Marina High School Multi-Use Field Project

Summary Form – Additional Pages

Project Description:

The Monterey Peninsula Unified School District (District) intends to construct various improvements to the existing athletic fields at Marina High. The Marina High School Multi-Use Field Project (proposed project) consists of the following components:

- New field lighting consisting of up to seven (7) MUSCO-designed light emitting diode (LED) (models TLC-BT-575, TLC-LED 400, TLC-LED 600, TLC-LED900, and TLC-LED-1500) ranging from 46,500 lumens to 160,000 in strength. The proposed field lighting would be dimmable from 30 percent to as much as 17 percent (for the TLC-LED-1500) to allow for reduced intensity of lighting. The MUSCO lighting is designed to minimize light spillage and glare and meets the guidelines set by the International Dark-Sky Association. These lights would be mounted on four (4) approximately 80-foot-high lighting poles, two (2) approximately 99-foot-high lighting poles, and one (1) approximately 70-foot-high lighting pole, located at the north, southeast, and southwest of the existing athletic fields;
- New 686-seat bleachers at the north edge of existing athletic fields and 213-seat bleachers at the southern corner of the existing athletic fields. The 686-seat bleachers would have an enclosed, 24 feet by 8 feet dedicated sound booth for athletic events, consisting of a PA system and controls for the scoreboard. The 213-seat bleachers would replace the current bleachers at the baseball field and would not include a sound booth but would contain the necessary infrastructure to install one in the future. In addition, 22 assisted listening devices would be installed in the bleachers at the north edge of the athletic fields and nine (9) assisted listening devices would be installed in the bleachers at the southern corner of the athletic fields;
- New scoreboards, one (1) above the sound booth on the northern bleachers for football and soccer, and one (1) at the southeast side of the site for baseball;
- New sun sails located at the northeastern corner of the existing athletic fields;
- Installation of moveable field goals for football and goal posts for soccer to replace existing goal posts, and new rubber track surfacing along the north and west boundaries of the athletic fields (including four (4) lanes for the 100-yard dash);
- Improvements to the existing baseball field, including new olive core in-field (a sustainable alternative to traditional rubber surfaces, primarily consisting of shredded olive pits mixed with sand), installation of artificial turf, moveable outfield fencing, batting cage, and reconfigured dugouts, bullpens, and storage areas;
- Dedicated storage units for track and field, lacrosse/field hockey, football, and soccer at the north side of the site, as well as a dedicated storage unit for baseball on the southwestern side of the site;
- Stormwater treatment facilities, consisting of standard conveyance methods comprised of inlets and solid storm drainpipe in compliance with Regional Water Quality Control Board standards;
- Reconfiguration of the existing parking lot and addition of a new parking lot with new ADA and electric vehicle parking to the east of the lower athletic fields;[1]

[1] The existing basketball courts would be reconfigured to accommodate the new parking area.

- A total of 31,007 sf of new impervious surfaces;
- A total of 7,889 sf of new synthetic turf;
- New marquee sign at the entrance to the fields;
- Removal of 13 trees and planting of 74 trees; and
- New plaza to the east of the existing athletic fields, including a flagpole, wrap around bench, and decorative inlaid lettering, replacing a portion of the existing upper parking lot currently in this area.

Though not included in the initial construction phase of this project, this environmental document also analyzes the future development of a 2,000 sf new concessions stand and restroom to be located near the new plaza.[2]

CONSTRUCTION ACTIVITIES AND SCHEDULE

Construction of the proposed project is anticipated to begin in November 2023 and would last 14 months. The earliest operational date of the proposed project is January 2025. Construction of the proposed project is expected to include site preparation, grading, installation of new surfaces (pavement, artificial turf, and olive core baseball field), installation of the new field lighting and bleachers, and construction of the baseball dugouts, plaza, and concessions stand. No demolition of structures is proposed, however, portions of the existing fencing, asphalt parking lot, and the basketball court would be removed and/or reconfigured.

GRADING

The proposed project would require grading as part of site preparation. The proposed project would result in a total of 5,520 cubic yards (CY) of cut and 12,785 CY of fill; 7,265 CY of fill would be imported from an offsite location. The maximum excavation associated with site grading is anticipated to be 4.8 feet below surface.

