

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # 2021050293

Project Title: Carmel High School Stadium Lights

Lead Agency: Carmel Unified School District

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Project Location: Unincorporated Monterey  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Carmel Unified School District is proposing to install new lighting at the existing stadium at Carmel High School. No additional improvements are proposed. The addition of the stadium lights is intended to allow for Friday night football games and other nighttime games and practices in anticipation of the state's "late start law," which will go into effect starting in the fall of 2022 and will affect the ability of various sports teams from practicing later in the day without lights. The school district plans to install the stadium lighting by the start of the 2022-2023 school year. Two of the lighting poles will be located behind the northern, home seating area and will extend 70 feet high accounting for a 10-foot higher grade than the south, visitor seating bleachers, which will be 80 feet in height. Each lighting fixture will generate a total of 44 luminaires with an average kilowatt of 68.82 (74.8 maximum).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The draft EIR identified the following potentially significant impacts which are all reduced to a less than significant level with the mitigation measures identified under each significant impact:

## **Biological Resources**

### *Potential Effect on Special-Status Species (Hoary Bat)*

Mitigation Measure 7-2. Within 14 days prior to tree trimming or other construction activities, the District will retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be trimmed, and in trees and structures within 50 feet of the development footprint. In the event that construction activities are suspended for 15 consecutive days or longer, these surveys will be repeated. These surveys will include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within and 50 feet around the project site. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats will be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey will be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence will be submitted by the biologist to the Carmel Unified School District prior to the commencement of tree trimming and construction activities and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents will be provided by the biologist to the Carmel Unified School District prior to the commencement of tree trimming and construction activities and the following monitoring, exclusion, and habitat replacement measures will be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they will be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats will be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) will be established around the roosting site within which no construction activities including tree removal or structure disturbance will occur until after the nursery season.

b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals will be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g., one-way doors or similar methods) will be installed by a qualified biologist. The exclusion structures will not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures will be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures will be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

c. Bat Mitigation and Monitoring Plan. If roosting habitat is identified, a Bat Mitigation and Monitoring plan will be prepared and implemented to mitigate for the loss of roosting habitat. The plan will include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts, including specific mitigation ratios and a location of the proposed mitigation area, and monitoring to assess bat use of mitigation areas. The plan will be submitted to CDFW for review and approval prior to the bat eviction activities or the removal of roosting habitat.

The District will be responsible for implementation of this mitigation measure. Compliance with this measure will be documented, prior to the start of tree trimming and construction activities.

*Potential Effect on Special-Status Species (Nesting Raptors and Migratory Birds)*

Mitigation Measure 7-3. Prior to tree removal, demolition, and grading, to avoid impacts to nesting birds 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), or if tree trimming and lighting pole construction are suspended for at least 14 days and recommence during the nesting season, a qualified biologist will conduct nesting bird surveys.

a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) will be completed by the qualified biologist prior to initiation of tree trimming and lighting pole construction.

b. 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 will be established. The buffer will be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist will 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 will 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 will have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

The District will be responsible for implementation of this mitigation measure. Compliance with this measure will be documented, prior to the start tree trimming and lighting pole construction.

### **Cultural Resources**

*Potential to accidentally discover unknown buried historic resources or unique archaeological resources during earth moving activities*

Mitigation Measure 12-1. In the event that archaeological resources (artifacts, concentrations of shell/bone/rock/ash) are encountered, all construction within a fifty-meter radius of the find should be stopped, Carmel Unified School District staff notified, the Monterey County Resource Management Agency contacted, and an archaeologist retained to examine the find and make appropriate recommendations. Should the archaeologist determine the find to be a significant historic resource or a unique archaeological resource, measures pursuant to CEQA Guidelines section 15064.5 shall be implemented.

*Possibility of an accidental discovery of human remains during construction activities*

Mitigation Measure 12-2. Due to the possibility that human remains may be discovered during construction activities; the following language shall be included in all project construction documents:

“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.”

### **Noise**

*Construction Activities Could Cause a Substantial Temporary Noise Increase*

Mitigation Measure 10-1. The school district will limit construction activities to the hours of 7:00 a.m. to 7:00 p.m. This requirement will be included in construction plans.

