

# 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 #: \_\_\_\_\_

Project Title: Chartwell School Expansion Project

Lead Agency: City of Seaside

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Project Location: Seaside Monterey  
*City* *County*

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

See attached page

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

See attached page

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

No known areas of controversy.

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

Regional Water Quality Control Board

## PROJECT DESCRIPTION

The proposed project consists of the expansion of the existing Chartwell School (School) campus across two phases of construction. The project would include two new buildings in the mid-campus area (Phase 1) on parcel 031-151-022-000, and three new buildings and various site improvements in the new campus area (Phase 2) on parcels 031-151-061-000 and 031-151-061-000. In addition, Phase 2 of the project includes the installation of streetlights and a prefabricated guard shack on Numa Watson Road. The Mid-Campus component of the proposed project consists of the construction of two new buildings, referred to as Buildings 1 and 2. The Mid-Campus Phase 1 expansion would develop a new 2,850 square-foot (sf) maker space building (Building 1) and a new 1,560 sf classroom building (Building 2). The New High School Phase 2 component of the proposed project consists of the construction of three new buildings and site improvements, referred to as Buildings A, B, and C. The New High School Phase 2 expansion would develop a new 24,892 sf, three-story building consisting of offices, classrooms, and a library (Building A); a new 11,406 sf, three-story building consisting of classrooms, offices, and science labs (Building B); a new 21,440 sf, two-story building consisting of a gymnasium, classrooms, and offices (Building C); and various site improvements including a new outdoor soccer field and basketball court, exterior lighting, tree removals, and landscaping. The proposed project would install an irrigation system that meets current state and local water efficiency standards. In addition, the New High School Phase 2 expansion would introduce 107 new parking spaces, including six accessible spaces, 25 electric vehicle (EV) capable spaces, and two accessible electric vehicle charging station (EVCS) spaces.

## IMPACTS & MITIGATION MEASURES

### Aesthetics

- d) The project could create new sources of substantial light or glare that could adversely affect day or nighttime views in the area.

**AES-1** Prior to construction of the soccer field, the School shall prepare a lighting plan and submit to the City and IDSA for review and approval. This lighting plan shall demonstrate the number, location, height, and intensity of all field lighting. The lighting plan shall confirm that the chosen field lighting products will be compliant with IDSA design criteria, including, but not limited to:

- Restricting the amount of upward-directed light;
- Avoiding glare;
- Avoiding over-lighting;
- Utilizing dimming and other appropriate lighting controls; and
- Minimizing short-wavelength (bluish) light in the nighttime environment.

The School shall be responsible for implementing revisions proposed by IDSA to ensure that final lighting plan is IDSA compliant. Once finalized, IDSA will provide a letter of design compliance.

The School shall provide the IDSA letter of design compliance to the City prior to construction of the soccer fields.

**AES-2** Prior to operation of the field lighting component of the proposed project, the School 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. The School shall provide a copy of the DarkSky Approved Certificate to the City. Operation of the field lighting component of the proposed project shall not occur until the City issues written verification that a DarkSky Approved Certificate has been issued for the proposed project.

### **Air Quality**

b) The project could result in a cumulatively considerable net increase of a criteria pollutant.

**AQ-1** Throughout construction, the construction contractor shall implement standard Best Management Practices (BMPs) identified by MBARD to ensure emissions are minimized. BMPs include but are not limited to:

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure;
- Prohibit all grading activities during periods of high wind (over 15 mph);
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area;
- Haul trucks shall maintain at least 2'0" of freeboard;
- Cover all trucks hauling dirt, sand, or loose materials;
- Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land;
- Plant vegetative ground cover in disturbed areas as soon as possible;
- Cover inactive storage piles;
- Install wheel washers at the entrance to construction sites for all exiting trucks;
- Pave all roads on construction sites;
- Sweep streets if visible soil material is carried out from the construction site;
- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective

action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance), and;

- Limit the area under construction at any one time.

## **Biological Resources**

- a) The project could have a substantial adverse effect on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

**BIO-1A** 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 survey area to educate the construction crew on the following: 1) the identification of special status species that may be present; 2) the specific mitigation measures that will be incorporated into the construction effort; 3) the general provisions and protections afforded; 4) the proper procedures if a special status species is encountered within the survey area to avoid impacts; and 5) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during monitoring.

