Proposed Mitigated Negative Declaration

Monterey High School Athletic Field Improvements

July 24, 2019

Prepared by

EMC Planning Group

Monterey Peninsula Unified School District

540 Canyon Del Rey Blvd., Suite #1
Monterey, CA 93940
Phone: (831) 392-3989

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), Monterey Peninsula Unified School District has undertaken environmental review for the proposed Monterey High School Athletic Field Improvements project, and intends to adopt a Mitigated Negative Declaration. The Monterey Peninsula Unified School District invites all interested persons and agencies to comment on the proposed Monterey High School Athletic Field Improvements project.

Lead Agency:	Monterey Peninsula Unified School District
Project Location:	Monterey High School, 101 Hermann Drive, Monterey, CA 93940
Project Description:	The Monterey Peninsula Unified School District ("school district") plans to implement stadium improvements at the existing high school football stadium and to improve an existing dirt area adjacent to the stadium into a multi-use field. Site improvements at the existing 3.53-acre football stadium include: new field lighting including three (3) 80-foot high and one 70-foot high lighting poles, new 500-seat visitor bleachers, and new press box. Site improvements at the 2.16-acre dirt lot include: a new softball and multi-use synthetic field, improvements to a track and field event area, and 2,400 square foot weight room/team room building.
Public Review Period:	Begins–July 25, 2019 Ends –August 26, 2019
Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:	Monterey Peninsula Unified School District Office Facilities Department, Suite 1 540 Canyon Del Rey Monterey, CA 93940 Also available to view on the school district website: https://www.mpusd.net/apps/pages/index.jsp?uREC_ID=1014183&type=d&pREC_ID=1362468
Address Where Written Comments May be Sent:	Paul Anderson, Senior Director, Capital Facilities Program Monterey Peninsula Unified School District Attn: Monterey High Negative Declaration 540 Canyon Del Rey Blvd., Suite #1 Monterey, CA 93940
Public Hearing:	Date: September 24, 2019 Time: 5:30 P.M. Location: Monterey Peninsula Unified School District Instructional Materials Center 540 Canyon Del Rey Blvd. Monterey, CA 93940

PROPOSED MITIGATED NEGATIVE DECLARATION

MONTEREY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

PREPARED FOR

Monterey Peninsula Unified School District
Paul Anderson, Senior Director, Capital Facilities Program
540 Canyon Del Rey Blvd., Suite #1
Monterey, CA 93940
831.392.3989

PREPARED BY

EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
Tel 831.649.1799
Fax 831.649.8399
Stuart Poulter, AICP, MCRP, Associate Planner
poulter@emcplanning.com
www.emcplanning.com

July 24, 2019

PROPOSED MITIGATED NEGATIVE DECLARATION

In Compliance with the California Environmental Quality Act (CEQA)

Project Name	Monterey High School Athletic Field Improvements
Lead Agency	Monterey Peninsula Unified School District
Project Proponent	Monterey Peninsula Unified School District
Project Location	Monterey High School 101 Hermann Drive, Monterey, CA 93940
Project Description	The Monterey Peninsula Unified School District plans to implement stadium improvements at the existing high school football stadium and to improve an existing dirt area adjacent to the stadium into a multi-use field.
Public Review Period	July 25, 2019 to August 26, 2019
Written Comments To	Paul Anderson, Senior Director, Capital Facilities Program Monterey Peninsula Unified School District Attention: Monterey High Negative Declaration 540 Canyon Del Rey Blvd., Suite #1 Monterey, CA 93940
Proposed Findings	The Monterey Peninsula Unified School District is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based. The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency Monterey Peninsula Unified School District that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Air Quality

AQ-1 The school district will include the following language in all future grading and construction plans for the project prior to earth moving activities:

Dust control measures will be employed to reduce visible dust leaving the project site. The following measures or equally effective substitute measures will be used:

a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind;

b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;

c. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;

d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;

e. Maintain at least two feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop demolition, grading, and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule; and

i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person will respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance).

AQ-2 The school district will include the following language in all future grading and construction plans for the project prior to earth moving activities:

a. Heavy-duty diesel trucks (gross vehicle weight rating over 26,000 pounds), older than 2010 model year and not retrofit for reduced particulate emissions, shall not be staged within 500 feet of occupied residences; and

b. Construction equipment and heavy duty diesel trucks shall not idle in excess of five minutes.

AQ-3 All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.

Biological Resources

BIO-1 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities that include grading, grubbing, or demolition should be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist will conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if

birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. If pre-construction nesting bird surveys are necessary, based upon the requirements of this mitigation measure, then a survey report shall be prepared prior to commencement of construction activities.

Cultural Resources

CR-1 Due to the possibility that significant buried cultural resources might be found during construction, the following language will be included on all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits associated with future development of the project site:

"If archaeological resources or paleontological resources are unexpectedly discovered during construction, work shall be halted immediately within 50 meters (160 feet) of the find, until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, an appropriate resource recovery shall be formulated."

CR-2 Due to the possibility that human remains may be discovered during construction activities, the following language shall be included in all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits:

"If human remains are found during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner is contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.

The landowner or authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

Geology and Soils

GEO-1 To address the potential impact of liquefaction to structures in the area of the former creek channel, the school district will comply with all recommendations made in the 2019 geotechnical report prepared by Moore Twining. This includes deep ground improvement or use of deep foundations to support the proposed visitor's side bleachers.

GEO-2 To address the potential impact of expansive soils on the project site, the school district will comply with all recommendations made in the 2019 geotechnical report prepared by Moore Twining. This includes non-expansive engineered fill below slab-on-grade.

Hydrology and Water Quality

HYDRO-1 The school district will have a storm water pollution prevention plan prepared.

Noise

N-1 Noise generating construction operations will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday and 10:00 a.m. to 5:00 p.m. Sunday.

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INITIAL STUDY

MONTEREY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

PREPARED FOR

Monterey Peninsula Unified School District
Paul Anderson, Senior Director, Capital Facilities Program
540 Canyon Del Rey Blvd., Suite #1
Monterey, CA 93940
831.392.3989

PREPARED BY

EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
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Tel 831.649.1799
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Stuart Poulter, AICP, MCRP, Associate Planner
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www.emcplanning.com

July 24, 2019

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Appendices (on CD inside back cover)

Figures

A. BACKGROUND

Project Title	Monterey High School Athletic Field Improvements
Lead Agency Contact Person and Phone Number	Paul Anderson, Senior Director Capital Facilities Program Monterey Peninsula Unified School District (831) 392-3989
Date Prepared	July 24, 2019
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940 Teri Wissler Adam, Senior Principal Gail Bellenger, MA, RPA, Senior Biologist/ Registered Professional Archaeologist Stuart Poulter, AICP, MCRP, Associate Planner Tanya Kalaskar, MS, Assistant Planner Shoshana Wangerin, Assistant Planner Taylor Hawkins, Assistant Planner
Project Location	Monterey High School 101 Hermann Drive, Monterey, CA 93940
Project Sponsor Name and Address	Monterey Peninsula Unified School District 540 Canyon Del Rey Blvd., Suite #1 Monterey, CA 93940
General Plan Designation (Monterey)	Public/Semi-Public
Zoning (Monterey)	Residential-1

Setting

The subject site is made up of portions of two parcels (APNs 001-993-001 and 001-501-001) and is located on the existing Monterey High School campus in the City of Monterey, Monterey County. The existing 5.69-acre site is made up almost entirely of the existing 3.53-acre football/track stadium (Dan Albert Stadium) and an adjacent 2.16-acre dirt lot currently used for occasional, informal parking. Dan Albert Stadium, which features a synthetic turf football field, stone bleachers, and temporary press box, was originally constructed in 1938 and has utilized temporary field lighting for nighttime games for approximately fifteen years. The dirt lot appears, based on historic aerial photographs, to have been used as an informal practice and softball field by the high school and more recently as an

overflow/event parking area by the school. The site is surrounded by portions of the high school campus and a residential neighborhood to the north; school district facilities and tennis courts to the east; the main high school campus to the west; and campus facilities, a parking area and residential development to the south/southwest. Pacific Street is located approximately 300 feet to the west, with downtown Monterey immediately to the north. Freshwater forested/shrub wetland habitat is located less than a quarter mile to the south and riverine habitat adjacent to the project site at the northern boundary of the stadium. Figure 1, Regional Location, presents the regional location of the project site. Figure 2, Aerial Photograph, presents the project site, surrounding land uses, and aquatic features. Figure 3, Site Photographs – Existing Stadium, illustrates the existing setting of the existing stadium site. Figure 4, Site Photographs – Vacant Lot Site (Multi-Use Field), illustrates the existing setting of the currently vacant dirt lot where the proposed multi-use field would be constructed.

Description of Project

The Monterey Peninsula Unified School District ("school district") plans to implement stadium improvements at the existing high school football stadium and to improve an existing dirt area adjacent to the stadium into a multi-use field (hereinafter "proposed project"). The existing dirt area is currently used for limited, informal parking.

Site improvements at the existing 3.53-acre football stadium, as shown on Figure 5, Stadium Improvements Schematic Plan, include:

- New field lighting made up of three (3) 80-foot high and one 70-foot high lighting poles located north and south of both the existing home and future visitor stands;
- New 500-seat visitor bleachers at the eastern edge of existing stadium with a tall concrete curb and retaining wall, an eight-foot high fence, and a new accessible perimeter walkway. Construction of the new visitor bleachers will require removal of three (3) small oak trees located along the east-facing slope separating the existing stadium and the vacant dirt lot; and
- New 20'x8' press box, twelve (12) new ADA-compliant seating spaces, companion seats, concrete curb, and guard/handrails; and other cosmetic improvements to the existing home bleachers.

Site improvements at the existing 2.16-acre dirt area adjacent to stadium, as shown on Figure 6, Multi-Use Field Schematic Plan, include:

- Demolition of existing softscape and hardscape;
- Earthwork grading and site drainage improvements;

- Construction of new softball and multi-use synthetic field;
- Installation of new concrete and asphalt paving along perimeter of field including parking area (approximately 10 stalls);
- Improvements to track and field event area to north (shot put circle and discus cage);
- New synthetic turf bullpen/batting cage;
- Two (2) chain link lined dugouts with shade structure roof;
- Perimeter chain link fencing;
- New electronic scoreboard;
- Construction of 2,400 square foot weight room/team room building with restrooms; and
- New concrete sloped path (north) and stairs (south) to connect to stadium.

Further details of the proposed project are found in the project plans included as Appendix A.