LIGHTING

The proposed project includes the installation of up to seven (7) new field lighting poles and associated LED lights to illuminate the athletic fields for outdoor events. MUSCO would provide the LED field lighting, which would consist of models TLC-BT-575, TLC-LED 400, TLC-LED 600, TLC-LED900, and TLC-LED-1500. The strength of these lights would range from 46,500 lumens to 160,000 lumens in strength. A total of seven lighting polls are proposed to illuminate both the football and baseball areas of the athletic fields. The seven (7) field lighting polls are also developed by MUSCO Lighting and consists of three different models. Four (4) of the proposed field lighting poles are the LSS80B-9 model, two (2) are the LSS100B-13 model, and the remaining pole is the LSS70A-4. Of these polls, the LSS80B-9 model is approximately 80 feet in height, the LSS100B-13 is approximately 99 feet in height, and the LSS70A-4 is approximately 70 feet in height. Foundation depths would be 16 feet for the LSS80B-9 model, 18 feet for the LSS100B-13 model, and 12 feet for the LSS70A-4 model. The foundations for each of the three lighting poll types would be 36-inches in diameter.

[2] If future design of the concessions stand/restroom exceeds 2,000 sf, then additional environmental review under CEQA may be required.

The proposed field lighting is designed to focus light on the athletic fields and minimize light spillage on adjacent areas and properties. The field lighting has been designed by MUSCO to comply with the regulations and standards published by the International Dark Sky Association.[3]

The proposed project is intended to expand the timing and use of the existing school field facilities for several sports teams including the following: football, soccer, baseball, lacrosse, hockey and track and field. See **Table 2** for a detailed anticipated event lighting schedule provided by the MPUSD, which provides a summary of the anticipated uses of the fields after the lights are installed. No uses of the fields are proposed before sunrise. Proposed lighting would be used on select evenings to accommodate athletic practices and competitions, primarily during the winter months when the sun sets early or during home football games. Thus, use of the field lighting would be limited to the months of August through March. Lights would be utilized for practices, which would be scheduled to conclude no later than 8pm. Use of the field lighting for school-related games would not last past 8pm, with the exception of six (6) football games a year where events would be scheduled to conclude by 10:30pm. Lighting would be reduced to the dimmest possible setting to allow safe exit of participants and attendees and to allow maintenance crews sufficient visibility for clean-up activities and is anticipated to be used no later than 11:00pm.

The proposed project also includes security lighting throughout the upper parking lot, student drop off area, plaza, concession/restroom area, and lower parking lot. All of the proposed security lighting is designed to limit offsite light spillage.

ACCESS AND PARKING

The proposed project includes various improvements and reconfiguration of the existing upper parking lot, including new trash enclosure in the northwest corner, new student drop-off area, new decorative fencing and security gate, security lighting, new cross walk, and new stairs and ADA ramp configuration. The reconfigured parking lot would have a total of 48 spaces, including four (4) ADA-compliant spaces and three (3) ADA-compliant van accessible spaces. As part of the reconfiguration of the existing upper parking lot, the existing student drop-off area and traffic flow would also be reconfigured. Project plans, including the reconfigured parking lot site plans, are subject to review and approval by the Division of the State Architect.

The proposed project would also include the creation of a new parking lot located east of the lower portion of the existing athletic fields. The new lower parking lot would consist of 95 new parking spaces, including 26 compact spaces, two (2) ADA-compliant spaces, and two (2) ADA-compliant van accessible spaces. A reconfiguration of the existing basketball court would occur as part of the proposed project to accommodate the new lower parking lot. The lower parking lot would also include a new retaining wall, trash enclosure, and 10-foot-wide ADA-compliant sidewalk to connect the existing gymnasium to the athletic fields.

For events where large crowds are anticipated, such as certain football games and graduation ceremonies, additional off-site parking would be provided at MPUSD's Los Arboles Middle School campus and other available MPUSD parking areas as needed.

[3] International Dark Sky Association standards for certification are discussed under Aesthetics Section. Generally, designing outdoor lighting to program standards protects the natural night environment by controlling light pollution. https://darksky.org/

LANDSCAPE AND TREE REMOVAL

The proposed project includes landscaping, consisting of planting trees, shrubs, and groundcover. The proposed project includes the removal of 13 trees and planting of 74 replacement trees. The City of Marina requires a tree removal permit to remove, relocate, or damage a living tree within its limits. Replacement tree species are anticipated to include purple-leaf bailey acacia, marina strawberry tree, Monterey cypress, New Zealand Christmas tree, Monterey pine, and valley oak. Trees would be located throughout the reconfigured upper parking lot, the new lower parking lot, the plaza area, and behind the football bleachers.

ATTENDANCE AND EVENT SCHEDULE

The proposed project is anticipated to continue to accommodate regular physical education (PE) classes, as well as athletic events for students and the community.

