, underground storm drains and open channels. The project would not increase the amount of stormwater runoff. Under the project, site drainage will be improved through the installation of a StormTech chamber system west of the baseball field to retain and treat storm water runoff prior to offsite discharge. No substantial changes to the existing drainage pattern of the area are proposed and impacts would be less than significant.

Figure 4.10-1
SURFACE WATERS AND WATERSHEDS



iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;

Less than Significant Impact

Storm Drainage Capacity

Project development would not exceed existing and planned drainage systems, as substantiated above in **Section 4.10.c.ii.**

Polluted Runoff

Project construction and operation would not cause substantial stormwater contamination, as shown above in **Section 4.10.a.**

iv) impede or redirect flood flows?

Less than Significant Impact

The project site is mapped in flood hazard zone X, an area where risk of 100-year floods is reduced by a levee maintained by the Federal Emergency Management Agency (FEMA, 2025), as shown in **Figure 4.10-2**. Project impacts on flood control infrastructure would be less than significant, as substantiated above in **Section 4.10.c.ii**. Project development would not impede or redirect flood flows, and impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact

A seiche is an oscillating wave in a closed or partially closed water body such as a river, lake, reservoir, pond, and other large inland water body caused by wind, tidal forces, earthquakes, landslides and other phenomena. Tsunamis are long wavelength, earthquake-generated ocean waves. Mudflows are fast-moving landslides composed of mud and debris, typically caused by heavy rainfall or melting snow on steep hillsides.

The project site is not within a Tsunami Inundation Area (CGS, 2017). No large water storage reservoirs or other inland water bodies are present near the project site, and thus, hazards from a seiche are considered negligible. The potential for mudflows within or near the proposed project site is considered negligible given the flat terrain. For these reasons, no impacts from inundation by a seiche, tsunami, or mudflow are anticipated.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact

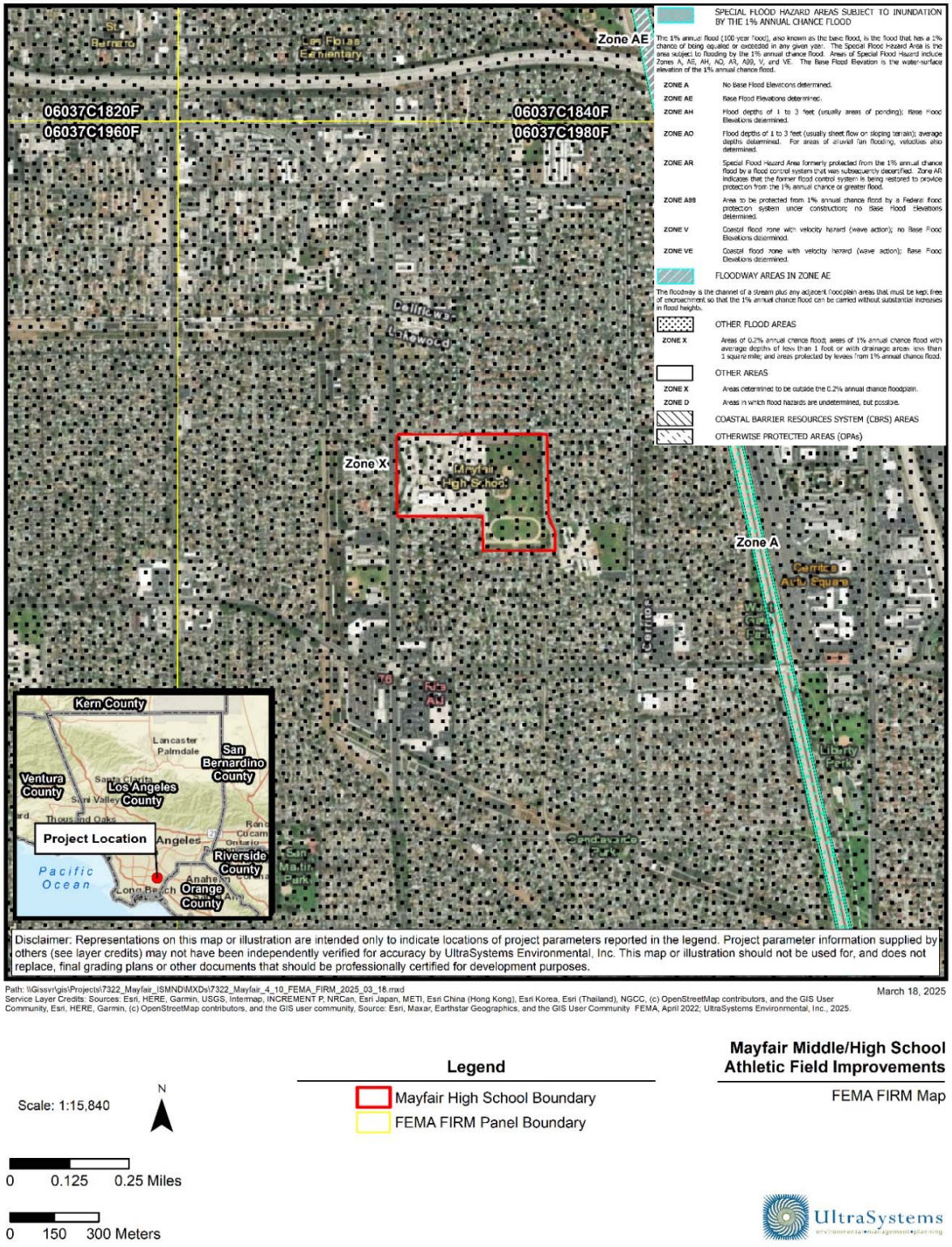
Water Quality Control Plan

The water quality control plan in effect for the project region was issued by the Los Angeles Regional Water Quality Control Board in 2014. The project would comply with the Basin Plan through conformance with City of Lakewood Municipal Code Section 9379.1, *Stormwater Pollution Control Measures for Development Planning and Construction Activities.* Project water quality impacts are discussed further above in **Section 4.10.a**. Impacts would be less than significant.

Sustainable Groundwater Management Plan

The project site is over the Central Basin. No sustainable groundwater management plan (SGMP) has been developed for the Central Basin, and the Central Basin is classified as very low priority for SGMP development (DWR, 2025). The Water Replenishment District of Southern California (WRD) manages groundwater levels in the Basin pursuant to several court judgments. Project development would not conflict with an SGMP, and impacts would be less than significant.

Figure 4.10-2
ZONE X FLOOD HAZARD AREA



4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				**X**

a) Would the project physically divide an established community?

No Impact

The proposed project would not physically divide an established community. The project site is located entirely within the existing boundaries of the Mayfair Middle/High School campus in the City of Lakewood and involves upgrades to athletic facilities without altering public roadways or neighborhood connectivity. The campus is fenced and thus is not used for transiting between surrounding neighborhoods. No new barriers, road closures, or reconfigurations of access routes are proposed that would separate or fragment surrounding single-family residential neighborhoods. Additionally, the improvements are designed to serve existing students and enhance community use of school sports facilities, which may strengthen community cohesion rather than divide it. Therefore, the project would have no impact with respect to physically dividing an established community.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

The proposed project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated for public/institutional use under the City of Lakewood General Plan and is currently developed as a public middle and high school. The proposed improvements—focused on modernizing existing athletic facilities—are consistent with the existing school use, land use designation and zoning. Additionally, the project aligns with policies supporting education, public facility enhancement, accessibility, and recreational use. Compliance with applicable regulations related to stormwater management, noise, air quality, and construction safety ensures that the project avoids environmental effects or reduces them to a less-than-significant level. Therefore, no land use conflicts are anticipated, and the project would not result in a significant environmental impact.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

Less that Significant

The Mayfair High School Athletic Field Improvement Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State. The project site is located within a fully developed school campus in a highly urbanized area of the City of Lakewood, and it is not situated within a State-designated Mineral Resource Zone (MRZ) of significance as identified by the California Geological Survey (DOC, 2010). There is no active or proposed mineral extraction occurring on or near the site. Therefore, the proposed project would not interfere with access to or extraction of valuable mineral resources, and there would be no impact.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact

The proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on any local general plan, specific plan, or other land use plan. The Mayfair High School campus is located within the City of Lakewood, which does not identify the project site as containing or being designated for locally important mineral resource recovery in the City of Lakewood General Plan. The site is developed with educational facilities and is surrounded by residential uses. Therefore, no designated mineral resource zones or recovery areas would be affected, and there would be no impact.

4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**

4.13.1 Noise Fundamentals

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz [Hz] or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty

added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Caltrans, 2009). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.

- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10 p.m. and 7 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

4.13.2 Existing Noise

The project site is located at Mayfair High School, situated at 6000 Woodruff Avenue in the city of Lakewood, California. The surrounding area is fully urbanized and primarily characterized by single-family residential development on all sides of the school campus. Existing noise in the project vicinity is typical of a suburban school environment and is influenced by several primary sources: vehicular traffic on nearby arterial roadways such as Woodruff Avenue and Allington Street; typical school operations including student arrival and dismissal periods; and intermittent athletic and recreational activities occurring on campus.

The nearest freeway to the project site is Interstate 605, which is located approximately 1.05 miles southwest of the project area. Due to the distance and shielding from intervening buildings, freeway noise results in a nominal contribution to the study area noise environment. Ambient noise levels in the area are generally highest during school hours and weekday peak traffic periods. Nighttime noise levels are typically lower, reflecting reduced vehicle traffic and inactivity at the school. No industrial or heavy commercial land uses are located in the immediate vicinity, and aircraft overflights are minimal due to the site's distance from any major airport. Therefore, the dominant sources of ambient noise in the vicinity of the project site are traffic on adjacent roadways and normal school-related activity.

On February 2, 2017, UltraSystems obtained 15-minute ambient noise level samples at eight locations surrounding the project area. Measurements were made between 9:37 a.m. and 12:18 p.m. As shown in **Table 4.13-1,** average short-term ambient noise levels (L_{eq}) ranged from 54.4 to 65.3 dBA L_{eq}. The 65.3-dBA noise level was along Amber Street, in front of a single-family residence north of the project site. All monitored noise levels were within the range considered typical for the nearby land uses. The surrounding area has remained residential since 2017, and the average ambient noise levels have likely not changed significantly. Ambient noise monitoring data are included as **Appendix G**.