Other Public Agencies Whose Approval is Required

- Division of the State Architect (Project Plans Approval)

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On May 15, 2019, the school district sent an offer of consultation letter to the tribal representative of the Ohlone/Costanoan-Esselen Nation (OCEN). The school district has yet to receive a response letter and request for consultation from the tribe.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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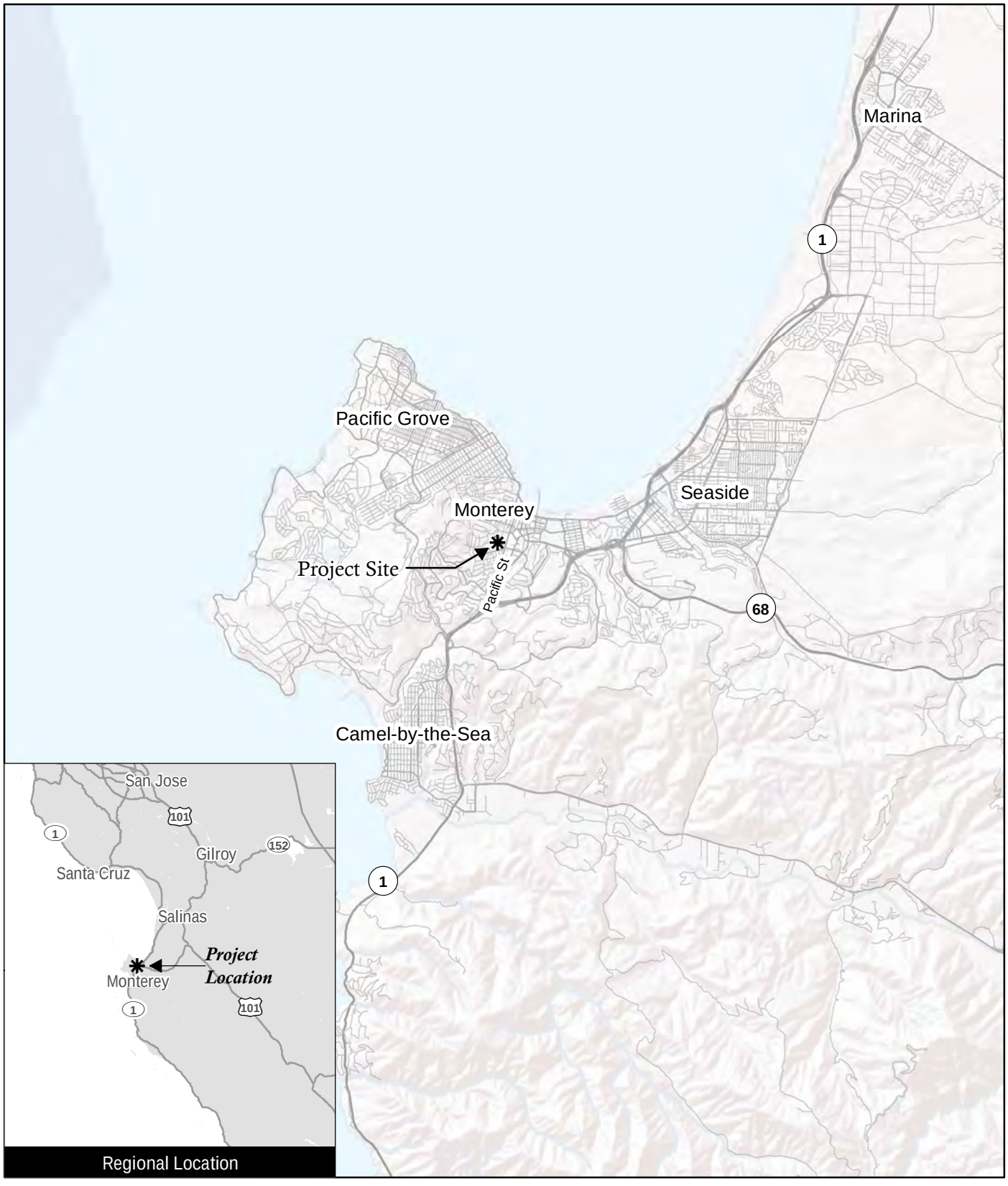

0 2 miles

Source: ESRI 2019

Figure 1

Location Map

Monterey High School Athletic Field Improvements Initial Study

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0 200 feet

Legend

Project Area

Wetland Type

Freshwater Forested/ Shrub Wetland

Riverine

Source: Monterey County GIS 2018, ESRI 2019, US Fish and Wildlife 2019

Figure 2

Aerial Photograph

Monterey High School Athletic Field Improvements Initial Study

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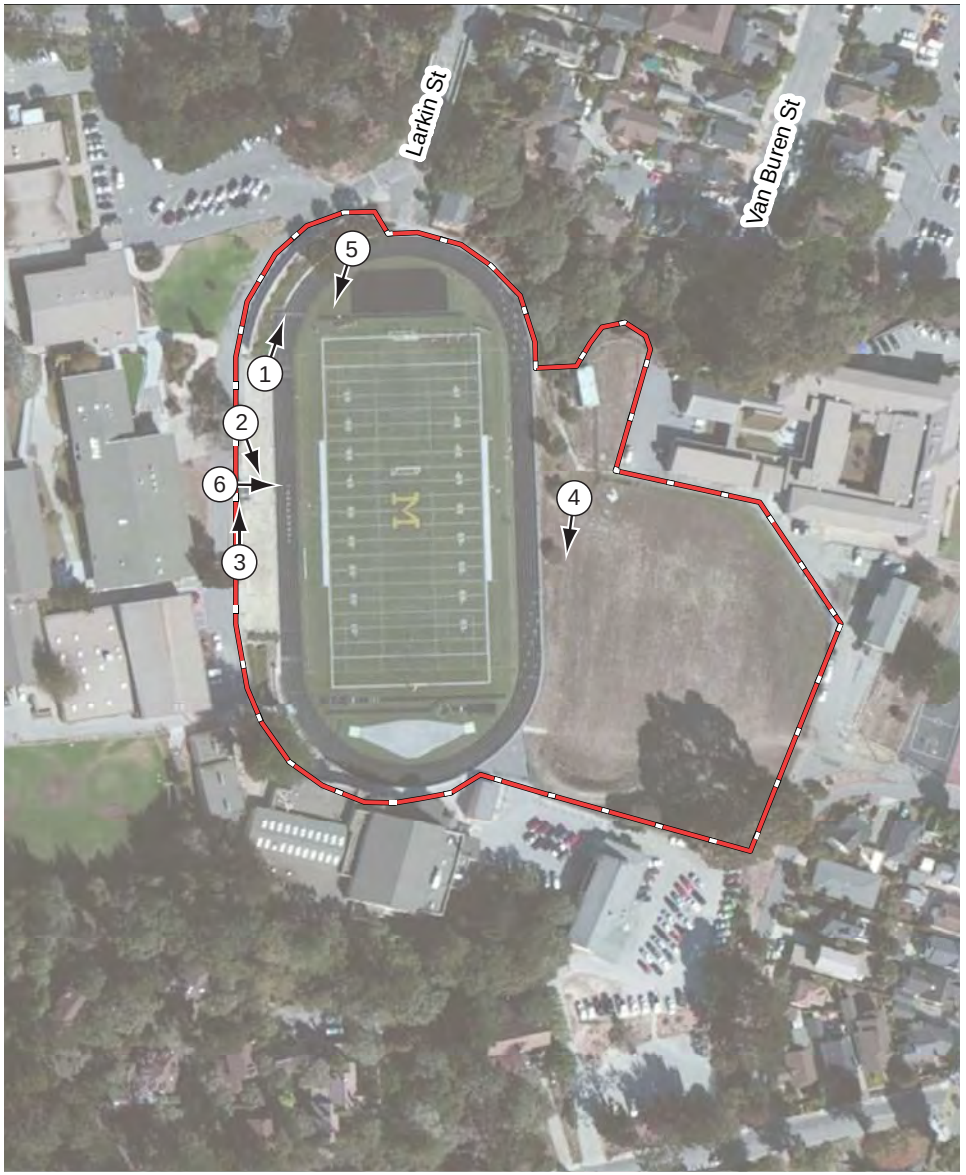
1 View from top of existing stadium seating (looking northeast towards residences)

2 View from top of existing stadium seating (looking south)

3 View from top of existing stadium (looking north)



Project Site

Source: ESRI 2019
Photographs: EMC Planning Group 2019

4 View from eastern boundary of existing stadium site (towards proposed new visitor bleacher site)

5 View from north end of existing stadium (towards seating)

6 View of existing press box and top of existing stadium

Figure 3
Site Photographs – Existing Stadium Site

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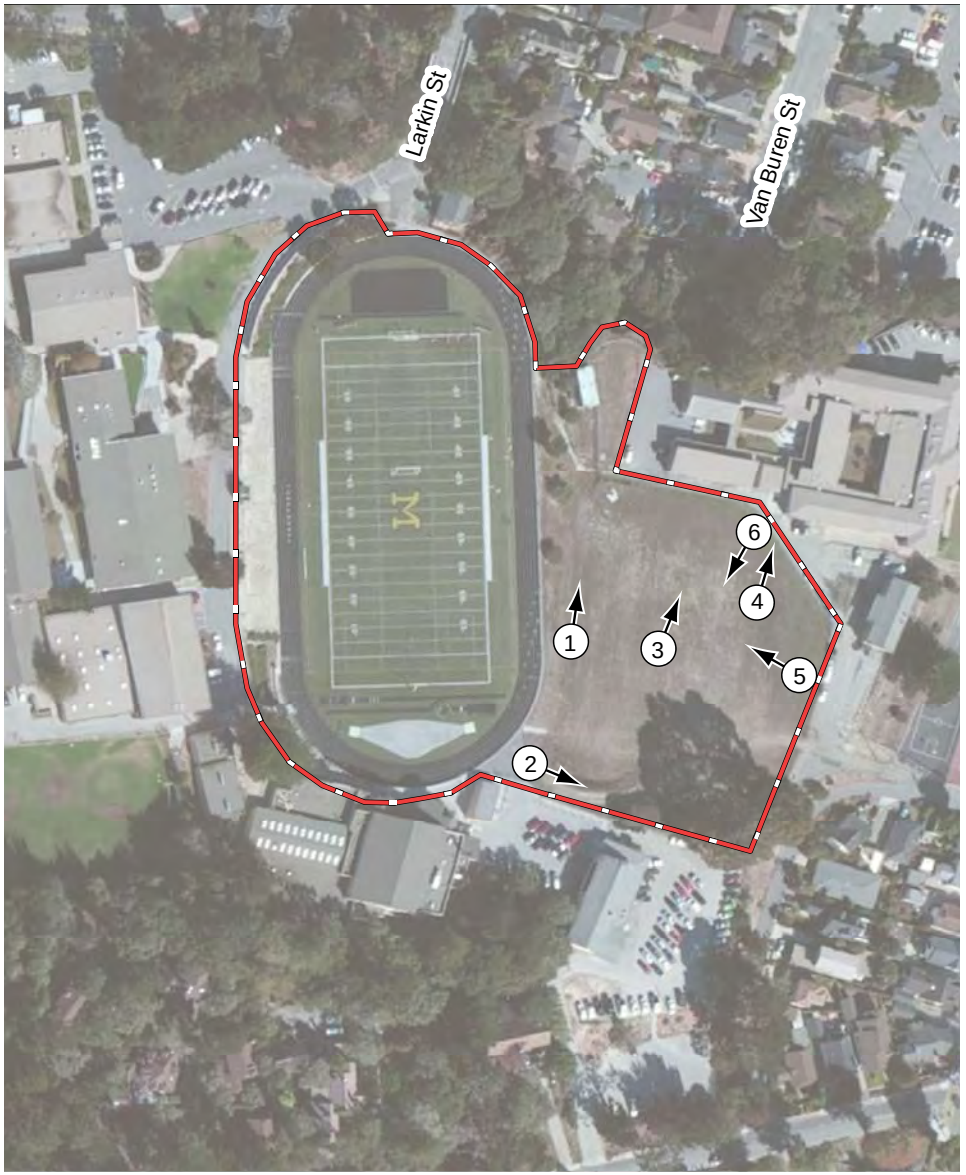
1 View along western edge of vacant lot