The proposed project would accommodate events and/or practices for Marina High's existing Baseball, Football, Soccer, Track and Field, and Cheer, as well as non-athletic events including school rallies and graduation. In addition, the proposed project would potentially be used for newly organized Marina High teams for sports such as Lacrosse, Girls' Flag Football, and Field Hockey. The proposed project would be utilized on a near-daily basis on weekdays during the school year; in addition, community athletic leagues or clubs would potentially use the site during weekend hours (see **Table 2** for proposed event types and frequency of events). While the proposed project would be used for track and field practice, no formal events are anticipated to be held at the proposed project site for track and field as a complete track circuit suitable for competitive track and field events is not included as part of the proposed project. Marina High School track and field meets would continue to be held offsite. The estimated attendance for athletic competitions upon installation of the proposed field lights would vary by sport and other factors, such as level of competition (e.g., regular season vs. postseason) and weather conditions. Currently, Marina High football and soccer teams play "home games" at alternate facilities located at Seaside High School and Monterey Peninsula College. An increase in number of Home Games is anticipated with the installation of the field lights, as Marina High football and soccer teams would be able to host events at their home field. An increase in attendance resulting from the Proposed Project is expected by having games at night as opposed to afternoon events. The projected increase in attendees for each school-affiliated sport is presented in **Table 1**. Nighttime games and practices would be scheduled to end at 8:00 pm, except for up to six (6) football games per year that would be scheduled to end at 10:30 pm. Following conclusion of nighttime events, the field lighting would be reduced to the dimmest possible setting to allow safe exit of participants and attendees and to allow maintenance crews sufficient visibility for clean-up activities (assumed to be a minimum reduction of 50 percent); the field lighting would be turned off at the earliest possible time following conclusion of these activities. The field lighting would also be operated at the dimmest possible setting during practices to allow for safe visibility for participants (assumed to be a minimum reduction of 50 percent).

Table 1 Historic and Projected Attendance for Marina High School Sporting Events				
Sport	**Existing Use?**	**Historic Attendance**	**Projected Attendance**	**Net Projected Attendance Increase**
Baseball	Yes	50	50	0
Soccer	Yes	20	50	+30
Football	Yes*	100	300	+200
Field Hockey	No	0	50	+50
Lacrosse	No	0	50	+50
See **Table 2** for number of games per year with expected lighting by event. * Currently practice only				

In addition, the proposed project could be utilized as a site for both non-athletic school events and community athletic events. Non-athletic school events would include graduation ceremonies and homecoming rallies; school rallies would have the highest projected attendance of all non-athletic events, with an estimated 720 participants (see **Table 2**). School rallies and graduation ceremonies are currently held at the school and would not represent an increase in use, but would provide for use of the new PA system. Non-athletic school events would occur only during the day and would not require use of the field lights. Community athletic leagues or clubs would potentially use the site during weekend hours. Community groups would be able to utilize the proposed project from 8am to sunset during the period of April to September, and 8am to 8pm between October to March, on a weekly basis during weekend days when school is not in session. The facility would be open to the community for use during after-school hours, school breaks, and on weekends. Use of the field lights and PA is not proposed for most community events, which are anticipated to end at 4pm. However, the proposed project could host additional community events up until 8pm that would utilize the field lighting between October-March during times when school is not in session. A complete list of events, including projected frequency of use, date ranges, days of the week, start and end times, number of participants, and use of field lights and PA, is provided in **Table 2**.

Table 2 Projected Event Information, Frequency, and Timing										
Activity	**Frequency of Use**	**Currently Held On-Campus?**	**Months of Use**	**Days of Use**	**Start & End Times**	**Use of Field Lights Proposed?**	**Anticipated # of Events Using Field Lights**	**Use of PA Proposed?**	**Anticipated # of Participants**	**Net New Participants**
Current School Activities										
School Rally	4 times per year	Yes	Sept, Jan, March, and June	N/A	12:00pm - 1:30pm	No	N/A	Yes	720	0
Graduation	Once per Year	Yes	June	N/A	TBD	No	N/A	Yes	150	0
PE	Daily	Yes	August–June	M-F	8:30 am - 5:30 pm	No	N/A	No	80	0
Football Games	6 times per year	No	Sept–Jan	Friday	3:30pm – 10:00pm	Yes until 10:30pm	6	Yes	80	80
Soccer Games	10 times per year	Yes	Nov–Feb	M-F, Select Saturdays	3:30pm - 8:00pm (varsity and JV)	Yes until 8:00pm	10	Yes	38	0
Baseball Games	12 times per year	Yes	Feb-June	M-F, Select Saturdays	3:30pm-6:00pm (5:00pm-8:00pm select night games)	Yes Select Games until 8:00pm	Up to 12	No	25	0
Football Practice	Daily	Yes	June – Jan	M-F, Select Saturdays	3:30pm-6:30pm (with occasional 5:00pm - 8:00pm practice)	Yes August - November until 8:00pm	TBD	No	80	0
Track and Field Practice	Daily	No	Feb-June	M-F, Select Saturdays	3:30pm – 6:00pm	No	N/A	No	55	55
Soccer Practice	Daily	Yes	Nov–Feb	M-F, Select Saturdays	3:30pm-6:30pm (with occasional 5:00pm -	Yes October-March until 8:00pm	TBD	No	38	0