Table 4.13-1
AMBIENT NOISE MEASUREMENT RESULTS

Point	Data Set	Sampling Time	Address	Sound Level (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S089	0937-0952	10326 Amber Street	65.3	81.4	48.5	In front of single-family residence
2	S090	0956-1011	10436 Amber Street	64.2	76.5	50.3	In front of single-family residence
3	S091	1020-1035	6054 Canehill Avenue	58.2	69.2	51.3	In front of single-family residence
4	S092	1040-1055	6014 Canehill Avenue	56.1	70.7	48.9	In front of single-family residence
5	S093	1058-1113	5922 Canehill Avenue	58.7	72.7	48.8	In front of single-family residence
6	S094	1118-1133	5900 Canehill Avenue	54.5	70.0	48.5	In front of single-family residence
7	S095	1140-1155	5815 Snowden Avenue	54.4	64.5	49.8	In front of single-family residence
8	S096	1203-1218	6037 Arabella Street	56.1	73.5	48.7	In front of single-family residence

Source: UltraSystems, 2017.

4.13.3 Sensitive Land Uses

The existing noise-sensitive receptors in the general area of the project site are shown in **Figure 4.13-**1. The nearest ones are listed in **Table 4.13-2**, Nearest Existing Sensitive Receivers. The local residences would be exposed to noise during project construction and operations. Students, faculty, and other Mayfair High School employees would be exposed to construction noise only during school hours. Adjacent to the existing baseball field and track at Mayfair High School is Esther Lindstrom Elementary. The Elementary School staff and students may be exposed to construction noise during regular business hours. The sensitive receptors in the project area include residential properties north opposite Allington Street, east opposite the Palo Verde Lateral Storm Channel and Canehill Avenue and abutting the project site to the south (Google Earth, 2025). These residences are potentially subject to changes in noise exposure from both construction and operation of the proposed athletic field improvements, especially during periods of outdoor events or evening field use. However, the current setting reflects an established pattern of school-related noise consistent with typical suburban secondary school environments.

Table 4.13-2
NEAREST EXISTING SENSITIVE RECEIVERS

Sensitive Land Use	Location With Respect to Project Features	Distance from Proposed Improvements (Feet)[a]
Single-family residences	South of athletic fields	1,193
Esther Lindstrom Elementary School	East of athletic fields	583
Single-family residences	North of athletic fields	412

Source: UltraSystems with Google Earth. 2025.
[a]Different distances were used in the construction noise calculations. See **Section 4.13.6.**

4.13.4 Regulatory Setting

Federal

The United States Environmental Protection Agency, under the Authority of the Noise Control Act of 1972, has established noise emission criteria, as detailed in Title 40 of the Code of Federal Regulations (CFR). Title 40 of the CFR, Parts 201 through 205 pertain to various transportation equipment (such as motor carries engaged in interstate commerce) and Part 204, which provides noise emission standards for construction equipment.

State

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels with effects on various land uses. (The Office of Noise Control no longer exists). The most current guidelines prepared by the state noise officer are contained in the "General Plan Guidelines" issued by the Governor's Office of Planning and Research in 2017 (OPR, 2017). Since the focus of these guidelines is to avoid siting sensitive noise receptors in elevated noise environments, they do not apply to the proposed project: here, the concern is whether the project will have significant noise impacts on the surrounding community,

Local

City of Lakewood General Plan

The Noise Element of the City of Lakewood General Plan (City of Lakewood, 1996) identifies sources of noise in the city and provides goals, policies, and implementation programs that ensure that noise from various sources would not create an unacceptable noise environment. Key objectives include:

1. Goal: Maintain or reduce noise levels throughout the city.

Policies:

1.1 Ensure that new and expanded commercial projects do not generate adverse noise impacts on adjacent residential areas.

1.3 Integrate noise reduction techniques in the building plan review process.

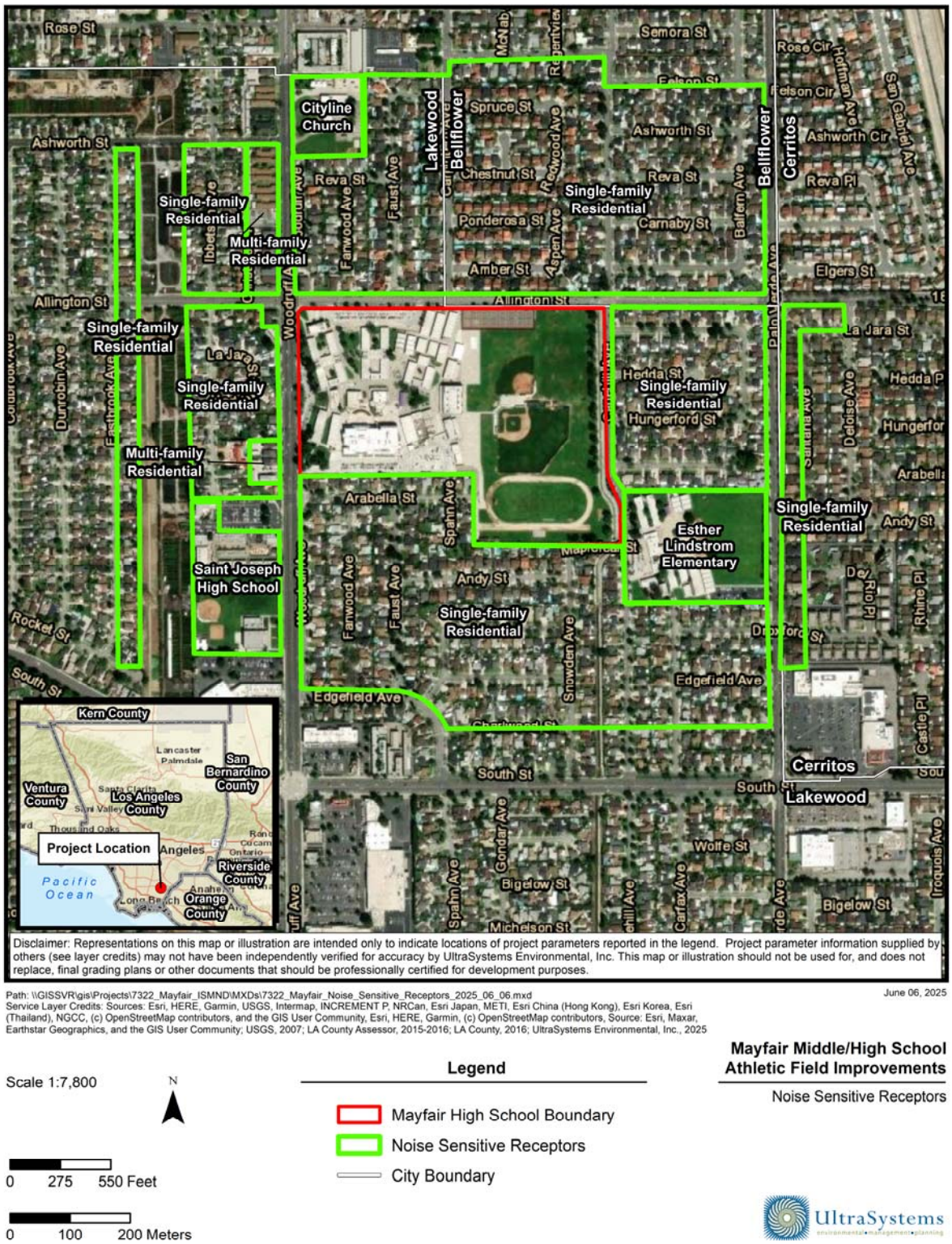
Implementation Programs

Program 1. Continue to regulate delivery times and hours of operation for those uses that would otherwise have negative noise impacts on adjacent residential properties.

City of Lakewood Municipal Code

Construction noise appears to be regulated primarily through limitations on hours of operation to reduce disruption to nearby residents. Construction activities, including grading, demolition, and use of power tools, are generally permitted between 7:00 a.m. and 7:00 p.m. Monday through Saturday, and between 9:00 a.m. and 7:00 p.m. on Sundays (City of Lakewood Municipal Code, 1999). These hours reflect typical community standards intended to balance development needs with neighborhood quality of life.

Figure 4.13-1
SENSITIVE NOISE RECEPTORS IN THE PROJECT AREA



4.13.5 Significance Thresholds

Two criteria were used for judging noise impacts. First, noise levels generated by the proposed project must comply with all applicable relevant federal, state, and local standards and regulations. Noise impacts on the surrounding community are limited by local noise ordinances, which are implemented through investigations in response to nuisance complaints. It is assumed that all existing regulations for the construction and operation of the proposed project will be enforced. In addition, the proposed project should not produce noise levels that are incompatible with adjacent noise-sensitive land uses.

The second measure of impact used in this analysis is a significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people. The proposed project would have a significant noise impact if it would do any of the following:

- Expose persons to or generate noise levels in excess of the Federal Transit Administration's recommended threshold of 80 dBA (FTA, 2018, p. 179).
- Include construction activities within the hours prohibited by the Municipal Code.
- Contribute, with other local construction projects, to a significant cumulative noise impact.
- Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA CNEL or more.

4.13.6 Discussion of Impacts

c) Would the project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact

Construction

Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and on-road delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities. Construction of the Mayfair High School Athletic Field Improvement Project would occur entirely within the existing school property and is anticipated to take approximately 14 months, from September 2025 to October 2026. Activities include demolition of existing athletic structures, site grading, trenching for drainage and lighting foundations, installation of synthetic turf and new infrastructure, and vertical construction of bleachers, restroom/concession buildings, ticket booths, storage buildings, and light poles. Heavy equipment such as excavators, cranes, backhoes, loaders, flatbed trucks, and concrete trucks would be used intermittently during each construction phase.