2 View along south edge of vacant lot

3 View of vacant lot (from south)



Project Site

Source: ESRI 2019
Photographs: EMC Planning Group 2019

4 View along eastern edge of vacant lot (from south towards MPUSD offices and existing parking lot)

5 View along edge of vacant lot towards existing stadium site

6 View of vacant lot (looking south)

Figure 4

Site Photographs – Vacant Lot Site (Multi-Use Field)

Monterey High School Athletic Field Improvements Initial Study

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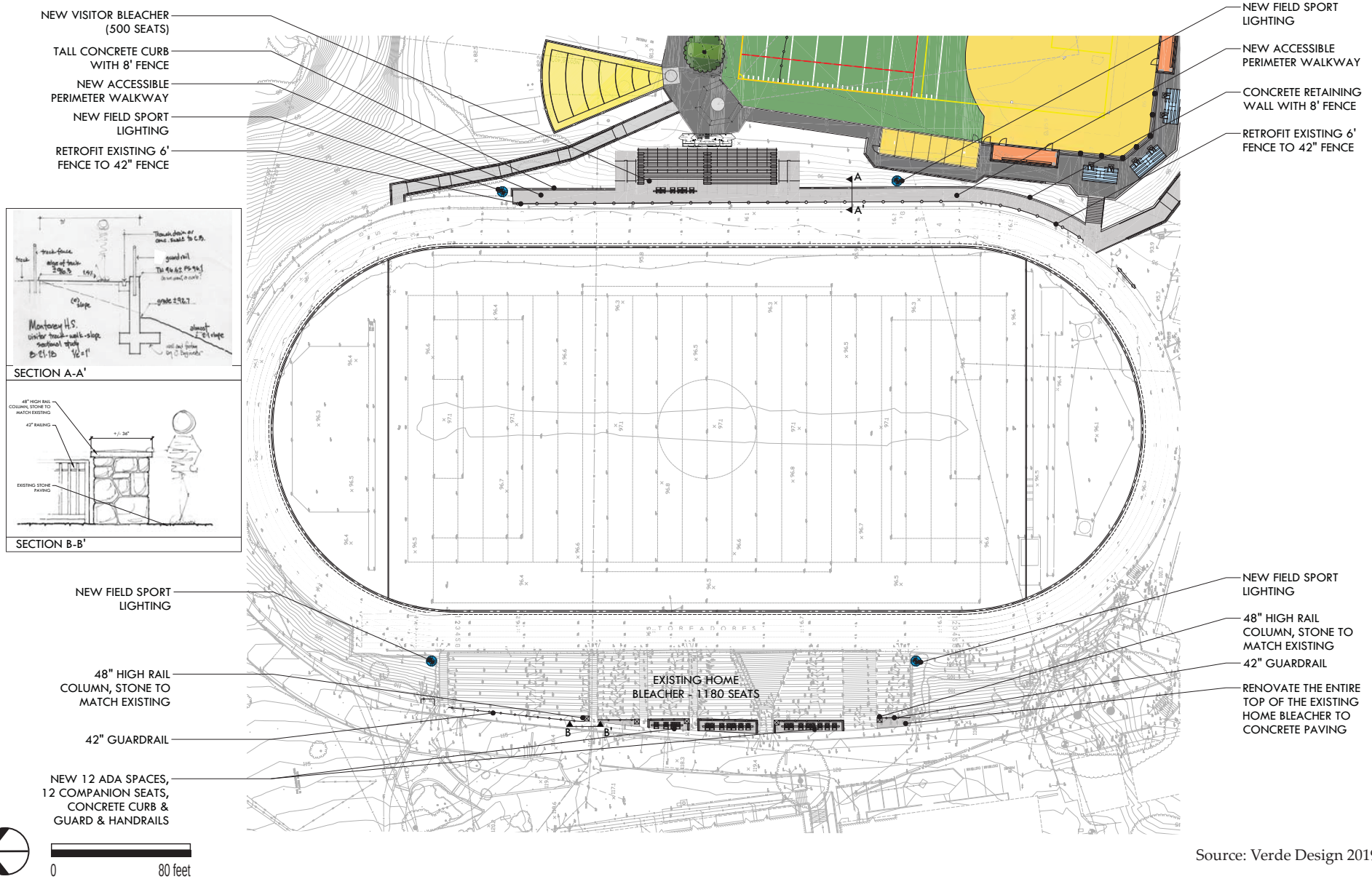

Source: Verde Design 2019

Figure 5

Stadium Improvements Schematic Plan

Monterey High School Athletic Field Improvements Initial Study

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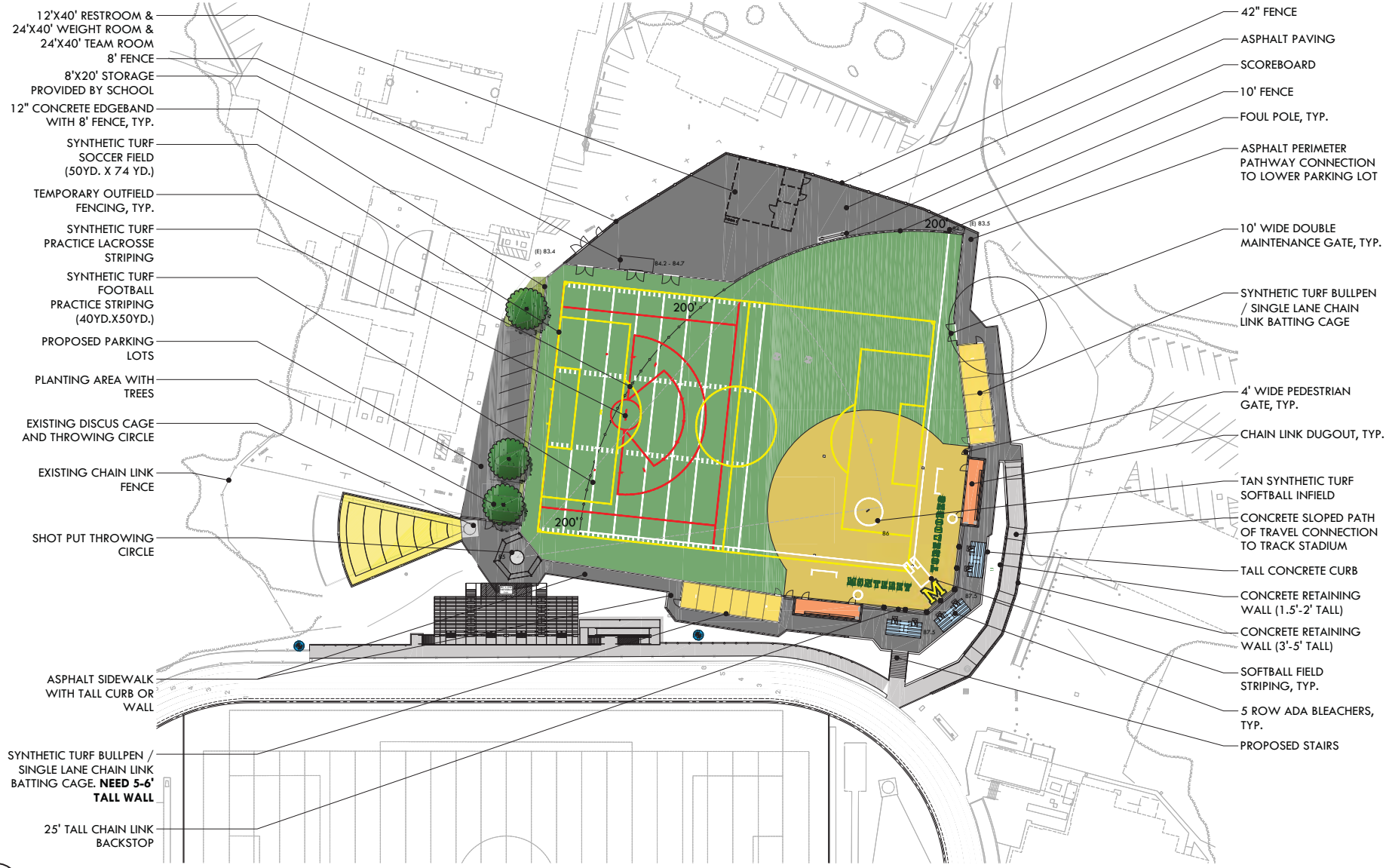

Source: Verde Design 2019

Figure 6

Multi-Use Field Schematic Plan

Monterey High School Athletic Field Improvements Initial Study

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B. Environmental Factors Potentially Affected

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

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

C. DETERMINATION

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 DECLARATION will be prepared.

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

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

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

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) 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.