Table 2 Projected Event Information, Frequency, and Timing										
Activity	**Frequency of Use**	**Currently Held On-Campus?**	**Months of Use**	**Days of Use**	**Start & End Times**	**Use of Field Lights Proposed?**	**Anticipated # of Events Using Field Lights**	**Use of PA Proposed?**	**Anticipated # of Participants**	**Net New Participants**
					8:00pm practice)	(some practices may run from 5:00pm-8:00pm)				
Baseball Practice	Daily	Yes	Feb-June	M-F, Select Saturdays	3:30pm – 6:00pm	No	N/A	No	25	0
Cheer	Daily	Yes	Aug-June	M-F, Select Saturdays	3:30pm – 6:00pm	No	N/A	No	22	0
Potential Future School Activities										
Girls' Flag Football Games	6 times per year	No	Aug-Nov	M-F, Select Saturdays	3:30pm – 6:00pm (6:30pm-8:00pm select night games)	Yes Oct-Nov until 8:00pm	TBD	Yes	25	25
Field Hockey Games	6 times per year	No	Aug-Nov	M-F, Select Saturdays	3:30pm – 6:00pm (6:30pm-8:00pm select night games)	Yes Oct-Nov until 8:00pm	TBD	Yes	25	25
Lacrosse Games	12 times per year	No	Jan-May	M-F, Select Saturdays	3:30pm – 6:00pm (6:30pm-8:00pm select night games)	Yes Jan-March until 8:00pm	TBD	Yes	25	25

Table 2
Projected Event Information, Frequency, and Timing

Activity	Frequency of Use	Currently Held On-Campus?	Months of Use	Days of Use	Start & End Times	Use of Field Lights Proposed?	Anticipated # of Events Using Field Lights	Use of PA Proposed?	Anticipated # of Participants	Net New Participants
Anticipated Community Activities*										
Marina Youth Soccer	Weekly	No	Aug-Oct	Sat/Sun	8:00am-4:00pm	No	N/A	No	200	200
Marina Youth Baseball	Weekly	No	Feb-June	Sat/Sun	8:00am-4:00pm	No	N/A	No	150	150

* Additional community activities/uses could potentially use the proposed project between 8:00am to sunset between April to September and 8:00am to 8:00pm between October to March when school is not in session. Lighting use for community events would be limited to October to March.

Use of the proposed field lights would be specific to select evenings to accommodate athletic practices and competitions, primarily during the winter months when the sun sets early or during home football and soccer games. Practices for all sports would be scheduled to end by 8pm and use of the field lighting would be limited to the hours after sunset and before 8pm for these regular events. As described above in **Table 2**, soccer games and baseball games are not new uses as home games have previously been held on-site and do not represent an expanded use under the proposed project. The project will change the time for these events to allow for later scheduling. Estimated attendance for baseball is not expected to change, while the attendance for soccer games is estimated to increase from 20 to 50 spectators as shown on **Table 1**.

Impacts and Mitigation Measures

Aesthetics

Impact AES-1: The proposed project could result in new sources of nighttime light as viewed from public vantage points from operation of the field lighting. This impact would be reduced through limited nighttime use as proposed by the High School, as well as the following mitigation.

Mitigation Measures

MM AES-1: Prior to operation of the field lighting component of the proposed project, the District shall initiate Phase 2 of the IDSA Fixture Seal of Approval process. This would consist of retaining IDSA to perform a field visit and inspection of the constructed field lighting to confirm that the lighting was constructed in accordance with the requirements of the IDSA Fixture Seal of Approval issued for the proposed project. The IDSA will verify the proposed project's compliance with IDSA standards by issuing a "DarkSky Approved certificate" for the proposed project. If the installation is not in compliance with IDSA standards, the affected components of the field lighting will be removed and reinstalled based on IDSA recommendations. Operation of the field lighting component of the proposed project shall not occur until a DarkSky Approved certificate is issued for the proposed project.

Impact AES-2: Use of the field lighting would create a new source of light or glare which would adversely affect nighttime views of the area.

MM AES-2: MPUSD shall implement the following restrictions to limit the use of the field lighting component of the proposed project.

- Use of Field Lighting for Games: While lights may be used for all evening football games, lights shall be used only for up to 22 total games played by each of the other field sports (soccer and baseball) during the months of October to March. This would consist of up to 12 baseball games and up to ten (10) soccer games. Any future additional athletic uses at the athletic fields occurring between October and March would be limited to four (4) events requiring use of the stadium lighting. Field sport games other than football shall end by 8:00 p.m. and lights shall be turned off by 8:30 p.m. Lights shall not be used for any games during the months of April through September.