Table 4.13-3 lists the equipment expected to be used. For each equipment type, the table shows an average noise emission level (in dB at 50 feet, unless otherwise specified) and a "usage factor," which is an estimated percentage of operating time that the equipment would be producing noise at the stated level (Knauer et al., 2006).

Table 4.13-3
CONSTRUCTION EQUIPMENT NOISE CHARACTERISTICS

EQUIPMENT TYPE	MAXIMUM SOUND LEVEL (dBA @ 50 FEET)	USAGE FACTOR (%)
Aerial Lift	75	20
Bore/Drill Rig	84	20
Cement and Mortar Mixer	79	45
Concrete Saw	90	20
Crane	83	29
Dozer	82	40
Forklift	65	50
Generator Set	82	74
Grader	85	40
Off Highway Truck	84	40
Paver	77	50
Pickup Truck with Small Crane	55	40
Roller	80	20
Tractor/Loader/Backhoe	85	37
Trencher	80	50

Source: Knauer et al., 2006; Advanced Engineering Acoustics, 2006.

UltraSystems estimated the average hourly exposures at four representative nearby sensitive receptors, using methods published by the FTA (2018). The distances used for the calculation were measured from the centers of the two main areas of construction activity (the soccer field and the stadium area) to each sensitive receptor. The results are shown in **Table 4.13-4**.

Table 4.13-4
MAXIMUM CONSTRUCTION NOISE EXPOSURES AT NEAREST SENSITIVE RECEIVERS

Construction Phase and Subphase	Distance (feet)	Construction Exposure (dBA L_{eq})
1 - Soccer Field (Demolition, grading, trenching)	228.9	73.9
2 - Soccer Field (installation, construction)	228.9	64.2
3 - Stadium (grading, trenching, demolition)	813.3	64.3
4 - Stadium (grading, trenching, demolition)	813.3	66.3

As shown in **Table 4.13-4,** the noisiest construction phases would be Soccer Field Phase 1 (demolition, grading, trenching) at the single-family homes south of the proposed soccer field, which would have a maximum hourly L_{eq} of 73.9 dBA. The one-hour construction noise standards from the Transit Noise and Vibration Impact Assessment Manual (FTA, 2018) have been used in this analysis. **Table 4.13-4** also shows that construction noise levels would be within the FTA construction noise standard of 80 dBA at the nearby sensitive receptors. Therefore, the short-term construction exposure would be less than significant.

Operation

The Mayfair High School Athletic Field Improvement Project would modernize existing sports facilities without increasing student enrollment or academic operations. Project features include a new synthetic track and field, reconstructed baseball and softball fields, new bleachers, a restroom/concession building, field lighting on 90-foot poles, and amplified sound for events. While

the project may result in more regular and extended use of the athletic facilities—especially during evenings—it does not increase the total number of athletic events scheduled under existing conditions.

The primary sources of operational noise would be associated with sporting events and practices, crowd noise during games, amplified public address announcements, and vehicle activity in the new 311-space parking lot. These sources are intermittent and occur during school-related events, which are already part of the school's operational baseline. While the addition of field lighting may enable extended use of the fields into the evening, BUSD has stated that lighting would be shut off no later than 10:30 p.m., following the conclusion of events and after spectators have exited the premises. Additionally, the amplified sound system is intended for limited event use and would be operated under the supervision of school administration to ensure compliance with standard school policies and community expectations.

The project would not result in a fundamental shift in land use or activity patterns, and operational noise would remain consistent with that of a typical secondary school campus with regulated event schedules and administrative control over amplified sound. Impacts would be less than significant.

d) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Vibration is sound radiated through the ground. Groundborne noise is the rumbling sound caused by the vibration of building interior surfaces. The ground motion caused by vibration is measured as peak particle velocity (PPV) in inches per second and is referenced as vibration decibels (VdB). Typical outdoor sources of perceptible groundborne vibration are construction equipment and traffic on rough roads.

The American National Standards Institute (ANSI) indicates that vibration levels in critical care areas, such as hospital surgical rooms and laboratories, should not exceed 0.2 inch per second of PPV (ANSI, 1983). The Federal Transit Administration (FTA) also uses a PPV of 0.2 inch per second as a vibration damage threshold for fragile buildings and a PPV of 0.12 inch per second for extremely fragile historic buildings. The FTA criteria for infrequent groundborne vibration events (less than 30 events per day) that may cause annoyance are 80 VdB for residences and buildings where people normally sleep, and 83 VdB for institutional land uses with primarily daytime use (FTA, 2006).

Construction

Typical construction equipment expected to be used includes excavators, backhoes, cranes, compactors, and flatbed delivery trucks. While some of this equipment can generate localized groundborne vibration, the types of construction activities proposed—primarily surface work, turf installation, and light structural assembly—are not expected to involve high-impact equipment such as pile drivers or vibratory rollers that are typically associated with elevated vibration levels. The vibration levels expressed in VdB and PPV for construction equipment at a distance of 225 and 533 feet (the distance to the closest sensitive receivers) were calculated by methods described in the FTA guidance. Results are shown in **Table 4.13-5** and **Table 4.13-6**.

Table 4.13-5
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 225 feet (in/sec)	Vibration Decibels at 225 feet (VdB)	PPV at 367 feet (in/sec)	Vibration Decibels at 367 feet (VdB)
Loaded trucks	0.076	86			0.004	51.0
Jack hammer	0.035	79	0.00272	48.7		
Small bulldozer	0.003	58	0.0002	27.7		
Large bulldozer	0.089	87	0.00692	56.7		

Table 4.3-6
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 225 feet (in/sec)	Vibration Decibels at 225 feet (VdB)	PPV at 367 feet (in/sec)	Vibration Decibels at 367 feet (VdB)
Loaded trucks	0.076	86			0.031	75.7
Jack hammer	0.035	79	0.00121	39.1		
Small bulldozer	0.003	58	0.00010	18.1		
Large bulldozer	0.089	87	0.00307	47.1		

As shown in **Table 4.13-5** and **Table 4.3-6**, the vibration level of construction equipment at the nearest sensitive receivers (225 and 533 feet) is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings. Both tables also show that the vibration level of the construction equipment would be within the 80-VdB FTA threshold for human annoyance. Therefore, construction-related vibration would be less than significant.

Operations

Operation of the proposed project would not involve significant sources of groundborne vibration or groundborne noise. Thus, operation of the proposed project would result in a less than significant impact.

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

No Impact

The nearest airport is the Long Beach Airport, which is approximately 4.5 miles south-southwest of the project site. The project site does not lie within the boundaries of any airport influence area or airport land use compatibility planning zones established by the Los Angeles County Airport Land Use Commission. No impact would occur. Therefore, the project would not expose people playing on or attending events at the field with the new lighting to excessive noise levels and no impact would occur.

4.13.7 Mitigation Measures

No noise mitigation is required.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a) Would the project induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact

The proposed project would not induce substantial unplanned population growth, either directly or indirectly. The project involves modernization and enhancement of existing athletic facilities within the established Mayfair Middle/High School campus and does not include the construction of new housing, commercial businesses, or academic buildings that would increase student enrollment or staffing levels. Additionally, while the project includes the development of a new parking lot and a vehicular access driveway, these infrastructure improvements are intended solely to support existing campus functions and improve site accessibility—not to facilitate new development or growth beyond the existing school use. While the project does involve some net increase in uses of athletic facilities compared to uses of the existing facilities (see Section 3.4 for description), such increased use would not induce people to move into the project region. Therefore, the project would not contribute to unplanned population growth and no impacts would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

The proposed project would not displace any existing people or housing. The project site is entirely located within the existing Mayfair Middle/High School campus, which is a fully developed educational facility. No residential units exist on the project site, and no demolition or conversion of housing is proposed. The project involves only athletic facility upgrades and site improvements within the school grounds. Thus, there would be no displacement of residents or housing, no need for construction of replacement housing, and no impact would occur from project implementation.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				**X**
ii) Police protection?				**X**
iii) Schools?				**X**
iv) Parks?				**X**
v) Other public facilities?				**X**

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

i) Fire protection?

No Impact

The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical services for the City of Lakewood. For Mayfair Middle/High School (located at 6000 Woodruff Avenue), the nearest Los Angeles County Fire Station is Station No. 94 located about 1.3 miles southeast of the project site (LACoFD, 2025). The following two Los Angeles County fire stations are proximate to the project site:

Table 4.15-1
FIRE STATION NO. AND ADDRESSES

Fire Station No.	Address/Location
45	4020 Candlewood Street.
23	9548 E. Flower Street.

The project is an athletic fields improvement project that would provide necessary new improvements and install additional lighting at existing sports fields to promote organized athletics and ensure campus security at nighttime events. The project would comply with building standards applicable to public school structures set forth in Title 24 of California Code of Regulations (CCR). The proposed project would not adversely affect the existing service capacity of the LACoFD as the project is not anticipated to generate an increase in school enrollment and is already located in an existing fire service area. Thus, little or no additional calls for service are anticipated to be generated by project implementation and the project would be within the existing capacity of the fire department, and no impacts would occur.

ii) Police protection?

No Impact

The Los Angeles County Sheriff's department provides police protection and law enforcement services for the City of Lakewood. The nearest Sherriff's Station is located in the City of Lakewood at 5130 Clark Avenue, approximately 1.4 miles southwest from the project site, and provides 24-hour police protection services (LACoSD, 2025) to the project site and its environs.

The Sheriff's department and the Bellflower Unified School District (BUSD, 2025) have joined together to provide daily police presence at high schools in the City, including Mayfair Middle/High School (BUSD, 2025). Campus officers act as a deterrent to crime and provide one-on-one counseling with identified "at risk" students, make threat assessments, share information with school administrators regarding school crime & community issues, participate in conflict resolution, and patrol the campus and adjacent areas.

The project is not anticipated to result in increased enrollment and, consequently, would not generate additional demand for police protection services. Therefore, implementation of the project is not expected to result in an increase in calls for service. The proposed project would provide needed sports field improvements, including new lighting at the existing track and field located within the Mayfair Middle/High School campus. The proposed lighting improvements would improve campus security during nighttime sports events, which may help in reducing incidents of crime and resulting demand for police protection services. Therefore, the project would have a positive effect on campus security and would not adversely affect existing service capacity of the Sheriff's department. No impacts would occur.

iii) Schools?