_____ _____

Paul Anderson, Senior Director
Capital Facilities Program

Date

D. Evaluation of Environmental Impacts

Notes

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited 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 is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers 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 Impact with Mitigation Measures Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:
    a. "Earlier Analysis Used" identifies and states where such document is available for review.
    b. "Impact Adequately Addressed" identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. "Mitigation Measures"—For effects that are "Less-Than-Significant Impact with Mitigation Measures Incorporated," mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. "Supporting Information Sources"—A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is the format recommended in the CEQA Guidelines as amended 2016.
9. The explanation of each issue identifies:
    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.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista? (1, 2, 3, 4, 5, 8, 16)	☐	☐	☒	☐
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (1, 2, 3, 4, 5, 8, 16)	☐	☐	☐	☒
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? (1, 2, 3, 4, 5, 6, 8, 16)	☐	☐	☐	☒
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1, 2, 3, 4, 5, 8, 16)	☐	☐	☒	☐

Comments:

a. A scenic vista is generally described as a clear, expansive view of significant regional features possessing visual and aesthetic qualities of value to the community. While the City of Monterey General Plan (general plan) designates Pacific Street, which runs immediately east of the high school and project site, as a "Proposed Scenic Road" (see Map 2 of the general plan), there are no formally designated scenic view sheds within the city. The general plan does identify several policies addressing the protection of existing scenic vistas throughout the city. Policy f.9 of the general plan (under the Urban Design Element, sub-section f. "Vistas"), discourages high levels of ambient light and maintaining night skies.

Because the high school is located at a slightly higher elevation from the downtown area of Monterey and is semi-visible from a distance, the proposed 80-ft. and 70-ft. high field lights, both illuminated at night and not illuminated during the daytime,

would likely be visible from some vantage points in the vicinity. However, given that the lights will only be illuminated temporarily and only during certain events (i.e., football games and other athletic events) that occur infrequently, the impact to scenic vistas would be temporary and would not rise to a level of significance to require mitigation. Additional evaluation of the proposed lighting is presented in "d" below.

b. The project site is located approximately one mile north and west of State Route 1, which is a State-designated scenic route. The proposed project would not damage any scenic resources within a State-designated scenic highway with improvements to the existing stadium and the development of a multi-use field due to the site's distance from State Route 1.

c. The Monterey High School campus is located in the City of Monterey, an urbanized, developed area with residences, school district and government offices, Monterey Fire Department, and adjacent to the downtown area of Monterey, which features various commercial and visitor-serving uses. The proposed improvements to the high school would not conflict with applicable zoning and other regulations governing scenic quality.

d. The topography of the site features several graded areas leading from east to west down the hillside. The existing stadium sits in the middle-tier of the campus with the proposed multi-use field sitting just above existing parking and tennis courts adjacent to Pacific Street. Both the existing stadium and the proposed multi-use field site are not visible from Pacific Street or downtown Monterey. However, as noted, the high school site can viewed from a distance (looking from the east towards the Monterey Peninsula hillsides). Existing light sources at Monterey High School include security lighting throughout the campus, parking lot lights, tennis court lights, the temporary sports field lighting at the football stadium, and lights on various campus buildings. Portable sports lighting is currently used at the football stadium. Existing light sources in the project area include streetlights along main roads, vehicle headlights, security lighting, and parking lot lights.

In addition to the existing temporary field lighting at the project site, other athletic fields and facilities in downtown Monterey, which include permanent nighttime lighting within close proximity to the high school, include Jack's Park (0.5 miles), Sollecito Park (0.8 miles), and Monterey Peninsula College's stadium (0.9 miles). In addition to the existing temporary field lighting at the project site, these facilities currently impact nighttime views in the vicinity when field lighting is turned on and when viewed from various vantage points.

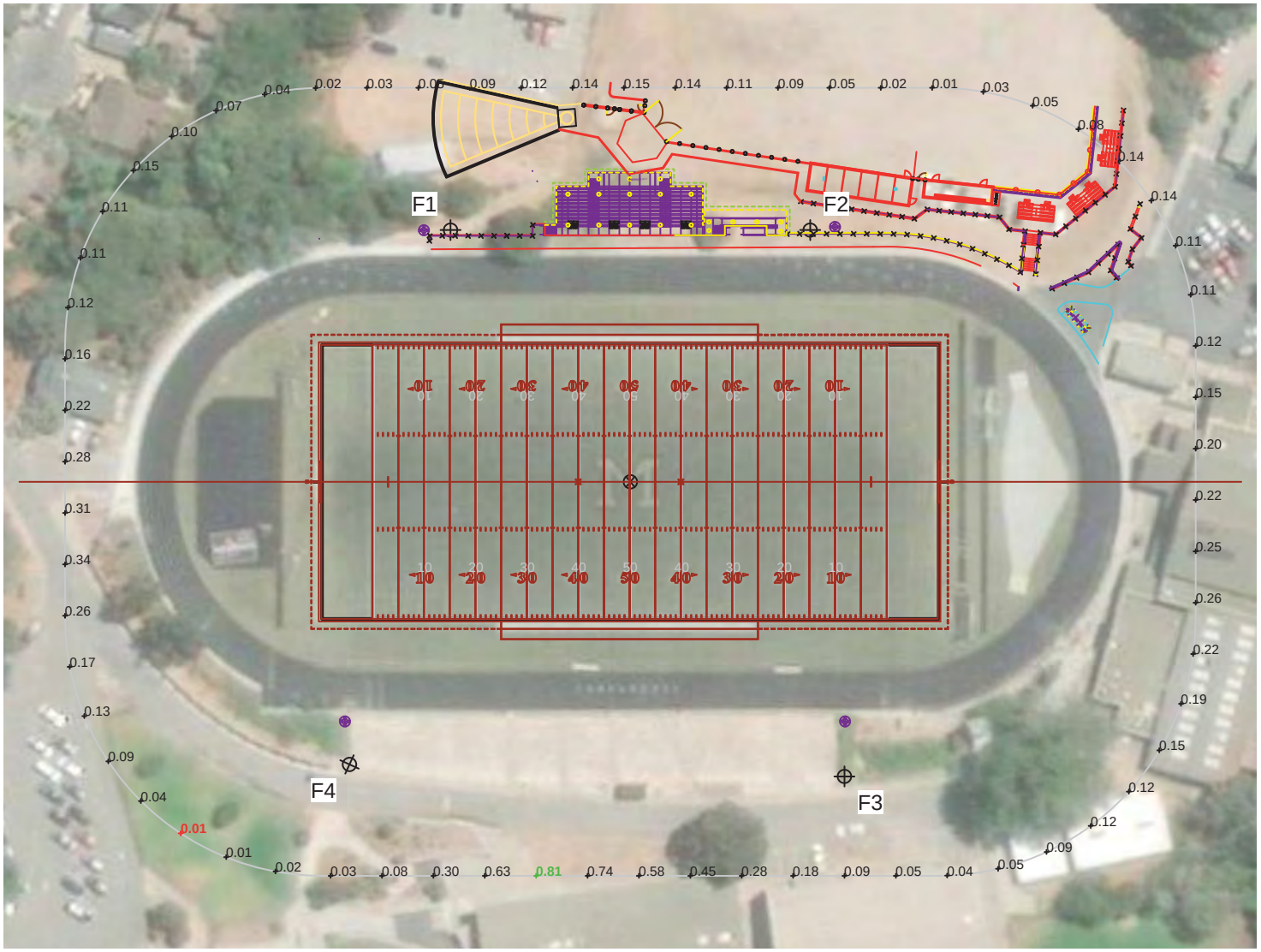
As previously noted, the proposed project includes new, permanent sports field lighting at the existing stadium. The new permanent sports lighting at the existing stadium would be elevated up to 80 feet above the field and, as a result, these new lights and poles would be visible from various vantage points (when viewed from a distance) during the day and during the evening. Compared to the portable sports lighting currently used at the football stadium, the proposed new stadium lighting would create substantially less glare and spill light onto the surrounding residential properties. This is because the existing short portable light standards direct the light across the field, rather than down onto the field, unlike the proposed shielded sports lighting that creates less glare and can be focused down onto the field. Consistent with the current use of the permanent and portable sports lights that would be replaced, the proposed lights would be turned off by when not in use.

d. While the new stadium lighting poles would be at least partially visible during the day, they would not create a source of daytime glare. Although individual views from adjacent residences may be affected, sports lighting is currently used on the fields. Therefore, the use of the proposed lighting in place of the existing temporary lighting, would not substantially change nighttime views of the surrounding area. The lighting would be designed to reduce spill light and the visibility of the lights. The proposed light fixtures would be angled downward and would include light visors and light hoods to direct the light down onto the field and minimize the amount of spill light onto adjacent streets and residences. The resulting spill light during nighttime events (at a 150-ft. circumference around the stadium site) is shown in Figure 7, Football Stadium Spill Light Levels (150-ft.). In addition, the school district's lighting contractor has prepared a lighting equipment layout plan, as reflected on Figure 8, Football Stadium Lighting Plan, which illustrates luminaire levels and lighting direction at various points across the football stadium. As shown on this plan, the proposed light poles and lighting are design to focus lighting directly on the field and minimizes dispersion of light outward. For these reasons and those stated above, the proposed project would create a less-than-significant impact on daytime or nighttime views in the project area.

The lighting impacts from cumulative lighting in the vicinity were also evaluated. In addition to the existing temporary football stadium lighting at the high school, which the proposed project would replace, and the existing permanent lighting at Jack's Park, Sollecito Park, and Monterey Peninsula College, other facilities providing sporadic or regular nighttime lighting include Seaside High School and large retail businesses in the vicinity such as the Seaside Auto Mall, the Del Monte Shopping

Center, and the Sand City Shopping Center. Although the businesses include nighttime lighting every night, the sports facilities are only lit when in use. Cumulative nighttime lighting can result in reducing the clarity of the night sky.

The proposed project however, replaces the existing temporary lighting at the football stadium with permanent light fixtures. Although the proposed project would add to the cumulative nighttime lighting in the vicinity, the increase would not create substantial light that would adversely affect nighttime views in the area. The impact would be less-than-significant.



0 100 feet

Pole location(s) dimensions are relative to 0,0 reference point(s)

Source: Musco Lighting 2019

Figure 7

Football Stadium Spill Light Levels (150-ft.)