- Use of Field Lighting for Practices: Lights shall be used for field sports practices only during the months of October to March. Field sports practices shall end by 8:00 p.m. and lights shall be turned off by 8:30 p.m. Lights shall not be used for any practices during the months of April through September.
- Weekday use: Any use of the athletic fields by non-school related groups shall end by 6:00 p.m.
- Weekend use: On weekends, use of the athletic fields for school-related activities shall end by 6:00 p.m. or sunset (whichever occurs first) and non-school related activities shall end by 4:00 p.m. Use of the field lighting shall be prohibited on weekends.

Biological Resources

Impact BIO-1: The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or the Service.

Mitigation Measures

MM BIO-1: The following best management practices will be implemented during construction (i.e., pre-, during, and post-construction) to reduce impacts to special-status species:

- A qualified biologist will conduct an Employee Education Program for the construction crew prior to any construction activities. The qualified biologist will meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and review project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the special-status species and sensitive habitats that are known or may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded by the Service and CDFW; and 6) the proper procedures if a special-status species is encountered within the project site.
- Trees and vegetation not planned for removal or trimming will be protected prior to and during construction to the maximum possible with exclusionary fencing, such as Environmentally Sensitive Area (ESA) fencing for herbaceous and shrubby vegetation or protective wood barriers for trees. Only certified weed-free straw will be used to avoid the introduction of non-native, invasive species. A biological monitor will supervise the installation of protective fencing and monitor at least once per week until construction is complete to ensure that the protective fencing remains intact.
- Following construction, disturbed areas will be restored to pre-project contours to the maximum extent possible and will be revegetated using locally occurring native species and native erosion control seed mix, per the recommendations of a qualified biologist.

- Grading, excavating, and other activities that involve substantial soil disturbance will be planned and implemented in consultation with a qualified hydrologist, engineer, or erosion control specialist, and will utilize standard erosion control techniques to minimize erosion and sedimentation to native vegetation (pre-, during, and post-construction).
- No firearms will be allowed on the project site at any time.
- All food-related and other trash will be disposed of in closed containers and removed from the project site at least once a week during the construction period, or more often if trash is attracting avian or mammalian predators. Construction personnel will not feed or otherwise attract wildlife to the area.

MM BIO-2 MPUSD will retain a qualified biologist to monitor all ground disturbing construction activities (i.e., vegetation removal, grading, excavation, or similar activities) to protect any special-status species encountered. Any handling and relocation protocols of special-status wildlife species will be conducted by a qualified biologist with an appropriate scientific collection permit. After ground disturbing project activities are complete, the qualified biologist will train an individual from the construction crew to act as the on-site construction biological monitor. The construction biological monitor will be the contact for any special-status wildlife species encounters, will conduct daily inspections of equipment and materials stored on site and any holes or trenches prior to the commencement of work, and will ensure that all installed fencing stays in place throughout the construction period. The qualified biologist will then conduct regular scheduled and unscheduled visits to ensure the construction biological monitor is satisfactorily implementing all appropriate mitigation protocols. The qualified biologist and the construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the project. The log will also include any special-status wildlife species observed and relocated.

MM BIO-3 The following measures will be implemented to reduce the introduction and spread of non-native, invasive species:

- Any landscaping or replanting required for the project will not use species listed as noxious by the California Department of Food and Agriculture (CDFA) or invasive by the California Invasive Plant Council (Cal-IPC).
- Bare and disturbed soil will be landscaped with CDFA recommended seed mix or plantings from locally adopted species to preclude the invasion of noxious weeds in the project site.
- Construction equipment will be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site.
- All non-native, invasive plant species will be removed from disturbed areas prior to replanting.

MM BIO-4 To avoid and reduce impacts to Townsend's big-eared bat, any tree limbing or removal operations should occur between September 15 and November 1. If tree limbing or removal operations must occur outside the period of September 15 through November 1, MPUSD will retain a qualified biologist to conduct a survey for roosting bats, as follows:

- For any trees, snags, or buildings that could provide roosting space for cavity- or foliage-roosting bats, potential bat roost features shall be thoroughly evaluated to determine if bats are present. Visual inspection and/or acoustic surveys shall be utilized as initial techniques.
- If roosting bats are found, the biologist shall develop and implement acceptable passive exclusion methods in coordination with or based on CDFW recommendations. If feasible, exclusion shall take place during the appropriate windows (September 15 and November 1) to avoid harming bat maternity roosts and/or winter hibernacula. Authorization from CDFW is required to evict winter hibernacula for bats.
- If established maternity colonies are found, the biologist will coordinate with CDFW to establish a buffer around the colony that protects pre-volant young from construction disturbances until the young can fly or to implement other measures acceptable to CDFW.
- If a tree is determined not to be an active roost site for roosting bats, it may be immediately limbed or removed. If foliage- roosting bats are determined to be present, limbs shall be lowered, inspected for bats by a qualified biologist, and chipped immediately or moved to a dump site. Alternately, limbs may be lowered and left on the ground until the following day, when they can be chipped or moved to a dump site. No logs or tree sections shall be dropped on downed limbs or limb piles that have not been in place since the previous day.