No Impact

Demand for schools typically increases with housing growth in an area. Development of the proposed athletic field improvements is not growth-inducing and would not introduce new residential uses in the project area. Therefore, no impacts related to the provision of schools are anticipated.

iv) Parks?

No Impact

There are ten parks in the City of Lakewood (City of Lakewood, 2025). Demand for parks typically increases with housing or population growth in an area. The project would not induce population growth or result in new housing and would not have any effects on existing parks. No impacts would occur.

v) Other public facilities?

No Impact

The proposed project comprises athletic field improvements within an existing middle/high school campus. Implementation of the project would not result in population growth and would not have any effects on existing public facilities such as libraries. No impacts would occur.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				**X**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			**X**	

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

No Impact

The increase in use of recreational facilities is generally spurred by population growth in a project area. Development of the proposed athletic facility would not generate any population growth in the project area and thus will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, no impacts would occur from project implementation.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact

The Project entails replacement of the existing softball field, baseball field, and track and field with artificial turf at Mayfair Middle/High School. As discussed in **Sections 4.1** through **4.20** of this Initial Study, no significant adverse physical effects on the environment are expected from construction and operation of the project when mitigation measures are incorporated. With adherence to all applicable regulations, any adverse physical effects on the environment would be less than significant.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				**X**
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?				**X**

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact

The proposed project would not conflict with any program, plan, ordinance, or policy addressing the circulation system, including those related to transit, roadways, bicycles, or pedestrian facilities. The project is confined to the existing school campus and does not involve modifications to surrounding public streets or transportation infrastructure. Instead, it includes site improvements such as a new vehicular access driveway and enhanced internal pathways designed to improve safety and circulation for event attendees, students, and staff. These enhancements are consistent with City of Lakewood General Plan promoting safe and efficient access for all transportation modes. The project does not hinder existing transit routes or bicycle infrastructure and would maintain or improve pedestrian access. Therefore, the project would result in a less than significant impact with respect to conflicts with circulation system plans or policies.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact

The proposed project would not conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b), which establishes vehicle miles traveled (VMT) as the primary metric for evaluating transportation impacts. Because the project does not include new academic buildings, expansion of student enrollment, or introduction of new trip-generating land uses, it is not expected to substantially increase VMT. The improvements are limited to athletic and support facilities serving the existing school population. BUSD proposes some net increase in uses of the facilities compared with current uses of existing facilities. Estimated trip generation for net new events is listed below in Table **4.17-1**. Major events (varsity football games) that would be moved to the proposed track and field/stadium are currently held at the Bellflower High School stadium at 15301 McNab Avenue in the City of Bellflower (Turner, 2025). Thus, the proposed project is expected to lead to a small reduction in average distance traveled, and, thus, VMT, for major events.

Table 4.17-1
NET NEW EVENTS: ESITMATED TRIP GENERATION

Event Type	Season	Number of Events	Trip Generation	
			Per Event	Per Week
Major Events	August – November	5 to 7 (depending on pre-season Varsity games): evenings Average 1 event per 2 weeks over approximately 15 weeks	566	283
Minor Events	February – May	20 (average 1.2 events per week over approximately 17 weeks): daytime	80	96
	July – January	45 (average 1.5 events per week over approximately 30 weeks): daytime	80	120

Source: Turner, 2025

Furthermore, the project is located in a developed urban area with existing access to pedestrian and transit infrastructure, which helps minimize reliance on vehicle travel. Therefore, the project would result in a less than significant impact with respect to VMT thresholds.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact

The proposed project would not substantially increase hazards due to a geometric design feature, or introduce incompatible uses. The project includes the construction of a new vehicular access driveway from Allington Street and the development of a new surface parking lot; however, these features are designed in compliance with the City of Lakewood's roadway design standards and California Manual on Uniform Traffic Control Devices (CA MUTCD) to ensure safe ingress and egress. No modifications to existing public intersections or roadways that could introduce sharp curves, reduced sight lines, or other hazardous conditions are proposed. The project also does not introduce land uses that are incompatible with the surrounding residential or institutional uses. Therefore, the impact related to traffic hazards from geometric design or incompatible uses would be less than significant.

No Impact

d) Result in inadequate emergency access?

No Impact

The proposed project would not result in inadequate emergency access. All construction and operational activities are confined within the existing school campus, and the project includes the addition of a new vehicular access driveway from Allington Street specifically to improve access to the athletic facilities. Emergency access routes along Woodruff Avenue and Allington Street would remain fully operational during and after construction. Construction activities would be phased and managed to avoid blockage of emergency routes, and coordination with the City of Lakewood and emergency service providers would ensure adherence to emergency access requirements. Therefore, the project would maintain or enhance emergency access and so there would be no impacts.

4.18 Tribal Cultural Resources

Would the Project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				**X**
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		**X**		

Information from the Phase I Cultural Resources Inventory Report, dated June 4, 2025 (see **Appendix D**), prepared by UltraSystems for the Mayfair Middle/High School Athletic Field Improvements Project in the City of Lakewood, has been included in this section.

f) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

No Impact

No resources as defined by Public Resources Code §21074 have been identified. Additionally, the project site has not been recommended for historic designation for prehistoric and Tribal Cultural Resources (TCRs). No tribal cultural sites were documented in the Native American Heritage Commission's Sacred Lands File (SLF) search (refer to Section 4.2 and Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D** to this IS/MND). No specific tribal resources have been identified.

No prehistoric or historic archaeological resources were observed during the field survey conducted on February 23, 2025, by Stephen O'Neil, M.A., RPA as part of the cultural resources investigation (see Section 4.3, Appendix D). The cultural resource records search at the SCCIC (the local California Historic Resources Information System facility) on March 27, 2025, indicated that there are no prehistoric or historic sites on the project parcel (Section 4.1 in Appendix D).

No tribal cultural resources onsite are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k). Therefore, the project would have no impact in this regard.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on tribal cultural resources (TCRs), as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) one of the parties, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The Bellflower Unified School District (District) (the lead agency) is conducting AB 52 outreach with local tribes for the Mayfair High School Athletic Field Improvement Project. The Lead Agency prepared and sent letters via email on June 10, 2025 to the several tribes on the City's list for AB 52 contact, informing them of the project. The letters convey that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project. The tribes contacted include:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrielino/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino-Tongva Tribe
- Gabrielino Tongva Indians of California Tribal Council

A response was received on April 23, 2025 from the Gabrieleno Band of Mission Indians – Kizh Nation asking for a meeting to discuss the project. The AB 52 letter was sent to the tribe on June 10, 2025 and no response has been received. Consultation is considered on going with the tribe.

No responses have been received from the other four tribes contacted in the 30-day notification period. This period expired on July 10, 2025.

This section will be updated once the District has concluded the AB 52 consultation with the Gabrieleno Band of Mission Indians – Kizh Nation.

No TCRs were documented in the Native American Heritage Commission's SLF search. In contacting the tribes for outreach in preparation of the Phase I Cultural Resources Inventory, the Gabrielino Tongva Indians of California Tribal Council indicated that the project APE is less than a mile from a recorded site and ground disturbance will need to be monitored (refer to Section 4.2 and Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D to this IS/MND**). Additionally, the project site has not been recommended for historic designation for prehistoric and TCRs. No specific tribal resources have been identified.

No prehistoric or historic archaeological resources were observed during the field survey. The previous cultural resources surveys within the 0.5-mile buffer zone resulted in no archaeological sites or isolates being recorded in the 0.5-mile radius. Two historic transmission line lattice towers are located approximately 0.5 miles to the south and east of the project boundary. The cultural resource study findings at the South Central Coastal Information Center indicate that there is a low potential for finding tribal resources.

Furthermore, the surface area of the project was fully covered with grass lawn and decomposed granite, and so little ground surface could be observed during the pedestrian survey. It is recommended that during subsurface disturbance into native soil (river alluvium is commonly found within two feet of the current surface) that a qualified archaeological monitor and a tribal monitor be present. If prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area to allow the qualified archaeologist to assess the findings and retrieve the material.

However, given the local Native American tribal concerns for potential traditional cultural resources, mitigation would be implemented to further reduce potential impacts to a less than significant level.

The project proposes grading. Tribal monitoring of subsurface construction activities will be implemented with **MM TCR-1**. In the unlikely event of an unexpected discovery, implementation of mitigation measure **MM TCR-2** dealing with associated funerary objects and **MM TCR-3** dealing with human remains are recommended to ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measures:

MM-TCR-1 Retain a Native American Monitor from the Gabrieleno Band of Mission Indians – Kizh Nation prior to Commencement of Ground-Disturbing Activities

A. The Bellflower Unified School District shall retain a Native American Monitor from the Gabrieleno Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The Gabrieleno Band of Mission Indians – Kizh Nation monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

MM TCR-2 Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact, and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation .

MM TCR-3 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Los Angeles County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

Level of Significance After Mitigation

With implementation of **MM TCR-1**, potential project impacts on TCRs would be less than significant. With implementation of Mitigation Measures **MM TCR-2** and **MM TCR-3** above, the proposed project would result in less than significant impacts to human remains and associated funerary objects.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Less than Significant Impact

Water

The City of Lakewood Water Resources Department provides water to the project site. The proposed athletic facility improvements would not expand capacity or enrollment at Mayfair High School. The proposed project includes an increase in bleacher capacity that is expected to accommodate some increase in spectators from visitor schools. Water demand from such an increase in spectators is expected to be minimal compared to existing demand at MHS. High schools are estimated to use 15 gallons per day (gpd) of water per student (City of Los Angeles, 2006).[27] MHS enrollment during the 2023-24 school year was 2,457 (CDE, 2025). Thus, MHS is estimated to use about 36,855 gpd. Project development would not cause increased water demand at MHS that would require construction of new or expanded water facilities, and impacts would be less than significant.

Wastewater

Los Angeles County Sanitation Districts (LACSD) Los Coyotes Water Reclamation Plant (LCWRP) in the city of Cerritos provides wastewater treatment for the city of Lakewood (City of Lakewood, 2021, p. 28).