Monterey High School Athletic Field Improvements Initial Study

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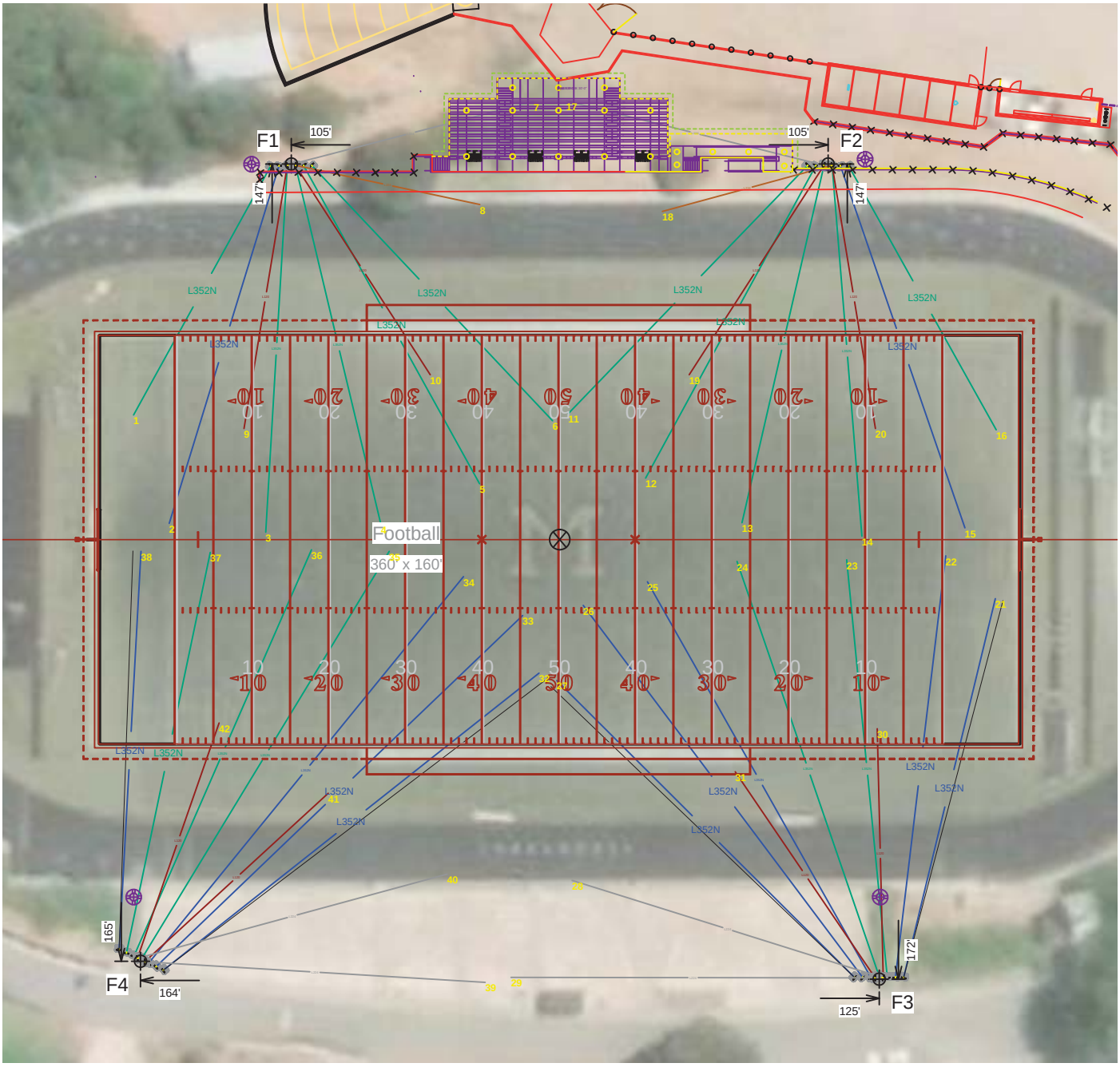

0 60 feet

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Source: Musco Lighting 2019

Figure 8

Football Stadium Lighting Plan

Monterey High School Athletic Field Improvements Initial Study

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2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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 nonagricultural use? (3, 4, 6, 7, 8)	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (9)	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (3, 4, 6, 7)	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use? (3, 4, 6, 7, 8)	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (3, 4, 6, 7, 8)	☐	☐	☐	☒

Comments:

a/e. The project site is part of an existing high school. According to the 2016 Monterey County Important Farmland Map, the project site is considered urban and built-up land (California Department of Conservation 2016). Therefore, the proposed project would not result in the conversion or loss of farmland.

b. According to the City of Monterey zoning ordinance, the project site is not located within land zoned agricultural. According to the California Department of Conservation Williamson Act Map, the project site is not in a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c/d. The Monterey County general plan states that there are currently no parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act within the County (Monterey County 2010, p. LU-2). Additionally, the project site is not categorized as forest land pursuant to Public Resources Code Section 12220(g). Therefore, the proposed project would not rezone or result in the loss of forest land or timberland.

3. AIR QUALITY

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

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (1, 2, 10, 11)	☐	☐	☐	☒
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? (1, 2, 10, 11)	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations? (1, 2, 10, 11,12)	☐	☒	☐	☐
d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (1, 2)	☐	☐	☒	☐

Comments:

a. The City of Monterey, including the project site, is located in the North Central Coast Air Basin ("air basin"), which is under the jurisdiction of the Monterey Bay Air Resources District (hereinafter "air district"). Regional air districts must prepare air quality plans specifying how state air quality standards will be met. The air district's most recent adopted plan is *2012-2015 Air Quality Management Plan* for the Monterey Bay Region. The air district specifies Air Quality Management Plan consistency for population-related projects only. The proposed project includes improvements and construction of existing and new athletic fields and facilities at Monterey High School, which would not result in an increase in population. Therefore, the proposed project would not conflict with or obstruct the implementation of the applicable air quality plan.

b. The air district is responsible for monitoring air quality in the air basin, which is designated, under state criteria, as a nonattainment area for ozone and inhalable particulate matter (PM_{10}). Under federal criteria, the air basin is at attainment (8-hour standard) for ozone and particulates. The air district's CEQA Air Quality Guidelines ("air district CEQA Guidelines") includes criteria pollutant emissions thresholds,

which are used to determine whether or not the proposed project would result in a cumulatively considerable net increase of criteria pollutants during operation and/or construction.

The proposed project includes improvements to the existing stadium site and development of the lower site with a multi-use athletic field.

Operational Impacts. The proposed project would result in new sources of emissions from the use of electricity and water. Per air district CEQA Guidelines, Table 5-4 Indirect Sources with Potentially Significant Impacts on Ozone, typical school sizes are significantly below the thresholds of significance. Therefore, operation of the proposed project would have a less-than-significant cumulative air quality impact.

Construction Impacts. Construction emissions include mobile source exhaust emissions, emissions generated during the application of asphalt paving material and architectural coatings, as well as emissions of fugitive dust associated with earthmoving equipment. Air district CEQA Guidelines Table 5-2, Construction Activity with Potentially Significant Impacts, identifies the level of construction activity that could result in significant temporary fugitive dust impacts if not mitigated. Construction activities with grading and excavation that disturb more than 2.2 acres per day and construction activities with minimal earthmoving that disturb more than 8.1 acres per day are assumed to be above the 82 pounds of particulate matter per day threshold of significance. The proposed project includes earthmoving activities on approximately 2.16 acres of the 5.69-acre project site. Construction activities on approximately 2.16 acres of project site could exceed the 82 pounds of particulate matter per day threshold of significance resulting in a potentially significant air quality impact. Implementation of the following mitigation measure would reduce this impact to less than significant.

Mitigation Measure

AQ-1 The school district will include the following language in all future grading and construction plans for the project prior to earth moving activities:

Dust control measures will be employed to reduce visible dust leaving the project site. The following measures or equally effective substitute measures will be used:

a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind;

b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;

c. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;

d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;

e. Maintain at least two feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop demolition, grading, and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule; and

i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person will respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance).

Therefore, the cumulatively considerable impact of the proposed project would be less-than-significant with mitigation.

c. According to the air district CEQA Guidelines, a sensitive receptor is generally defined as any residence including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (K-12) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes. The nearest sensitive receptors are the

students and staff at the high school and nearby residential neighborhoods, located approximately 135 feet to the south of the project site. Additional residential neighborhoods are located approximately 350 feet north of the project site.

Operation of the proposed project (i.e., athletic fields) is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors. The short-term air quality effects related to dust emissions during project construction would be avoided with implementation of the Mitigation Measure AQ-1 under checklist item "b" above. However, the diesel construction equipment typically used to accomplish the level of grading and construction required for athletic fields, and the heavy duty trucks used for delivery and off-haul, could expose these sensitive receptors to toxic air contaminants from heavy equipment diesel exhaust. Implementation of the following mitigation measures would reduce this impact to a less-than-significant level.

Mitigation Measures

AQ-2 The school district will include the following language in all future grading and construction plans for the project prior to earth moving activities:

a. Heavy-duty diesel trucks (gross vehicle weight rating over 26,000 pounds), older than 2010 model year and not retrofit for reduced particulate emissions, shall not be staged within 500 feet of occupied residences; and

b. Construction equipment and heavy duty diesel trucks shall not idle in excess of five minutes.

AQ-3 All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.

Implementation of Mitigation Measures AQ-2 and AQ-3 would reduce toxic air emissions and exposure of sensitive receptors by requiring cleaner engines and/or filters, and by locating non-compliant equipment sufficiently distant that concentrations of toxic air contaminants would be reduced to a less-than-significant level.

d. The proposed project is not anticipated to produce any objectionable odors during its operation. Construction activities associated with the proposed project, such as demolition and grading, may temporarily generate objectionable odors. Since odor-generating construction activities would be localized, sporadic, and short-term in nature, this impact would be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (3, 8, 22, 24)	☐	☒	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (3, 8, 25)	☐	☐	☐	☒
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filing, hydrological interruption, or other means? (3, 8, 25)	☐	☐	☐	☒
d.	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 wildlife nursery sites? (8, 22)	☐	☐	☒	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (6)	☐	☐	☐	☒
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (3)	☐	☐	☐	☒

Comments:

A biological reconnaissance survey was conducted by EMC Planning Group biologist Gail Bellenger on May 20, 2019 to document existing habitats and evaluate the potential

for special-status species to occur on the project site. Prior to conducting the survey, Ms. Bellenger reviewed site maps, aerial photographs, database accounts, and relevant scientific literature describing natural resources in the project vicinity.

Biological resources were documented in field notes, including species observed, dominant plant communities, and significant wildlife habitat characteristics. The project site is composed of portions of APNs 001-993-001 and 001-501-001, on the existing campus of Monterey High, including the football/track stadium and an adjacent dirt lot to the east. The project site is situated on the Monterey U.S. Geological Survey (USGS) quadrangle map, with an approximate elevation ranging between approximately 79-95 feet above sea level. Residences and the school district offices surround the high school on all sides.