## **Transportation**

*An Increase in Event Attendance Could Result in Inadequate Parking During Limited Nighttime Events with Potential Emergency Access Issues*

Mitigation Measure 11-1. The Carmel Unified School District shall prepare and implement a parking and traffic control management plan for Carmel High School to include the following temporary traffic control measures during all nighttime football games at Carmel High School Stadium:

- The school district shall identify and implement parking demand reduction measures to reduce the effect of football game parking on surrounding residential streets and queuing onto State Route 1, including but not limited to, carpool matching, having staff park along the campus ring road and pool parking lot, providing shuttle services from off-site parking, encouraging walking and biking to games;
- Traffic control officers at the northerly driveway to facilitate flow into and out of the campus parking lot;
- Parking lot monitors to monitor the availability of parking spaces in the main campus parking lot off of Ocean Avenue. Parking lot monitors should monitor the availability of parking spaces and should coordinate with traffic control officers to close inbound access when the parking lot is full;
- Enforce right-in and right-out only turn restrictions at the southerly driveway of the main campus parking lot; and
- Prohibit non-staff, non-volunteers, and non-players parking at the Morse Drive parking lot.

The parking and traffic control management plan shall be prepared and approved by the Carmel High School Principal and the Carmel Unified School District Superintendent prior to the first nighttime football game, and shall be implemented during nighttime football games.

The following significant impact could not be adequately mitigated and therefore, is a significant and unavoidable impact:

## **Aesthetics**

*The Proposed Project Would Add Lighting to the Existing Lighted Campus Environment*

Mitigation Measure 5-1. Carmel Unified School District will prepare and adopt a policy regarding use of field lights for home games and practices at the Carmel High School Stadium and will implement the following use restrictions consistent with Table 4-1, Proposed Schedule of Stadium Uses (After Installation of Field Lights), found in Section 4.0, Project Description, of this EIR:

- Games. Lights shall be used only for up to the following number of nighttime events for each of the Carmel High School field sports teams:
  - Football. Six games;
  - Girls field hockey. Eight games;
  - Boys and girls soccer. Seven games for each team;
  - Boys and girls lacrosse. Five games for each team; and
  - Boys and girls track and field. Four meets (combined).

This would total thirty-seven games and/or meets combined between football, soccer, field hockey, lacrosse, and track and field. Football games shall end by 9:30 p.m. and lights shall be turned off by 10:00 p.m. Field sport games other than football shall end by 7:00 p.m. and lights shall be turned off by 7:30 p.m.

- Practices. All field sports practices shall end by 8:00 p.m. and lights shall be turned off by 8:30 p.m.

Mitigation Measure 5-2. Carmel Unified School District will prepare and adopt a policy that restricts use of

Carmel High School stadium by non-school related groups. Any use by non-school related groups shall end before sunset so that field lighting does not need to be used.

*Revised September 2011*

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Responses to the Notice of Preparation from public agencies include: CDFW recommended addressing potential impacts to the federally threatened California red-legged frog (*Rana draytonii*), state endangered foothill yellow-legged frog (*Rana boylei*), species of special-status bats, and special-status plants, including Hickman's onion (*Allium hickmanii*), and Monterey clover (*Trifolium trichocalyx*). NAHC submitted a response requesting the school district conduct the required tribal consultation process under AB 52 with geographically-affiliated tribes. Caltrans (District 5) submitted a response which notes the requirement for a vehicle miles traveled assessment and the issuance of an encroachment permit if any activities were to be proposed in the Caltrans right-of-way among other standard recommendations and requirements. In addition, a comment letter was received from the Transportation Agency for Monterey County (TAMC) which supports a detailed traffic analysis to inform the EIR about impacts to local and regional road networks, including State Route 1 intersections from Carpenter Street to Carmel Valley Road, encourages the evaluation of all potential nighttime special events, and consideration of safe bicycle and pedestrian connections to the project site.

Responses to the Notice of Preparation by the public identified aesthetic impacts associated new sources of nighttime light generated by stadium lighting and impacts on scenic resources as well as traffic and parking concerns generated by additional attendees of sporting events at Carmel High School Stadium. Other comments received from neighbors of the high school addressed possible biological impacts to the adjacent Hatton Canyon area.

Provide a list of the responsible or trustee agencies for the project.

Division of the State Architect (DSA) (Written Approval of Plans)