[27] The water demand factor is 125% of the wastewater generation factor from the City of Los Angeles (2006).

LCWRP has capacity of 37.5 million gallons per day (mgd); average wastewater flows in 2024 were 24.1 mgd; and residual capacity is 12.6 mgd (LACSD, 2025). The impact analysis for water demand also applies to wastewater generation. High schools are estimated to generate 12 gpd of wastewater per student (City of Los Angeles, 2006). Thus, existing wastewater generation is estimated at about 29,484 gpd. Any increase in wastewater generation would be due to an increase in spectators from visitor schools and would be minimal compared to existing generation. Project development would not require construction of new or expanded wastewater treatment facilities; impacts would be less than significant.

Storm Drainage

Under the project, site drainage will be improved through the installation of a StormTech chamber system west of the baseball field to retain and treat storm water runoff prior to offsite discharge.

The proposed project includes demolition of the existing Palo Verde Lateral Storm Channel (PVLSC), in the east edge of the project site, and replacement with three 72-inch RCPs. See **Section 4.10**, *Hydrology and Water Quality*, for further discussion of the proposed replacement of the PVLSC with underground storm drains.

Electricity

Southern California Edison provides electricity to MHS. The proposed project includes adding field lighting to the school but does not include other changes that would increase electricity demand. Project development would not require construction of new or expanded electricity facilities, and therefore, impacts would be less than significant.

Natural Gas

The only proposed facilities that may use natural gas would be the concession buildings and the restrooms. The project would not expand capacity or enrollment at MHS, and any increase in natural gas demand would be minor. Impacts would be less than significant.

Telecommunications

AT&T, Verizon, Frontier, and Spectrum provide telecommunications services on and/or near MHS (digalert.org, 2025). The proposed project does not include alterations to roadways that would interfere with telecommunications services, and no impact would occur.

a) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, day and multiple dry years?

Less Than Significant Impact

The City of Lakewood obtains water from three sources: groundwater, imported treated surface water and recycled water (Lakewood, 2021, p. 25). The City estimates its water supplies will remain stable at 9,882 afy over the 2025-2040 period (City of Lakewood, 2021, pp. 32-33).[28] The City estimates that water demands in normal year conditions will decrease slightly from 7,138 afy in 2025 to 6,939 afy in 2040; and that water demands in single dry years will decrease slightly from 7,071 afy in 2025 to 6,874 afy in 2040 (City of Lakewood, 2021, p. 36). The City estimates that water demands in the fifth year of a five-year dry period will decline slightly from 6,810 afy in 2025 to 6,621 afy in 2040 (City of Lakewood, 2021, p. 38). The City will have sufficient water supplies to meet demands

[28] One acre-foot is equivalent to about 325,851 gallons

in all conditions (City of Lakewood, 2021, pp. 36-38).

The project does not include an expansion of student capacity, and project operation is not expected to cause an increase in enrollment at MHS. Proposed expansions of bleachers could result in a small increase in the numbers of spectators from visitor schools. Such a small increase is not expected to generate any substantial increase in water demand. Thus, the City of Lakewood is expected to have sufficient water supplies to meet water demands. Impacts would be less than significant.

b) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact

Impacts would be less than significant, as substantiated above in **Section 4.19a**.

c) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact

Solid waste services in the city of Lakewood is provided by EDCO Waste and Recycling Services. In 2023 about 98 percent of solid waste landfilled from Lakewood was disposed of at the three landfills described in **Table 4.19-1** below (LACPW, 2025). The three landfills accepting most solid waste from the city of Lakewood have residual capacity of over 16,000 tons per day (CalRecycle, 2025a,b,c, and d).

Project development would increase bleacher capacity at several athletic facilities, thus accommodating some increase in spectators from visitor schools. The project would not expand the capacity or enrollment at MHS. Schools are estimated to generate about 0.6 pounds of solid waste per student per day (CalRecycle, 2006). Thus, existing solid waste generation at MHS is estimated at about 1,474 pounds per day. Any increase in solid waste generation caused by project operation would be minor compared to existing generation. Impacts would be less than significant.

Table 4.19-1
LANDFILLS SERVING LAKEWOOD

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity	Actual Daily Disposal[1]	Residual Daily Disposal Capacity	Estimated Closing Date
Azusa Land Reclamation Co. Landfill, Azusa	44,554,299	8,000 tons	752 tons	7,248 tons	2045
Chiquita Canyon Landfill, Castaic	58,259,767	12,000 tons	6,181 tons	5,819 tons	2047
Sunshine Canyon City/County Landfill, Sylmar	66,200,000	12,100 tons	8,390 tons	3,710 tons	2037
Total	**169,014,066**	**32,100** tons	**15,323** tons	**16,777** tons	N/A

[1] Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.

Sources: LACPW (Los Angeles County Public Works). 2025. Solid Waste Information Management System; CalRecycle. 2025[a, b, and c]. Solid Waste Information System (SWIS): SWIS Facility/Site Search; CalRecycle. 2025d. 2024 Landfill Summary Tonnage Report.

d) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact

Assembly Bill 939 (AB 939; Integrated Solid Waste Management Act of 1989; California Public Resources Code § 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years' disposal capacity for all jurisdictions within the county; or show a plan to transform or divert its waste.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses. The project would include receptacles for recyclable materials, and project development would not conflict with AB 341.

Assembly Bill 1826 (AB 1826; California Public Resources Code §§ 42649.8 et seq.) requires recycling of organic matter by businesses, and multifamily residences of five or more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. Regarding green waste, the project would replace several playfields that are currently natural grass with artificial turf, thus reducing green waste generation. Food waste generated during project operation would be collected and placed in MHS' existing food waste recycling containers. Project development would not conflict with AB 1826.

Senate Bill 1383 (SB 1383; California Health and Safety Code Sections 39730.5 et seq.) set targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce emissions of methane, a short-lived climate pollutant, from decomposition of organic waste in landfills, for the protection of people in at-risk communities as well as to reduce GHG emissions. The preceding analysis regarding AB 1826 also applies to SB 1383.

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2022 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from non-residential construction operations be recycled and/or salvaged for reuse. Construction and demolition debris from the proposed project would be recycled and/or salvaged in accordance with CALGreen Section 5.408. Therefore, project impacts would be less than significant.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is located within an existing school campus in a developed urban area and does not involve changes to public roadways or regional transportation infrastructure. Temporary construction activities would be confined to the campus boundaries and would be coordinated to ensure that emergency vehicle access and evacuation routes—particularly along Woodruff Avenue and Allington Street—remain unobstructed. Additionally, the proposed new vehicular access driveway from Allington Street could enhance emergency ingress and egress for the athletic facilities. Coordination with the City of Lakewood and emergency service providers would ensure compliance with local emergency response protocols. Therefore, the project would have a less than significant impact in relation to emergency response or evacuation plans.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other

factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact

The proposed project is not located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE) (refer **Figure 4.20-1**). The project site is situated in a flat, fully urbanized area of the City of Lakewood, which is outside any designated wildfire hazard zones. There are no wildland areas nearby, and local topography, prevailing wind patterns, and built conditions do not contribute to increased wildfire risk. The project would not exacerbate wildfire conditions or expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of fire. Therefore, impacts would be less than significant.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact

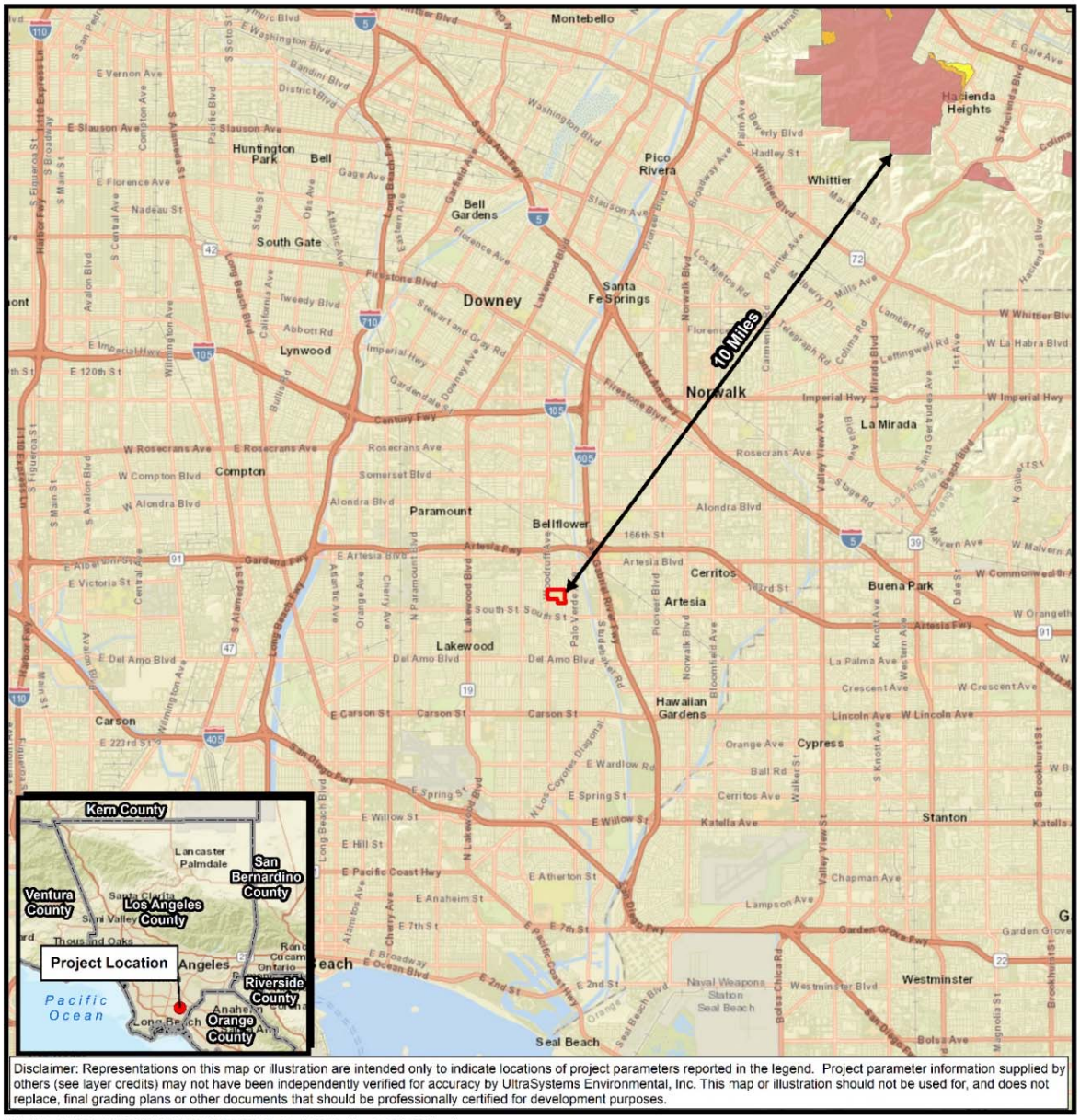
The proposed project is not located in or near a State Responsibility Area (SRA) or within lands designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by CAL FIRE as discussed above. The project site lies within a fully urbanized area of the City of Lakewood and is surrounded by developed residential neighborhoods. Given this context, the project does not require the installation or maintenance of fire-related infrastructure such as fuel breaks, emergency water sources, or utility corridors typically associated with high wildfire risk areas. Proposed infrastructure improvements—such as a new parking lot, fencing, and a vehicular access driveway—are standard site upgrades that would not exacerbate fire risk or result in significant environmental impacts. Therefore, impacts would be less than significant