A review of the National Wetlands Inventory (USFWS 2019) was conducted to identify the closest jurisdictional aquatic features to the project site. Results showed freshwater forested/shrub wetland habitat less than a quarter mile to the south of the project site and riverine habitat adjacent to the project site at the northern boundary of the stadium (Figure 2, Aerial Photograph).

The project site is heavily disturbed within and surrounding the stadium. The dirt lot to the east has been used as a parking lot. Non-native grasses are dominant around the periphery of this site. Other on-site plants include landscaping trees and shrubs, as well as planted coast live oak (*Quercus agrifolia*), eucalyptus (*Eucalyptus* sp.), Monterey pine (*pinus radiata*), and non-native grasses such as ripgut brome (*Bromus diandrus*) and ruderal/weedy vegetation.

Figure 7, Football Stadium Spill Light Levels (150-ft) depicts a radius where light spill can reach. Due to the fact that the strongest light would be cast in a downward direction over the stadium and would only be used for relatively short periods of time, and the drainage to the west is heavily vegetated which would help filter out light, it would be unlikely that there would be any impacts to biological resources resulting from the light spill.

Although not encountered during the site visit, common wildlife species likely to occur on the project site include raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and California ground squirrel (*Otospermophilus beecheyi*). Species of small rodents including mice (*Mus musculus, Reithrodontomys megalotis,* and *Peromyscus maniculatus*) and California vole (*Microtus californicus*) are also likely to occur. Three California ground squirrel or vole burrows were observed in the grassy areas in the southeastern portion of the dirt lot. Several birds were observed flying near or over the site including American crow (*Corvus brachyrhynchos*) and European starling (*Sturnus vulgaris*).

a. **Special-Status Species**. A search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was conducted for the Monterey, Marina, Seaside, Soberanes Point, and Mount Carmel USGS quadrangles to generate a list of potentially occurring special-status species in the project region (CDFW 2019). Records of occurrence for special-status plants were reviewed for those five USGS quadrangles in the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2019). A U.S Fish and Wildlife Service (USFWS) Endangered Species Program threatened and endangered species list was also generated for San Benito County (USFWS 2019). Special-status species are considered those listed as Endangered, Threatened, or Rare, or as Candidates for listing by the USFWS and/or CDFW, Species of Special Concern or Fully Protected species by the CDFW, or as Rare Plant Rank 1B or 2B by the CNPS.

Given the existing level of disturbance on the project site, most special-status plants are not expected to occur on the site due to lack of suitable habitat. However, Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) has been observed in highly disturbed areas and has potential to be found on the project site.

Special-status wildlife species with low potential to occur on site include Northern California legless lizard (*Anniella pulchra*) and burrowing owl (*Athene cunicularia*).

Northern California Legless Lizard. This species is state species of special concern. It occurs in moist, warm loose soil with plant cover, beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dune stabilized with bush lupine and mock heather often indicate suitable habitat. It can often be found under surface objects such as rocks, boards, driftwood, and logs. The geographic range is from the southern edge of the San Joaquin River in northern Contra Costa County south to Ventura County. Two dusky or melanistic populations occur in coastal dunes from Morro Bay south to the mouth of the Santa Maria River in San Luis Obispo County and in beach dunes on the Monterey Peninsula and the southern coast of Monterey Bay.

The reconnaissance-level survey conducted at the project site did not observe this species and found no indication of the presence on the project site. The nearest observation of this species was documented approximately 0.8 miles northeast of the project site in 1991. It is unlikely this species would utilize the project site for foraging or movement as no suitable habitat exists on the site.

Burrowing Owl. Burrowing owl (*Athene cunicularia*) is a California Species of Special Concern. Burrowing owls live and breed in burrows in the ground, especially in abandoned California ground squirrel burrows. Optimal habitat conditions include large open, dry and nearly level grasslands or prairies with short to moderate vegetation height and cover, areas of bare ground, and populations of burrowing mammals. This species has been recorded in 2007 approximately within 1.5 miles east of the site. The project site's scant patches of non-native grassland and limited small mammal burrows would not provide suitable foraging or nesting habitat for burrowing owl. Therefore, it is unlikely this species would utilize the project site for nesting, foraging, or movement as no suitable habitat exists on the site.

Nesting Birds. The project site contains numerous trees and shrubs, resulting in the potential for impacts to protected nesting birds. Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to or within the project site during the bird nesting season (January 15-Semptember 15), then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests. Implementation of Mitigation Measure BIO-1 would reduce potential, significant impacts to nesting birds to less than significant.

Mitigation Measure

BIO-1 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities that include grading, grubbing, or demolition should be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist will conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250

feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. If pre-construction nesting bird surveys are necessary, based upon the requirements of this mitigation measure, then a survey report shall be prepared prior to commencement of construction activities.

b. **Riparian Habitat or Sensitive Natural Communities.** There is a drainage located to the west of the stadium, outside the project boundaries, with oak trees and houses between it and the stadium. The project site itself does not contain riparian habitat or sensitive natural communities, therefore, no impacts will occur.

c. **Wetlands and Waterways.** The drainage to the west of the stadium is outside the project boundaries, with oaks trees and houses between it and the project site. There are no wetlands or waterways on the project site, therefore, no impacts are anticipated.

d. **Wildlife Movement.** Wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites. The project site is not likely to facilitate major wildlife movement due to current active disturbance and barriers such as buildings and fencing. There are approximately three small animal burrows located near the eucalyptus trees on the southeastern portion of the dirt area on the project site that could potentially provide habitat or facilitate movement corridors for commonly

occurring, urban-adapted mammals such as California ground squirrel and Botta's pocket gopher (*Thomomys bottae*). However, because the habitat is marginal, the proposed project would have a less-than-significant impact on wildlife movement.

e. **Local Biological Resource Policies/Ordinances.** There are local biological resource policies or ordinances applicable to the project site.

f. **Conservation Plans**. There is no critical habitat, habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans applicable to the project site.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5? (3, 27)	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (3, 27)	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries? (3, 26, 27)	☐	☒	☐	☐

Comments:

An intensive-level archaeological survey was conducted on May 20, 2019 by EMC Planning Group archaeologist Gail Bellenger to document any surface cultural resources. The approximate 5.69-acre project site is composed of portions of APNs 001-993-001 and 001-501-001, on the existing campus of Monterey High School including the football/track stadium and an adjacent dirt lot to the east. The project site is situated on the Monterey U.S. Geological Survey (USGS) quadrangle map, with an approximate elevation of 79-95 feet above sea level. Residences and school district offices surround the school.

a. **Historical Resources.** There are no known or recorded historical resources within the project site boundaries.

b. **Archaeological Resources**. A search of the California Historical Resources Information System through the Northwest Information Center revealed that the project site does not have any previously recorded archaeological resources within the site boundaries, however, there is one prehistoric resource recorded within a 300-foot radius. There are also five previous archaeological reports recorded within a 300-foot radius of the site, dating from 1992-2017. Even though there are no archaeological resources recorded on the project site, during earth-moving activities, it is always possible to accidentally discover buried archaeological resources. Disturbance of archaeological resources would be considered a significant adverse environmental impact. Implementation of mitigation measure CR-1 would reduce this impact to a less-than-significant level.

A Sacred Lands file search was requested on May 16, 2019 from the California Native American Heritage Commission, and a response was received on May 17, 2019 with a negative result and a list of local tribes who could potentially have knowledge of cultural resources near the project area. Local tribes were contacted via email on May 17, 2019 requesting knowledge or information about any cultural resources or sacred site issues within the immediate project area. No tribes responded to date. Relevant correspondence is included in Appendix D.

Mitigation Measure

CR-1 Due to the possibility that significant buried cultural resources might be found during construction, the following language will be included on all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits associated with future development of the project site:

"If archaeological resources or paleontological resources are unexpectedly discovered during construction, work shall be halted immediately within 50 meters (160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, an appropriate resource recovery shall be formulated."

Implementation of Mitigation Measure CR-1 would require construction to be halted and appropriate evaluation and actions be taken should archaeological resources be discovered during construction. Implementation of the mitigation measure would reduce potentially significant impacts associated with archaeological resources to a less-than-significant level.

c. **Accidental Disturbance of Human Remains.** Although no evidence of potentially sensitive cultural resources are associated with the project site, there is the possibility of an accidental discovery of archaeological resources or human remains during construction activities. Disturbance of Native American human remains is considered a significant adverse environmental impact. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level.

Mitigation Measure

CR-2 Due to the possibility that human remains may be discovered during construction activities, the following language shall be included in all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits:

> "If human remains are found during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner is contacted to determine that no investigation of the cause of death is required.
>
> If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.
>
> The landowner or authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

Implementation of Mitigation Measure CR-2 will ensure that potential impacts due to accidental discovery of buried human remains will be reduced to a less-than-significant level by requiring that if a find is made, activity is stopped, and appropriate measures are taken.

6. ENERGY

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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? (1, 2)	☐	☐	☒	☐
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (1, 2)	☐	☐	☐	☒

Comments:

a/b. The proposed project includes improvements to the existing stadium site and development of the lower site with a multi-use athletic field. The proposed project will result in increased demand for electricity during its construction and during its long-term operation.

A multitude of state regulations and legislative acts are aimed at energy efficiency and enhancing energy conservation. In the building energy use sector, representative legislation and standards for reducing natural gas and electricity consumption include, but are not limited to Assembly Bill 2021, CALGreen, and Title 24 building standards. The proposed project would be designed to meet the requirements of the current Title 24 building standards. Given that the project would conform to applicable energy conservation/efficiency regulations and standards and by virtue of its scale and design, the proposed project would not result directly or indirectly in inefficient, wasteful, and unnecessary consumption of energy.

7. GEOLOGY AND SOILS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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:				
	(1) 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? (1, 2, 14, 15)	☐	☐	☐	☒
	(2) Strong seismic ground shaking? (1, 2, 14, 15)	☐	☐	☐	☒
	(3) Seismic-related ground failure, including liquefaction? (1, 2, 14, 15)	☐	☒	☐	☐
	(4) Landslides? (1, 2, 14, 15)	☐	☐	☐	☒
b.	Result in substantial soil erosion or the loss of topsoil? (1, 2, 14, 15)	☐	☐	☒	☐
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? (1, 2, 14, 15)	☐	☒	☐	☐
d.	Be located on expansive soil, creating substantial direct or indirect risks to life or property? (1, 2, 14, 15)	☐	☒	☐	☐
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? (1, 2, 14, 15)	☐	☐	☐	☒
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2, 14, 15)	☐	☒	☐	☐

Comments:

a/b. According to a geotechnical engineering and geologic/seismic hazard investigation ("geologic hazard report") prepared for a set of new classrooms immediately adjacent to the existing stadium site, the project site is not located in an Alquist-Priolo Earthquake Fault Zone or a known local earthquake fault rupture hazard zone. The Fault Activity Map of California indicates the nearest active fault to the site is the Navy segment of the Monterey Bay fault zone, which is located about ½ mile south of the site. Considering the distance to the nearest known active fault (Navy segment of the Monterey Bay fault zone), the potential for surface fault rupture at the site due to a known active fault is considered low. Ground shaking that results from active faults may be of concern to development at the project site, requiring that all structures proposed be designed in accordance with the applicable seismic designation of the California Building Code (CBC). The proposed weight room/team room building and two dugout structures will comply with all applicable CBC requirements.