MM BIO-5 Not more than thirty (30) days prior to the start of construction, a qualified biologist shall conduct a survey of suitable habitat within the project site to locate existing MDFW nests. Any MDFW nests identified within the project site shall be mapped and flagged for avoidance. Graphics depicting all MDFW nests shall be provided to the construction contractor. Any MDFW nests that cannot be avoided shall be relocated according to the following procedures:

- Each active nest shall be disturbed by the qualified biologist to the degree that the woodrats leave the nest and seek refuge elsewhere.
- Nests shall be dismantled during the non-breeding season (between October 1 and December 31), if possible.
- If a litter of young is found or suspected, nest material shall be replaced and the nest left alone for 2-3 weeks; after this time, the nest will be rechecked to verify that young are capable of independent survival before proceeding with nest dismantling.

MM BIO-6 Construction activities that may directly (e.g., vegetation removal) or indirectly (e.g., noise/ground disturbance) affect protected nesting avian species will be timed to avoid the breeding and nesting season. Specifically, vegetation and/or tree removal can be scheduled after September 15 and before February 1. Alternatively, a qualified biologist will be retained by the project applicant to conduct pre-construction surveys for nesting

raptors and other protected avian species within 500 feet of proposed construction activities if construction occurs between February 1 and September 15. Pre-construction surveys will be conducted no more than 14 days prior to the start of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through September). Because some bird species nest early in spring and others nest later in summer, and because some species breed multiple times in a season, surveys for nesting birds may be required to continue during construction to address new arrivals. The necessity and timing of these continued surveys will be determined by the qualified biologist based on review of the final construction plans.

If raptors or other protected avian species nests are identified during the pre-construction surveys, the qualified biologist will notify MPUSD and an appropriate no-disturbance buffer will be imposed within which no construction activities or disturbance should take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.

Impact BIO-2: The proposed project is located within the boundaries of the HMP and could have a substantial adverse effect on special-status HMP plant species with the potential to occur within the project site.

Mitigation Measures

MM BIO-7: To avoid all impacts to the Monterey gilia population abutting the project site, the population shall be enclosed with temporary ESA fencing prior to vegetation removal and ground-disturbing activities. Fencing shall be installed under the supervision of a qualified biologist. A qualified biologist shall be onsite throughout all initial vegetation removal and ground-disturbing activities to ensure the Monterey gilia population is avoided. Following initial vegetation removal and ground-disturbing activities, a qualified biologist shall train a member of the construction crew to act as the daily on-site monitor, and the qualified biologist shall monitor protective fencing at least once per week throughout the duration of construction to ensure that fencing remains intact and the Monterey gilia population remains undisturbed. Any damaged fencing shall be repaired immediately. The qualified biologist shall keep daily logs and shall prepare monthly reports documenting the status of protective fencing and the Monterey gilia population.

MM BIO-8: To prevent impacts to special-status plant populations outside of the project site, temporary ESA fencing shall be installed along the entire perimeter of the project site where it abuts natural (i.e., not developed or landscaped) habitat prior to construction. Construction activities, including access or staging, shall be prohibited beyond the fenceline. A qualified biologist shall monitor the installation of protective fencing and shall monitor fencing at least once per week throughout the duration of construction to ensure that fencing remains intact, and that adjacent habitat remains undisturbed. Any damaged fencing shall be repaired immediately. The qualified biologist shall prepare monthly reports documenting the status of protective fencing.

MM BIO-9 Sandmat manzanita, Monterey ceanothus, and Monterey spineflower shall be avoided to the greatest extent feasible. Individuals or populations within or adjacent to the project

site which are not scheduled for removal shall be protected prior to and during construction to the maximum possible through the use of exclusionary fencing or flagging. A biological monitor will supervise the installation of protective fencing and monitor at least once per week until construction is complete to ensure that the protective fencing remains intact. If avoidance is not feasible, the impacted area for each species shall be quantified during final design and each species shall be replaced at a 1:1 success ratio for the acreage or individuals impacted (depending on species impacted), and a Restoration Plan shall be prepared by a qualified biologist and implemented. The plan shall include, but is not limited to:

- A description of the baseline conditions of the habitats within the work site, including the presence of any special-status species, their locations, and densities;
- Procedures to control and/or eliminate non-native invasive species within the work site;
- A detailed description of on-site and/or off-site restoration areas, salvage of seed and/or soil bank, plant salvage, seeding and planting specifications, which may include but is not limited to, an increased planting ratio to ensure the 1:1 success ratio; and
- A monitoring program that describes annual monitoring efforts which incorporate success criteria and contingency plans if success criteria are not met.