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact

The proposed project is not located in or near State Responsibility Areas (SRAs) or within lands designated as Very High Fire Hazard Severity Zones (VHFHSZ) by CAL FIRE as previously noted. The site is situated in a flat, urbanized area of the City of Lakewood with no nearby hillsides or natural drainage courses that could contribute to post-fire slope instability, downslope flooding, or landslides. Additionally, the project includes stormwater infrastructure improvements such as a StormTech underground chamber system and subsurface drainage beneath the athletic fields to manage runoff and prevent localized flooding. As the area lacks wildfire-prone terrain and associated geologic or hydrologic hazards, the project would not expose people or structures to significant risks from post-fire runoff or slope failure. Therefore, impacts would be less than significant.

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA



4.21 Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) The potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
b) Impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			**X**	
c) Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

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

Less than Significant Impact with Mitigation Incorporated

The following text regarding biological resources (Section 4.4 of this Initial Study) is subject to revision upon completion of that Section.

Section 4.4 of this Initial Study (IS) addressed impacts on Biological Resources. Review of the USGS National Hydrography data set indicates that the closest surface waters to the project site is the San Gabriel River located approximately 0.25 miles east of the site. Review of the national wetlands inventory indicates no wetlands mapped on the project site. The project site is developed for use as athletic fields and is completely surrounded by fencing of varying types. The project site does not contain wildlife movement routes, such as a riparian strip, ridgeline, drainage, or wildlife crossings, such as a tunnel, culvert, or underpass. Therefore, project construction and operation would not substantially reduce habitat for fish or wildlife species, nor cause any plant or animal community to drop below self-sustaining levels.

The project site and surrounding area support ornamental vegetation and mature trees that could potentially provide cover and nesting habitat for bird species that have adapted to urban areas. Construction activities may have temporary direct or indirect impacts on bird species protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Therefore, incorporation of mitigation measures **BR-1** (Construction during Breeding Season) would reduce impacts to less than significant levels.

Section 4.5 of this IS evaluates potential impacts on Cultural Resources, while **Section 4.18** addresses potential impacts on Tribal Cultural Resources. The project site and surrounding areas have been extensively disturbed by prior grading and development activities and are underlain by varying depths of artificial fill and disturbed soils, which are typical of urbanized environments. As a result, the likelihood of encountering intact archaeological resources on-site is considered low.

However, in the unlikely event that cultural or tribal cultural resources are encountered during ground-disturbing activities such as grading, compliance with applicable state regulations—including California Public Resources Code § 21083.2 and § 5097.98—and implementation of mitigation measures **CUL-1** through **CUL-3** and **TCR-1** through **TCR-3** would ensure that any impacts are appropriately managed. These measures would reduce the potential for significant adverse effects on important historical or prehistoric resources to a less-than-significant level.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact

The Bellflower Unified School District proposes some net increase in uses of the planned facilities compared with current uses of existing facilities. The net increases per year would be five to seven major events (varsity football games; evening) per year and approximately 65 minor events (daytime) per year. Trip generation by the net increase in events is estimated at 566 trips once every two weeks for major events; and 96 to 120 trips per week for minor events (trip generation by minor events is estimated at 80 trips per event; and the frequency of minor events is anticipated to be about 1.2 events per week from February through May and 1.5 per week from July through January (Turner, 2025). Established traffic and crowd control measures currently used for school events would also be implemented for any evening activities facilitated by the new lighting.

As a result, the proposed project is not expected to result in significant operational impacts. Furthermore, as detailed in **Section 4.1** through **Section 4.20** of this IS, all potentially significant environmental impacts have been determined to be either less than significant or reduced to less-than-significant levels through the implementation of mitigation measures and adherence to applicable regulatory plans, policies, and standards.

Bellflower USD spans about seven square miles in the cities of Bellflower, Lakewood, and Cerritos. BUSD operates nine elementary schools, two middle and high schools, one alternative high school, and one continuation high school; districtwide enrollment in the 2024-25 school year was 9,633 (CDE, 2025). The proposed project is not part of a series of projects—either at Mayfair High School or at other schools—that would cause cumulative impacts. Accordingly, the project's incremental contribution to cumulative environmental effects would not be cumulatively considerable.

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

Less than Significant Impact with Mitigation Incorporated

As detailed in **Section 4.1** through **Section 4.20** of this IS, no environmental impacts were identified that would remain significant after implementation of the proposed mitigation measures. Accordingly, no environmental factors were found to result in a substantial adverse effect on human beings, either directly or indirectly, as defined under CEQA Guidelines Appendix G. Therefore, all potential impacts are anticipated to be less than significant with mitigation incorporated.

5.0 References

ALUC. Long Beach Airport Influence Area Map: Los Angeles County Airport Land Use Commission, Los Angeles, CA. Internet URL: http://planning.lacounty.gov/assets/upl/project/aluc_airport-long-beach.pdf. Accessed: January 9, 2016.

ARB, 2008a. Climate Change Scoping Plan. A framework for change: Pursuant to AB 32 The California Global Warming Solution Act of 2006. California Environmental Protection Agency, Air Resource Board, Sacramento, CA. Internet URL: https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf. Accessed on February 21, 2017.

ARB, 2008b. Preliminary Draft Staff Proposal. Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act. California Environmental Protection Agency, Air Resource Board, Sacramento, CA. Internet URL: https://www.arb.ca.gov/cc/localgov/ceqa/meetings/102708/prelimdraftproposal102408.pdf. Accessed on February 21, 2017.

ARB, 2013. Page 4.3-7 http://www.arb.ca.gov/planning/sip/planarea/2012%20AQMP%20Submittal%20Letter%20to%20U.S.% 20EPA.pdf.

ARB, 2014. First Update to the Climate Change Scoping Plan. Building on the Framework: Pursuant to AB 32: The California Global Warming Solutions Act of 2006. California Environmental Protection Agency, Air Resource Board, Sacramento, CA. Internet URL: https://www.arb.ca.gov/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf. Accessed on February 21, 2017.

ARB, 2023. Maps of State and Federal Area Designations. Accessed online at https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations on April 30, 2025.

USEPA, 2025. EPA Region 9 Air Quality Maps and Geographic Information. Accessed online at https://www3.epa.gov/region9/air/maps/ on April 30, 2025.

BUSD (Bellflower Unified School District), 2025. School Safety & Wellness. Accessed online at busd.k12.ca.us/departments/educational-services/school-safety-wellness, on April 11, 2025.

Byerly, John R., Inc. 2017. Geotechnical Investigation, Mayfair High School Sports Field Modernization Lakewood, California. Prepared for Bellflower Unified School District.

CalRecycle (California Department of Resources Recycling and Recovery). 2025a. SWIS Facility Detail: Azusa Land Reclamation Co. Landfill. Accessed online on April 17, 2025 at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3532?siteID=1001.

CalRecycle (California Department of Resources Recycling and Recovery). 2025b. SWIS Facility Detail: Chiquita Canyon Sanitary Landfill. Accessed online on April 17, 2025 at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3574?siteID=1037.

CalRecycle (California Department of Resources Recycling and Recovery). 2025c. SWIS Facility Detail: Sunshine Canyon City/County Landfill. Accessed online on April 17, 2025 at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/259?siteID=4702.

CalRecycle (California Department of Resources Recycling and Recovery). 2025d. Landfill Tonnage Reports. Accessed on April 17, 2025 at: https://www2.calrecycle.ca.gov/LandfillTipFees/.

California Stormwater Quality Association (CASQA). 2023. California Construction Best Management Practices Handbook. Redondo Beach, California.

Caltrans, 2025. California Scenic Highway Mapper. Accessed online at: https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed on May 12, 2025.

CAPCOA (California Air Pollution Control Officers Association), 2022. California Emissions Estimator Model (CalEEMod)®, Version 2022.1.1.29. May 2025.

CAPCOA, 2025. California Emissions Estimator Model (CalEEMod)® Users Guide, Version 2022.1.1.29. Accessed online at https://www.caleemod.com/ on June 5, 2025.

CDE (California Department of Education). 2020. Dataquest. Accessed online at: https://dq.cde.ca.gov/dataquest/, on April 16, 2025.

CEC, 2008. *Building Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA. California Energy Commission, 2008.

CEG, 2015. California Major Electric Transmission Lines Maps: California Energy Commission. Internet URL: http://www.energy.ca.gov/maps/infrastructure/transmission_lines.html. Updated March 4, 2015. Accessed: January 9, 2016.