The project site spans two separately graded sites on a gradually sloping hillside that makes up the extent of the high school campus. Per the geologic hazards report, the site is mapped in an area of low susceptibility to landslides. While the existing stadium seating area is on an existing slope, the chance of seismically-induced landslides is considered low for the project site.

Improvements to the existing stadium and development of the vacant dirt lot with a multi-use field will involve minimal grading and ground disturbance activity, but not to the extent that would result in substantial soil erosion or the loss of topsoil.

c. According to *Geotechnical Engineering Investigation - Athletic Facility Improvements* ("geotechnical report") prepared by Moore Twining for the multi-use field improvements (see Appendix C), the potential for liquefaction to impact the project (i.e. lateral spreading, loss of foundation bearing, sand boils) is present in the area of the proposed visitor bleachers and the eastern portion of the multi-use field due to a former creek channel running through this portion of the site. While, the Geologic Hazards Map application for Monterey County shows this site as an area of low susceptibility to liquefaction, a liquefaction analysis was conducted by the geotechnical consultant due to review of historic topographic mapping of the site and the soil and rock conditions at the site. The analyses indicate that liquefaction would occur in three layers between depths of about 23 and 40 feet in the area of the former creek channel where the visitor's side bleachers, dugouts, flatwork, pavements, and walls are proposed. Liquefaction has the potential to result in damage to structures, which could be considered a significant adverse environmental effect. Therefore,

recommendations are provided in the geotechnical report to address this potential for liquefaction and is reflected in the following mitigation measure to reduce the potential impact to a less-than-significant level.

Mitigation Measure

GEO-1 To address the potential impact of liquefaction to structures in the area of the former creek channel, the school district will comply with all recommendations made in the 2019 geotechnical report prepared by Moore Twining. This includes deep ground improvement or use of deep foundations to support the proposed visitor's side bleachers.

d. The project site contains various soil types including surface silty sand soils and near surface sandy lean clay soils. In addition, undocumented fill soil was encountered in test borings throughout the project site. The fill soils were quite variable, described as soft to hard sandy lean clay and sandy fat clay, and loose to dense silty sands and clayey sands. In evaluation of the potential for expansive soils at the site, expansion index testing was performed on a representative sample of the near surface silty sand soils which are anticipated to be within the zone of influence of the planned improvements. The result of laboratory testing indicated that the near surface sandy lean clays have a medium expansion potential. Expansive soils have the possibility of resulting in a substantial direct or indirect risk to life or property, which would be considered a significant adverse environmental impact. Therefore, the geotechnical report makes recommendations for project design to reduce the potential excessive heave due to expansive soil conditions. Implementation of the following mitigation measures would reduce this potential impact to a less-than-significant level.

Mitigation Measure

GEO-2 To address the potential impact of expansive soils on the project site, the school district will comply with all recommendations made in the 2019 geotechnical report prepared by Moore Twining. This includes non-expansive engineered fill below slab-on-grade.

e. Improvements to the existing stadium and development of the multi-use athletic facilities would not involve the use of septic systems, as sewer service is provided to the high school by Monterey One Water.

f. There are no unique geologic features located on or adjacent to the project site.

The project site is on heavily disturbed land that includes a stadium, seating, and a vacant lot currently used as a parking lot. Although there are no specific indications of paleontological resources associated with the project site, during earth-moving

activities, it is always possible to accidentally discover buried paleontological resources. Disturbance of paleontological resources would be considered a significant adverse environmental impact. Implementation of the mitigation measure CR-1 identified in Section 5, Cultural Resources, would reduce this potential significant effect to a less-than-significant level.

8. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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? (1, 2, 10)	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (1, 2, 10)	☐	☐	☐	☒

Comments:

a/b. The California Legislature has enacted a series of statutes in recent years addressing the need to reduce greenhouse gas (GHG) emissions across the State. In September 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as Assembly Bill (AB) 32. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 was amended by Senate Bill (SB) 32. Effective January 1, 2017, SB 32 requires that statewide GHG emissions be reduced to 40 percent below 1990 levels by 2030. AB 32 and SB 32 represent the current state legislative framework commonly used by local and regional agencies across the state as guidance for reducing GHG emissions from activities within their respective jurisdictions.

The proposed project is located within the boundaries of the Monterey Bay Air Resources District ("air district"). To date, the air district has not adopted CEQA guidance for analysis of GHG effects of land use projects (e.g. numerical thresholds of significance,) nor has it prepared a qualified GHG reduction plan for use/reference by local agencies located within the air district. Further, the City of Monterey has not adopted a GHG reduction emissions plan or climate action plan.

Improvements to the existing stadium site and development of the lower site with a multi-use athletic field would result in GHG emissions during its construction and operation.

Construction emissions would be generated by equipment used during the site preparation and construction processes. During site preparation and construction of the project, GHGs would be emitted through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to

operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. The impact from construction GHG emissions associated with the project, therefore, would be less than significant.

Historically, a screening size of 49,000 square feet has been used by nearby air districts to determine if a high school is expected to result in operational GHG emissions that could impede with state regulations adopted for reducing GHG emissions. The proposed project includes a 2,400 square foot weight room/team room building. Therefore, the proposed project would have a less-than-significant related to operational GHG emissions, and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions**.**

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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? (1)	☐	☐	☐	☒
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? (1, 12)	☐	☐	☐	☒
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 12)	☐	☐	☐	☒
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment? (1, 17)	☐	☐	☐	☒
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 a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area? (18)	☐	☐	☐	☒
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1)	☐	☐	☐	☒
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (1, 13, 19)	☐	☐	☐	☒

Comments:

a. The proposed project would not involve the routine transport, use, or disposal of hazardous waste.

b. The project site consists of an existing football/track stadium and a dirt lot currently used for parking. As discussed previously, the dirt lot appears, based on historic aerial photographs, to have been used as an informal practice and softball field by the high school and more recently as an overflow/event parking area by the school. Therefore, the proposed project would not 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. Only nominal amounts of hazardous material in the form of fuels and other construction materials would be used during construction of the project, and these materials do not pose an elevated risk to the public.

c. The proposed project is located on the existing Monterey High School campus and, therefore, is within one quarter mile of an existing school. However, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. .

d. Government Code Section 65962.5 requires that the Department of Toxic Substances Control compile and regularly update a list of hazardous waste facilities and sites. A search of the Envirostar website (California Department of Toxic Substances Control 2019) revealed that the project site is not on the list.

e. The nearest airport to the project site is the Monterey Regional Airport and the project site is not located within its land use plan nor is the project site located with its 2013 or 2033 Noise Contour exhibits (Monterey County Airport Land Use Commission 2019). Therefore, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area.

f. The proposed project does not include any changes to any roadways and, therefore, would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g. The project site is located within an urbanized area and is not located in a very high fire hazard area, as delineated by the California Department of Forestry and Fire Protection and the County's GIS Basemap. Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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? (1, 19)	☐	☒	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (1, 21)	☐	☐	☐	☒
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:				
(1) Result in substantial erosion or siltation on- or off-site; (1)	☐	☐	☐	☒
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; (1)	☐	☐	☐	☒
(3) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or(1)	☐	☐	☐	☒
(4) Impede or redirect flood flows? (1)	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (1, 3)	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (1, 29)	☐	☒	☐	☐

Comments:

a. As noted on the title page of the site plans, best management practices during construction of the project site would be implemented in order to reduce or prevent harmful pollutants to enter the storm drain system. The proposed project includes the disturbance of more than one acre of soil and, therefore, must obtain coverage under the Construction General Permit for Discharges of Storm Water Associated with Construction Activity per National Pollutant Discharge Elimination System requirements. The Construction General Permit requires that development implement a storm water pollution prevention plan in order to reduce the potentially adverse impacts to water quality standards and waste discharge requirements to a less-than-significant level. Implementation of Mitigation Measure HYDRO-1 would allow the identification of the sources of sediment and other pollutants that affect the quality of storm water discharges and describe and ensure the implementation of best management practices to reduce or eliminate sediment and other pollutants in storm water and non-storm water discharges.

Mitigation Measure

HYDRO-1 The school district will have a storm water pollution prevention plan prepared.

b. Water services are provided to Monterey High School by California American Water, which obtains water from the groundwater basin. Project plans include construction of a new restroom associated with the weight/team room building at the new multi-use field. These facilities would connect into the existing water system at the school and may represent a minor increase in the school's existing water demand. This possible minor increase would not result in an impact to the groundwater basin.

In addition, the use of the synthetic material for the turf fields would reflect the use of a drainage basin where the surface water drains through the holes in the synthetic material and into the aggregate base or soil below. Further, perforated sub-drain lines are proposed throughout the project site, which help facilitate groundwater recharge through holes in the drainage pipes from the water obtained in overflow on the surface of the project site. Therefore, the proposed project would not affect groundwater recharge.

c. The project site does not contain any streams or rivers and, therefore, would not alter the course of an existing stream or river. Surface runoff infiltrates into the ground onsite as the dirt lot is currently a vacant and pervious site. Improvements to the existing stadium and development of the vacant dirt lot with a multi-use field will involve minimal grading and ground disturbance activity, but not to the extent that

would result in soil erosion or siltation on- or offsite (refer to Section 7.0, Geology and Soils, checklist question b). Due to the nature of this project, there would be no contributions of run-off water that would exceed the capacity of existing or planned storm water drainage systems or provide additional sources of polluted run-off.

The Drainage and Utility Plan (Sheet L5.1) indicate several catch basins located on the southern, eastern, and western borders of the project site to facilitate water drainage and flood flows, ensure the capture of sediments and pollutants, and eliminate the potential for flooding on- or offsite.

d. The proposed project is not located within a flood hazard zone, tsunami, or seiche zones, and therefore, would not risk release of pollutants due to project inundation.

e. See checklist question a) above. With implementation of Mitigation Measure HYDRO-1, compliance with the State Water Resources Control Board regulations, and compliance with the regulations and standards provided within the *Water Quality Control Plan for the Central Coastal Basin*, the proposed project would not obstruct the implementation of a water quality control plan.