MM BIO-10: Salvage efforts for HMP species that do not require take authorization from the Service or CDFW (i.e., sandmat manzanita, Monterey ceanothus, and Monterey spineflower) shall be evaluated by a qualified biologist in coordination with MPUSD to further reduce impacts per the requirements of the HMP and BO. Where salvage is determined feasible and proposed, seed collection should occur from plants within the project site and/or topsoil should be salvaged within occupied areas to be disturbed. Seeds shall be collected during the appropriate time of year for each species by qualified biologists. The collected seeds and topsoil shall be used to revegetate temporarily disturbed construction areas and reseeding and restoration efforts on- or off-site, as determined appropriate by the qualified biologist and MPUSD.

Cultural Resources

Impact CR-1: The proposed project involves subsurface activity that has the potential to disturb previously unknown archaeological resources.

Mitigation Measures

MM CR-1A Prior to commencement of construction activities, all project personnel conducting ground-disturbing activities shall receive training from a qualified archaeologist regarding the potential for exposing subsurface cultural resources, appropriate work practices for implementing mitigation measures and complying with applicable laws and regulations, and how to recognize possible buried resources. The training shall include a presentation of procedures to follow upon discovery or suspected discovery of cultural resource materials, including Native American remains and their treatment, and actions that may be taken if there is violation of applicable laws.

MM CR-1B In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted and a qualified professional archaeologist shall be retained to assess the significance of the find. An exclusion area shall be established with signage and protective barriers. Entry into the area shall be limited to authorized personnel and a qualified cultural resources specialist or archaeologist, and the contractor shall immediately notify MPUSD.

Preservation in place (avoidance) is the preferred method of mitigation for impacts on cultural resources (CEQA Guidelines section 15126.4(b)(3)(A)) and is required unless the cultural resources specialist or qualified archaeologist determines that another method would provide superior mitigation of impacts to the resource. No additional mitigation is necessary if the resource can be completely avoided, but the resource shall be recorded on DPR 523 forms, which shall be filled with the Northwest Information Center.

The qualified cultural resources specialist or archaeologist shall follow the procedures below if the resource cannot be completely avoided.

- **Determine if the resource is a pre-historic or historical resource**: The qualified cultural resources specialist or archaeologist shall determine if there is a potential for the resource to be a pre-historic or historical resource. Work can resume if there is no potential for the resource to qualify as a historical resource. If there is a potential for the resource to be a pre-historic or historic resource, the qualified cultural resources specialist or archaeologist shall prepare an Evaluation Plan.
- **Prepare an Evaluation Plan**: The Evaluation Plan shall be prepared specific to the resource and shall contain procedures used to determine if the discovered resource is an historical resource. The Evaluation Plan shall include enough discussion of background and context to provide for evaluation of the resource under the historical resource criteria. The Plan shall include a description of procedures that will be used to gather information for the evaluation, which may include but not be limited to excavation, written documentation, interviews, and photography. For any archaeological resource testing, the Evaluation Plan shall describe testing procedures, such as surface collection, test excavations, analysis methods, and reporting procedure.
- **Implement Evaluation Plan**: The evaluation plan shall be implemented in the field, and the subsequent report shall evaluate the resource based on the criteria contained in the Evaluation Plan, making a conclusion whether the resource is historical. If the resource is not historical, protective barriers can be removed and work can continue in the area. If the resource is historical, the qualified cultural resources specialist or archaeologist shall prepare a Data Recovery Plan.
- **Prepare a Data Recovery Plan**: A Data Recovery Plan shall be prepared consistent with CEQA Guidelines Section 15126.4(b)(3)(C) and Public Resources Code Section 21083.2. The Data Recovery Plan will contain a description of how data recovery will mitigate impacts to the resource to less than significant. The Plan shall contain a description of level of effort (e.g., quantity of excavation units), excavation

procedures, laboratory methods, types of samples to be collected (e.g., sediment), and the techniques that will be used to obtain information about the features of the site that meet the criteria of a historical resource. Additionally, the Data Recovery Plan shall include a description of the reporting procedure. Once the Data Recovery Plan is completed, field work can commence. Work can resume in the area once the qualified cultural resources specialist/archaeologist determines that no additional information needs to be recovered to satisfy fieldwork, reporting, and documentation requirements to reduce impacts to less than significant.

- **Prepare a Data Recovery Report**: A Data Recovery Report shall be prepared following completion of data recovery field work. The Report shall present results of data recovery, including field methods used, location and size of excavations, and analysis of materials recovered. The Report shall contain conclusions made based on the field work as well as where any recovered artifacts, samples, and documentation will be curated. Curation facilities must meet requirements of 36 Code of Federal Regulations 79. The Data Recovery Report shall be submitted to the Northwest Information Center, with all impacted known resources recorded on DPR 523 forms.