CEC (California Energy Commission). 2023. 2022 Nonresidential and Multifamily Compliance Manual. Chapter 6: Outdoor lighting. Accessed online on June 3, 2025 at https://www.energy.ca.gov/filebrowser/download/5109.

CGS, 2001. Page 4.6-4

CGS and USGS (California Geological Survey and US Geological Survey). 2016. Geologic Map of the Long Beach 30' x 60' Quadrangle, California, Version 2.0. Accessed online at: https://filerequest.conservation.ca.gov/?q=Long_Beach_100k_v2.0_Map.pdf, on April 14, 2025.

Chico, T. and Koizumi, J., 2008. Final Localized Significance Threshold Methodology. South Coast Air Quality Management District, Diamond Bar, California. Accessed online at http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2. Accessed on June 5, 2025.

Digalert.org. 2025. Contact Lookup. Accessed online at: https://newtinb.digalert.org/direct/contactlookup.html, on April 16, 2025.

Division of Land Resource Protection (DLRP). 2025a. California Important Farmland Finder. Accessed online at: https://maps.conservation.ca.gov/dlrp/ciff/, on April 5, 2025.

DLRP (Division of Land Resource Protection). 2025b. California Williamson Act Enrollment 2023. Accessed online at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html on April 5, 2025.

DOC (Department of Conservation), 1984. Special Report 143 Mineral Land Classification of the Greater Los Angeles Area. Dated 1984. Accessed online at https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR_143-MLC-Report07.pdf on Aprill 22, 2025.

DTSC (Department of Toxic Substances Control), 2025a. EnviroStor. Mayfair High School: Summary. Accessed online on June 13, 2025 at: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19820080.

DTSC (Department of Toxic Substances Control), 2025b. EnviroStor. Ester Lindstrom Elementary School: Summary. Accessed online on June 13, 2025 at: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19820079.

DWR (Department of Water Resources). 2025. SGMA [Sustainable Groundwater Management Act] Data Viewer. Accessed online at: https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels, on April 2, 2025.

Downey, 2010. Page 4.9-5

ecode360.com. 2025b. City of Lakewood Municipal Code Section 9379.1, Stormwater Pollution Control Measures for Development Planning and Construction Activities. Accessed online at: https://ecode360.com/45617283?highlight=section&searchId=24369746643142821#45617283, on April 2, 2025.

ecode360.com. 2025a. City of Lakewood Municipal Code Section 9440, O-S (Open Space) Zone Regulations. Accessed online on June 2, 2025 at https://ecode360.com/print/LA6869?guid=45617670.

EPRI, 2000. Electric Power Research Institute. Page 4.1-7

FEMA. Flood Insurance Rate Map Flood Map Service Center: Federal Emergency Management Agency. Internet URL: https://msc.fema.gov/portal. Accessed: January 9, 2016.

FTA (Federal Transit Administration). 2018. Transit Noise and Vibration Impact Assessment Manual. Office of Planning and Environment, Washington, DC, FTA Report No. 0123. September. Accessed online at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, on June 6, 2025.

Goldstene, 2013. Page 4.3-7

ICS (International Commission on Stratigraphy). 2024. International Chronostratigraphic Chart. Accessed online at: https://stratigraphy.org/ICSchart/ChronostratChart2024-12.pdf, on April 14, 2025.

ILE, 2003. Institution of Lighting Engineers. Page 4.1-7

ICC (International Code Council). 2025. 2022 California Building Code Chapter 18: Soils and Foundations. Accessed online on June 3, 2025 at https://codes.iccsafe.org/content/CABC2022P4/chapter-18-soils-and-foundations.

Ito, 2010. Page 4.7-5

Kimley Horn. 2017. Mayfair High School Palo Verde Lateral (PD 132) Watershed Study.

LACoFD (Los Angeles County Fire Department) 2025. Station 93. Accessed online at: https://locator.lacounty.gov/fire/Location/3182784/los-angeles-county-fire-department---station-93-battalion-17-headquarters, on April 11, 2025.

LACoSD (Los Angeles County Sheriff's Station), 2025. Lakewood Station. Accessed online at: http://shq.lasdnews.net/pages/patrolstation.aspx?id=LKD/, on April 11 2025.

LACPW (Los Angeles County Public Works). 2025. Solid Waste Information Management System. Accessed online on April 16, 2025 at https://dpw.lacounty.gov/epd/swims/reports/pages/swims-rpt11.aspx.

City of Lakewood, 2025. Parks, Pools, and Community Centers. Accessed online at: Lakewood Parks and Community Centers. https://www.lakewoodca.gov/Things-to-Do/Parks-Pools-Community-Centers, on April 11, 2025.

LARWQCB (Los Angeles Regional Water Quality Control Board). 2014. Water Quality Control Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Accessed online on June 3, 2025 at https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/basin_plan_documentation.html.

Musco, 2017. Page 4.1-6

RHA Landscape Architects Planners Inc. 2024. Mayfair High School Athletic Fields Upgrades. DSA Approval Set. Prepared for Bellflower Unified School District.

SCAQMD, 1993. CEQA Air Quality Handbook. Diamond Bar, CA. Accessed online at http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993), on June 5, 2025.

SCAQMD, 2009. Final Localized Significance Threshold Methodology, Appendix C – Localized Significance Threshold Screening Tables: South Coast Air Quality Management District, Diamond Bar, CA. Internet URL: http://www.aqmd.gov/docs/default-

source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2. Revised October 21, 2009. Accessed: June 5, 2025.

SCAQMD, 2022. 2022 Air Quality Management Plan. Accessed online at http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16, on March 31, 2025.

SCAQMD, 2023. South Coast AQMD Air Quality Significance Thresholds. Accessed online at https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25. On June 5, 2025.

SCAG, 2024. Connect SoCal 2024. Accessed online at https://scag.ca.gov/connect-socal. on June 5, 2025.

Terra Geosciences. 2016. Geologic Hazards Report Sports Field Modernization Project, Mayfair Middle / High School, 6000 N. Woodruff Avenue, Lakewood, California. Prepared for John R. Byerly Inc.

USEPA, 2011. 2011. 8-Hour Ozone Nonattainment State/Area/County Report, Green Book: United States Environmental Protection Agency, Washington, DC. Internet URL: http://www.epa.gov/air/oaqps/greenbook/gncs.html. Updated December 14, 2012.

USEPA, 2011. Designations, Green Book: United States Environmental Protection Agency, Washington, DC. Internet URL: www.epa.gov/air/oaqps/greenbook/define.html. Updated August 30, 2011.

USEPA, 2014. Climate Change Indicators in the United States, Third Edition: U.S. Environmental Protection Agency, Washington, DC.

USEPA, 2014. Inventory of U.S. Greenhouse Gas Emissions and Sinks, 1990-2012: U.S. Environmental Protection Agency, Washington, DC. April 15, 2014.

USGS (U.S. Geological Survey). 2025a. Areas of Land Subsidence in California. Accessed online on June 3, 2025 at: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html.

USGS (U.S. Geological Survey). 2025b. Find-A-Feature: Fossil. Accessed online on June 3, 2025 at https://www.usgs.gov/educational-resources/find-a-feature-fossil.

WRD, 2005. An Introduction to the Central and West Coast Groundwater Basins, Technical Bulletin Volume 4: Water Replenishment District of Southern California, Cerritos, CA. Summer 2005.

WRD (Water Replenishment District of Southern California). 2024. Engineering Survey and Report: 2024. Accessed online on January 24, 2025 at: https://www.wrd.org/files/aa3a18719/WRD+2024+ESR+-+June+%28FINAL%29.pdf.

6.0 LIST OF PREPARERS

Lead Agency

Bellflower Unified School District
Patrick Turner, Facilities Director
15330 S. Woodruff Avenue
Bellflower, CA 90706
Email: Pturner@busd.k12.ca.us

6.1 UltraSystems Environmental, Inc.

6.1.1 Environmental Planning Team

Betsy Lindsay, MURP, Project Director
Michael Milroy, M.S., B.S., Project Manager
Robert Manford, DPPD, QA/QC

6.1.2 Technical Team

Amir Ayati, B.S., Staff Scientist
Andrew Soto, B.A., Word Processing/Technical Editing
Antonio Catanzarite, BS, Staff Biologist
Erik Segura, B.S., ENV SP, Associate Planner
Isha Shah, M.S., Environmental Engineer
Matthew Sutton, M.S., B.A., ISA, Staff Biologist
Marissa Kassisieh, MURP, B.A., Associate Planner
Maritza Vasquez, MCRP, B.S., B.A., Associate Planner
Megan Black Doukakis, M.A., Assistant Project Archaeologist
Patricia Haigh, B.S., B.A., Staff Scientist
Stephen O'Neil, M.A., RPA, Cultural Resources Manager
Steven Borjeson, B.A., Senior Planner
Victor Paitimusa, B.A., ENV SP, Assistant Project Manager

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been developed in accordance with Public Resources Code § 21081.6 and CEQA Guidelines § 15097, which require all state and local agencies to adopt a monitoring or reporting program whenever project approval is based on a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR). The MMRP is intended to ensure that mitigation measures (MM) identified during the environmental review process are effectively implemented, thereby reducing or avoiding the project's significant environmental impacts.

Monitoring refers to the systematic, ongoing, or periodic review of project activities to verify compliance with applicable mitigation measures. Reporting involves the submission of written documentation to the decision-making body or authorized staff to confirm that mitigation requirements have been fulfilled.

The primary objectives of this MMRP are to:

1. Provide a structured framework for documenting the implementation of all required mitigation measures;
2. Clearly identify the parties responsible for monitoring and reporting;
3. Maintain a verifiable record of compliance efforts throughout the duration of the project; and
4. Ensure that all mitigation measures within the purview of the City of Lakewood and/or the Applicant are fully implemented and enforced.

Table 7.0-1 below presents the MMRP, summarizing:

- The environmental topic/impact area;
- The adopted mitigation measure;
- The responsible implementing party;
- Specific monitoring actions;
- The enforcement agency(ies); and
- The project phase (e.g., pre-construction, construction, or operation) during which each measure is to be carried out.