There is no sustainable groundwater management plan that applies to the Carmel aquifer groundwater basin or the Seaside basin, the basins that would apply to the project site; therefore, the proposed project would not obstruct the implementation of a sustainable groundwater management plan.

11. LAND USE AND PLANNING

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Physically divide an established community? (12)	☐	☐	☐	☒
b.	Cause any 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? (3, 6)	☐	☐	☐	☒

Comments:

a. The project site is an existing high school site and is surrounded by school facilities to the east and west and residential neighborhood to the north and south. Therefore, the proposed project would not physically divide an established community.

b. As discussed throughout this initial study, the proposed project would not 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.

12. MINERAL RESOURCES

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (3)	☐	☐	☐	☒
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (3)	☐	☐	☐	☒

Comments:

a/b. According to the Monterey general plan (p. 65), there are no lands within the City of Monterey that contain known mineral resources of value designated by the State Geologist. Therefore, there would be no loss of availability of known mineral resources or locally important mineral resource recovery sites.

13. NOISE

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in 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 in applicable standards of other agencies? (1, 12)	☐	☒	☐	☐
b.	Result in generation of excessive ground-borne vibration or ground borne noise levels? (1)	☐	☐	☐	☒
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, expose people residing or working in the project area to excessive noise levels? (1, 12, 18)	☐	☐	☐	☒

Comments:

a. Although the proposed project involves the establishment of a new multi-use field on an existing, vacant dirt area, it would not result in the generation of substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the general plan because it is located in an existing athletic-designated area with existing athletic-related noises. Further, the proposed project would not increase vehicular-related noises than what already exists in the project site vicinity.

However, the proposed project could result in temporary increases in ambient noise levels due to construction-related noises and may result in a nuisance to the residents of the adjacent neighborhood. Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction. Construction activities occurring during the more noise-sensitive nighttime hours may result in increased levels of annoyance to occupants of nearby residential dwellings. Construction-generated noise is therefore a significant temporary noise impact to nearby noise-sensitive uses. Implementation of the following mitigation measure would ensure this impact would be less than significant.

Mitigation Measure

N-1 Noise generating construction operations will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday and 10:00 a.m. to 5:00 p.m. Sunday.

b. Vibration levels generated during project construction activities may at times be perceptible at neighboring land uses, but vibration levels would not be excessive. Further, the proposed project does not involve operations that would be a source of significant ground vibration. Therefore, no impacts related to excessive ground-borne vibration or ground borne noise levels would occur.

c. The proposed project is not located within the vicinity of a private airstrip or an airport land-use plan and, therefore, would not expose people residing or working in the project area to excessive noise levels.

14. POPULATION AND HOUSING

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (1, 2)	☐	☐	☐	☒
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (1, 2)	☐	☐	☐	☒

Comments:

a/b. The proposed project would not result in population growth, nor would it displace people or existing housing in the area.

15. PUBLIC SERVICES

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

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection? (1, 2)	☐	☐	☐	☒
b. Police protection? (1, 2)	☐	☐	☐	☒
c. Schools? (1, 2)	☐	☐	☐	☒
d. Parks? (1, 2)	☐	☐	☐	☒
e. Other public facilities? (1, 2)	☐	☐	☐	☒

Comments:

a/b. The proposed project may require fire and police protection, but not to the extent that new or physically altered fire and police facilities would be required.

c-e. The proposed project is the improvement and expansion of existing school athletic facilities. Otherwise, the project would not result in the need for additional school or park facilities, or other public facilities.

16. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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? (1, 2)	☐	☐	☐	☒
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? (1, 2)	☐	☒	☐	☐

Comments:

a. The proposed field improvements and construction of a new multi-use facility for the high school would not increase the use of existing neighborhood and regional parks or other recreational facilities in a manner that would accelerate the physical deterioration of those existing facilities.

b. The project site would be see improvements to existing athletic fields as well as the construction of a new multi-use athletic field, in which case the construction and expansion of the recreational facilities on campus may have an adverse physical effect on the environment. The improvements to and construction of these athletic fields is the subject of the evaluation in this initial study. Impacts and mitigation measures are presented throughout this initial study.

17. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (1)	☐	☐	☐	☒
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (1)	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1, 12)	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1)	☐	☐	☐	☒
e. Result in inadequate emergency access? (1)	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreased the performance or safety of such facilities? (1)	☐	☐	☐	☒

Comments:

a/f. The circulation system on and near the project site currently accommodates the existing sports facility and high school campus. Development of the proposed project would not result in a substantial increase in vehicular traffic in ways that would conflict with the performance of the existing, surrounding circulation system.

Therefore, the proposed project would not conflict with an applicable plan, ordinance or policy addressing the circulation system in the area, including transit, roadway, bicycle and pedestrian facilities.

b. See the above checklist question(s). The proposed project would not conflict with the County's Congestion Management Program regarding levels of service standards and travel demand measures for designated roads or highways.

c. The proposed project does not involve the increase in traffic levels that would impact the nearest airport to the project site, the Monterey Regional Airport. The proposed project would not result in the change of any air traffic patterns.

d/e. The proposed project does not include any geometric design features that would increase hazards nor does it include incompatible uses. In addition, the proposed project would not result in inadequate emergency access.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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 section 21074 as either a site, feature, place, or 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:				
(1) 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 section 5020.1(k), or ()	☐	☐	☐	☒
(2) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. ()	☐	☐	☐	☒

Comments:

a. As noted in Section A "Background," on May 15, 2019, per the requirements of Assembly Bill (AB) 52, the school district sent a request for consultation letter to the tribal representative of the Ohlone/Costanoan-Esselen Nation as the school district had previously received a request for notification from the tribe. The school district has not as of yet received a response letter and request for consultation from the tribe.

19. UTILITIES AND SERVICES SYSTEMS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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? (1)	☐	☐	☐	☒
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (1)	☐	☐	☐	☒
c.	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1, 21)	☐	☐	☐	☒
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? (1, 3, 4, 20)	☐	☐	☐	☒
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (1)	☐	☐	☐	☒

Comments:

a. The improvements to the existing stadium and construction of a new multi-use field, including a new restroom/weight room building, would access the school's existing water and wastewater systems and would not require the construction of new water treatment facilities or expansion of existing facilities. In addition, the project would not require the construction or relocation of new or expanded storm water drainage, electric power, natural gas, or telecommunications facilities.

b/c. Water and wastewater services are provided to Monterey High School by California American Water (Cal-Am), and Monterey One Water, respectively. Project plans include construction of a new restroom associated with the weight/team room

building at the new multi-use field. These facilities would connect into the existing water and wastewater system at the school and represent a minor increase in the school's existing water and wastewater demand. Therefore, improvements to the existing stadium and the addition of a new athletic field on the project site would not require additional water or wastewater services.

d. Solid waste and recycled materials are sent to the Monterey Peninsula Landfill and Materials Recovery Facilities located two miles north of the city of Marina. Monterey Regional Waste Management District engineers project that the landfill has space for more than 100 years of waste at current disposal rates (Monterey Regional Waste Management District website). Therefore, there is no impact because the proposed project would not require an increase in landfill capacity.

e. The primary relevant state regulation pertaining to the proposed project is California Integrated Waste Management Act (AB 939), which requires cities and counties to divert 50 percent of their solid waste from landfills. The Monterey Regional Waste Management District is meeting its mandate to meet Assembly Bill 939 requirements. Therefore, the proposed project would be in compliance with solid waste regulations and there would be no impact.

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 Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan? (3, 13)	☐	☐	☐	☒
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 wildfire? (3, 13)	☐	☐	☐	☒
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? (3, 13)	☐	☐	☐	☒
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? (3, 13)	☐	☐	☐	☒

Comments:

a-d. The City's general plan Map 14 indicates that the existing stadium site is located within the "High Hazard" zone; however, the multi-use field is on a portion of the high school site not included within this "High Hazard" zone. In addition, the City's Very High Fire Hazard Severity Zones in Local Responsibility Areas, as recommended by the California Department of Forestry and Fire Protection, identifies the entire project site as being within a Non-Very High Fire Hazard Severity Zone (CalFire 2008). Therefore, no further analysis is necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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 an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (3, 8, 22, 24, 26, 27)	☐	☒	☐	☐
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) (1, 2, 3, 8, 10, 11,12, 22, 24, 26, 27)	☐	☒	☐	☐
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (1, 2, 10, 11,12, 19, 29)	☐	☒	☐	☐

Comments:

a. As reported in Section D.4, Biological Resources, construction activities associated with the proposed project has the potential to impact habitats for the nesting birds during construction activities. Implementation of Mitigation Measure BIO-1 would reduce these potential impacts to a less-than-significant level. As discussed in Section D.5, Cultural Resources, construction activities associated with the proposed project also have the potential to disturb unknown archaeological resources and/or unknown human remains. Implementation of Mitigation Measures CR-1 and CR-2 reduce these potential impacts to a less-than-significant level.

b. The proposed project has the potential to result in cumulatively considerable impacts in the areas of: sensitive biological resources (nesting birds), air quality (construction-

related impacts) and noise (construction-related impacts). However, with the implementation of identified mitigation measures, impacts of the proposed project would not be cumulatively considerable.

c. As described in Section D.3, Air Quality, the proposed project could result in short-term air quality impacts associated with construction activities and diesel emissions associated with construction equipment and vehicles. With the implementation of Mitigation Measures AQ-1, AQ-2, and AQ-3, this would be a less-than-significant impact.

As noted in Section D.10, Hydrology and Water Quality, a stormwater pollution prevention plan is required (as reflected in Mitigation Measure HYDRO-1) in order to reduce the potentially adverse impacts to water quality standards and waste discharge requirements to a less-than-significant level.

As noted in Section D.13, Noise, the improvements to the existing stadium site and development of the vacant site with a new multi-use field would temporarily increase the noise levels of the project site during construction and therefore, implementation of Mitigation Measure N-1 would be required to ensure short-term noise impacts are mitigated.

E. SOURCES

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All documents in bold are available for review at the **Monterey Peninsula Unified School District, 540 Canyon Del Rey Blvd, Facilities Department, Suite #1, Monterey, CA 93940** during normal business hours.

All documents listed above in **bold** are available for review at EMC Planning Group Inc., 301 Lighthouse Avenue, Suite C, Monterey, California 93940, (831) 649-1799 during normal business hours.