Impact CR-2: The proposed project involves subsurface activity that has the potential to disturb previously unknown archaeological resources.

Mitigation Measures

MM CR-2 In the event that human remains are discovered during ground-disturbing activities, all ground disturbing work will cease immediately in accordance with California Health and Safety Code Section 7050.5. The project contractor would then immediately notify the County Coroner, and ground disturbance shall not resume until the coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Geology and Soils

Impact GEO-1: The proposed project involves grading that could result in a temporary increase in erosion during construction.

Mitigation Measures

MM GEO-1 During construction activities, the construction contractor shall implement the following erosion control measures and associated BMPs to reduce soil disturbance and the potential for erosion and sedimentation as a result of the project:

- Stockpiling and disposing of demolition debris, concrete, and soil.
- Protecting existing storm drain inlets and stabilizing disturbed areas.
- Hydroseeding/re-vegetating disturbed areas.
- Minimizing areas of impervious surfaces.
- Implementing runoff controls (e.g., percolation basins and drainage facilities).

- Properly managing construction materials in accordance with the California Building Code.
- Managing waste, aggressively controlling litter, and implementing sediment controls.
- Limiting grading to the minimum area necessary for construction and operation of the project.

The City of Marina shall verify the conditions identified above are shown on project plans prior to issuance of any grading or building permit.

Noise

Impact NSE-1: The proposed project could result in temporary evening and nighttime noise impacts at nearby sensitive receptors associated with construction activities.

Mitigation Measures

MM NSE-1: The following noise reduction measures would be applied to the proposed project throughout construction:

- Noise generating construction operations shall 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.
- All internal combustion engine-driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines shall be prohibited.
- Stationary noise-generating equipment (including, but not limited to, air compressors and portable power generators) shall be located as far as possible from sensitive receptors when in operation.
- The construction contractor shall construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses.
- Prior to construction, the construction contractor shall notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences.
- The construction contractor shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints received regarding construction noise. The disturbance coordinator shall determine the cause of the noise complaint and work to implement reasonable measures to correct the problem. The telephone number for the disturbance coordinator shall be posted at the construction site and included in the notice sent to adjacent business, residences, and other noise-sensitive land uses.

Impact NSE-2: The proposed project would result in temporary evening and nighttime noise impacts at nearby sensitive receptors associated with athletic events.

Mitigation Measures

MM NSE-2: Prior to operation of the proposed project for nighttime athletic events, MPUSD shall prepare a noise reduction plan based on City of Marina General Plan's noise standards to deal with evening and nighttime noise impacts. The noise reduction plan shall include, at a minimum, the following restrictions that shall be placed on all nighttime athletic events.

- Prohibit use of the public address system when it is not specifically necessary for a game, event, or other activity. For example, safety-related announcements, announcements required by governing leagues, and announcements regarding game play such as scoring summaries are necessary and shall be allowed. Announcements that are meant to induce cheering by the crowd, however, are not necessary. This direction shall be posted at the control station for the public address system.
- The public address system shall be designed to focus the sound within the bleacher areas and minimize spillover to adjacent residential areas. This shall involve specifying the direction and height of the loudspeakers, as well as using the minimum volume levels required for intelligibility over background crowd noise.
- Events shall be scheduled to conclude before 10:30 p.m. or earlier.

The noise reduction plan shall be made publicly available on the MPUSD and Marina High School websites and shall identify a point of contact for noise-related complaints associated with evening and nighttime use of the proposed project.

Impact NSE-3: Construction of the project would generate vibration levels exceeding the Caltrans threshold of 0.2 in/sec PPV or more at buildings of normal conventional construction within 15 feet of the project site.

Mitigation Measures

MM NSE-3: Prior to the initiation of ground disturbing activities, MPUSD shall retain a qualified consultant to prepare a construction vibration monitoring plan. The construction vibration monitoring plan shall include the following measures to be implemented during construction of the proposed project where vibration levels due to construction activities would exceed 0.2 in/sec PPV at adjacent conventional buildings.

- Schedule construction activities within 15 feet of conventional structures in periods where these structures are unoccupied, if feasible.
- Place operating equipment on the construction site as far as possible from vibration-sensitive receptors.
- Where feasible, smaller equipment to minimize vibration levels to below 0.2 in/sec PPV shall be used during vibration producing construction activities occurring within 15 feet of an existing conventional building.
- Avoid using vibratory rollers and clam shovel drops near sensitive areas.
- If feasible, select demolition methods not involving impact tools.
- Modify/design or identify alternative construction methods to reduce vibration levels below the limits.

- Avoid dropping heavy equipment and use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 30 feet of adjacent buildings.
- Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.