This MMRP includes only those environmental topics for which mitigation is required. Topics not listed were found to result in *no impact* or a *less than significant impact* pursuant to Public Resources Code § 21081.6 and CEQA Guidelines § 15097 and therefore do not require further mitigation or monitoring.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.4 BIOLOGICAL RESOURCES				
Threshold 4.4 a): Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**BIO-1: Worker Environmental Awareness Program** Worker Environmental Awareness Program (WEAP) for construction personnel will be conducted and documented prior to onsite disturbances. The training shall include a discussion of the sensitive biological resources within the project site and the potential presence of special-status species. This shall include a discussion of special-status species' habitats, protection measures to ensure species are not impacted by project activities, project boundaries, penalties for non-compliance, and biological conditions outlined in the project permits, all new employees shall be trained before they access the site. Completion of the WEAP will allow all new employees to be trained and certified by the Construction Supervisor with the approval of the Project Biologist. Each trained individual will be given a distinctive helmet sticker that will identify those who have received training, signed the training log, and demonstrated the required level of environmental awareness.	BUSD Qualified Biologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-Disturbing Activities
	BIO-2: Biological Monitor a) A biological monitor will be onsite to monitor activities that result in the clearing or grading of areas known to contain sensitive biological resources, such as riparian habitat, as well as ground-disturbing activities in jurisdictional areas to ensure that impacts do not exceed the limits of construction and to minimize the likelihood of inadvertent impacts to listed species and other wildlife species. The biological monitor will conduct pre-construction nesting bird surveys and nesting bird monitoring	BUSD Qualified Biologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-Disturbing Activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	when/if construction occurs during the nesting bird season (between February 15 and August 31) and will set up and enforce avoidance and buffer zones for nesting birds. b) The biological monitor will ensure that all biological mitigation measures, best management practices (BMPs), avoidance and protection measures described in the relevant project permits and reports are in place and are adhered to. Monitoring will cease when the sensitive habitats and jurisdictional areas have been cleared or impacted. The biological monitor will take photographs throughout the construction process. Observations of special-status species will be recorded in monitoring logs, mapped, and special-status species records will be submitted to the California Natural Diversity Database (CNDDB) within five working days of the sightings, and CDFW will be provided with copies of the CNDDB forms and survey maps. Monitoring logs will be completed for each day of monitoring. ***c)*** The biological monitor will have the authority to halt all construction activities and all non-emergency actions if listed species are identified and will be directly impacted. The monitor will notify the appropriate resource agency and consult if needed. If needed and possible, the monitoring biologist will relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if the City of Palmdale and the consulted resource agency determine that the activity will not result in impacts to the species.			
	BIO-3: Project Limits and Designated Areas To avoid impacts to sensitive biological resources, the following measures will be implemented by the project proponent, contractors, and biological monitor prior to project staging, and commencement of any ground-disturbing activities or vegetation removal.	BUSD Qualified Biologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	a) Project boundary would be set at the minimum size to accomplish necessary work, resulting in minimal impacts to sensitive biological resources and jurisdictional areas. b) Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. All markers will be maintained until the completion of activities in that area. c) To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas will be restricted to designated areas. To the extent possible, designated areas will comprise existing disturbed areas (parking lots, access roads, graded areas, etc.). d) Project related work limits will be defined, and work crews will be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site-specific surveys. e) Project related vehicle traffic will be restricted to established roads, staging areas, and parking areas. Travel outside construction zones will be prohibited. f) If sensitive biological resources are detected in an area to be impacted, then appropriate measures will be implemented to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biological monitor will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist			Disturbing Activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	will then contact the appropriate resource agencies to develop additional mitigation measures prior to commencing project activities. g) The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. See **BIO-5** and **BIO-4**.			
	BIO-4: Construction Best Management Practices Project work crews will be directed to use CASQA (or similar) stormwater BMPs as directed by the project's Storm Water Pollution Prevention Plan (SWPPP). These measures will be identified prior to construction and incorporated into construction operations. The project's Qualified SWPPP Practitioner will ensure that construction activities will incorporate all applicable BMPs specified in the SWPPP to prevent erosion from water or wind, sedimentation of receiving waters, and introduction of other pollutants, including non-stormwater pollutants, into drainages crossed by or adjacent to the project site, accidental spills in the project site, including laydown yards and parking areas. BMPs will be maintained on a regular basis pursuant to the requirements of the SWPPP.	BUSD Qualified Biologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-Disturbing Activities
	BIO-5: General Wildlife Avoidance and Protection Measures The project proponent would implement the following general avoidance and protection measures to protect wildlife. a) To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all non-emergency work be conducted during daylight hours. All unnecessary lights would be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized;	BUSD Qualified Biologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-Disturbing Activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	b) If any wildlife is encountered during project activities, it will be allowed to freely leave the area unharmed or the biological monitor will capture the animal, if possible, and relocate it outside of the construction work limits out of harm's way; c) Wildlife would not be disturbed, captured, harassed, or handled, unless to relocate the animal out of imminent threat of injury or death. Animal nests, burrows and dens would not be disturbed without prior survey and authorization from the biological monitor; d) Active nests cannot be removed or disturbed. Nests can be removed or disturbed if determined inactive by a qualified biologist; e) Contractors, subcontractors, employees, and site visitors would be prohibited from feeding or collecting wildlife; f) To avoid the potential for mortality and harassment of wildlife, all non-security related firearms, weapons, and domestic dogs would be prohibited from the project site; g) Contractors, subcontractors, employees, and site visitors would inspect their vehicles and equipment for the presence of wildlife prior to moving their vehicles and equipment. The biological monitor would be contacted if a special-status species is detected and is in danger of being harmed; h) All steep-walled pitfalls (trenches, holes, bores, and other excavations) greater than two feet deep used during the project would be completely covered at all times except when being actively used, to prevent wildlife entrapment (i.e. reptiles and small mammals). If trenches cannot be covered, escape ramps (maximum slope of 2:1) will be provided to allow trapped animals to escape exclusion or fencing shall be installed around			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the trench or excavation. Trenches shall be inspected immediately before backfilling and wildlife removed; i) All onsite project workers shall look under their vehicles and equipment before movement. If wildlife is observed, no vehicles or equipment shall be moved until the animal has left the area voluntarily or can be legally relocated; j) Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors.			
	BIO-6: Pre-Construction Breeding Bird Survey a) If the project activities occurs between January 1 through September 15, a nesting bird and raptor survey should be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, fencing, ground disturbance, and vegetation trimming or clearing) as well as prior to any vegetation removal within the project site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. b) Surveys must be conducted by a qualified biologist no more than 7 days prior to the beginning of any project-related activity likely to impact raptors and migratory songbirds, for the entire project site. If project activities are delayed or suspended for more than 7 days during the breeding season, repeat the surveys. c) If nesting raptors and migratory songbirds are identified, the following minimum no disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. These buffers should be	BUSD Qualified Biologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-Disturbing Activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. d) The temporary halt of project activities within nesting buffers during nesting season does not constitute an effective minimization or avoidance for the purposes of offsetting project impacts associated with loss of nesting birds or nesting habitat. e) Additional measures will be necessary to compensate for the removal of nesting habitat within the project site based on acreage of impact and vegetation composition. f) CDFW shall be consulted to determine proper mitigation for impacts to occupied habitat, depending on the status of the bird species.			
Threshold 4.4 c): Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**The mitigation recommendations discussion is pending post-processing of the JD data. [PLACEHOLDER].**			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.5 CULTURAL RESOURCES				
Threshold 4.4 b): Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	**MM CUL-1** A qualified archaeological monitor and a local tribal monitor shall be present during all ground disturbing activities. If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in the immediate area and notify the District. The District's on-call archaeologist shall be notified and afforded the necessary time to recover, analyze, and curate the find. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the building site while evaluation and treatment of historical or unique archaeological resources takes place.	BUSD Qualified Archaeologist Local Tribal Monitor	Field Verification	1. BUSD 2. BUSD 3. Prior to Commencement of Ground-Disturbing Activities
	MM CUL-2 Prior to the commencement of grading or excavation, workers conducting construction activities and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any unusual specimens of bone, stone, ceramics or other archaeological artifacts or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist or Native American cultural monitor is notified of the discovery by the Superintendent of the project site and can assess their significance.	BUSD Qualified Archaeologist	Field Verification	1. BUSD 2. BUSD 3. Prior to Ground-Disturbing Activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	The WEAP shall be implemented to educate all construction personnel of the area's environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of project construction. Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.			
Threshold 4.4 c): Disturb any human remains, including those interred outside of formal cemeteries?	**MM CUL-3** If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery, and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and	BUSD Qualified Archaeologist Los Angeles County Coroner Native American Heritage Commission	Field Verification	1. BUSD 2. BUSD 3. During Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).			
4.7 GEOLOGIES AND SOILS				
Threshold 4.7 f): Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1** Prior to the issuance of the grading permit, the District must retain a qualified paleontologist. The paleontologist shall periodically monitor project ground-disturbing activities. In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if a significant fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the District's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.	BUSD Qualified Paleontologist	Field Verification	1. BUSD 2. BUSD 3. Prior to the insurance of a Grading Permit
4.18 TRIBAL CULTURAL RESOURCES				

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Threshold 4.18 a): Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: **ii):** A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of	**MM-TCR-1** Retain a Native American Monitor from the Gabrieleno Band of Mission Indians – Kizh Nation prior to Commencement of Ground-Disturbing Activities A. The Bellflower Unified School District shall retain a Native American Monitor from the Gabrieleno Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The Gabrieleno Band of Mission Indians – Kizh Nation monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.	BUSD Native American Monitor	Field Verification	1. BUSD 2. BUSD 3. Prior to and during ground-disturbing activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE/ MONITORING PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	**MM TCR-2** Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact, and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation.	BUSD Qualified Archaeologist Native American Heritage Commission	Field Verification	1. BUSD 2. BUSD 3. Prior to and during ground-disturbing activities
	MM TCR-3 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Los Angeles County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.	BUSD Los Angeles County Coroner Native American Heritage Commission	Field Verification	1. BUSD 2. BUSD 3. Prior to and during ground-disturbing activities