**BIO-1B** To avoid or minimize impacts to MDFW, the project applicant will retain a qualified biologist to conduct pre-construction surveys in suitable habitat proposed for construction. Surveys for MDFW nests will be conducted within three days prior to construction within the survey area. All MDFW nests identified will be flagged for avoidance. Nests that cannot be avoided will be manually deconstructed prior to land clearing activities to allow animals to escape harm. If a litter of young is found or suspected, nest material will be replaced, and the nest will be left alone for two to three weeks before a re-check to verify that young are capable of independent survival before proceeding with nest dismantling.

**BIO-1C** A qualified biologist shall be on-site for all vegetation removal and initial ground disturbing activities. After ground disturbing and vegetation removal activities are complete, or earlier if deemed appropriate by the qualified biologist, the biologist shall designate a member of the construction personnel as the construction monitor to oversee on-site compliance with all avoidance and minimization measures. The biologist shall ensure that the construction monitor receives sufficient training in the identification of special-status species which have the potential to occur within the survey area. The qualified biologist and the construction monitor shall be authorized to stop work to ensure that avoidance and minimization measures are implemented. The qualified biologist or the construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the project.

**BIO-1D** If northern California legless lizard or coast horned lizard are observed within the survey area during construction, they shall be allowed to move out of the site unimpeded and of their own volition. If this is not feasible, they shall be captured by a qualified biologist and relocated out of

harm's way to the nearest suitable habitat at least 100 feet from the survey area. Work shall halt where the animal is until the animal has left or been removed from the survey area.

**BIO-1E** To prevent inadvertent entrapment of animals during project construction, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day with plywood or similar materials. Alternatively earthen ramps with a slope no greater than 2:1 can be installed for all trenches that exceed two feet deep. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals.

**BIO-1F** Only tightly woven fiber netting or similar material may be used for erosion control at the survey area. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting shall be used for erosion control, as this material may ensnare wildlife.

**BIO-1G** All trash that may attract predators shall be properly contained, removed from the construction site, and disposed of on a weekly basis, at a minimum. Following construction, all trash and construction debris shall be removed from work areas.

**BIO-1H** Construction activities that may affect nesting raptors and other protected avian species can be timed to avoid the avian nesting season (February 1 through September 15). Specifically, vegetation and/or tree removal can be scheduled between September 16 and January 31. If this is not possible, pre-construction surveys for protected avian species shall be conducted by a qualified biologist within 15 days prior to the commencement of construction activities in all areas that may provide suitable nesting habitat that exist in or within 300 feet of the project boundary. If nesting birds are identified during pre-construction surveys, an appropriate buffer shall be imposed within which no construction activities or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, as determined by the qualified biologist, or until after September 1 (when young are assumed fledged).

e) The project could conflict with local policies or ordinances protecting biological resources.

**BIO-2** The City regulates the removal or damage of all protected trees within City limits, including the survey area; a tree removal permit would be required for damage to or removal of one or more protected trees. Multiple species of protected trees occur within and adjacent to the survey area. If the project would result in removal of protected trees, the project proponent would acquire a tree removal permit from the City prior to construction. Implementation of any measures required by the permit would ensure that potential impacts to protected trees are reduced to a less-than-significant level under CEQA. In addition, City requirements for tree protection ensure that protected trees removed are mitigated for by replanting at a 1:1 ratio.

## Cultural Resources

- b) The project could result in a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5.

- CR-1** Prior to issuance of grading permits, the City of Seaside shall require the Applicant to note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials. Archaeological site information supplied to the Contractor shall be considered confidential.

The City of Seaside shall require the Applicant to retain a Professional Archaeologist on an “on-call” basis during ground disturbing construction to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. In the event that a potential resource is unearthed during ground disturbing activities, work shall be halted within 50 feet of the find until the find can be evaluated by a qualified archaeologist. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources under CEQA.

If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the City of Seaside and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less-than-significant impact in accordance with California Public Resources Code Section 15064.5. Tribal cultural resources shall be evaluated with the assistance of Native American tribes and/or individual tribal members who have previously been contacted and responded to outreach efforts by the City of Seaside. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits (or tribal cultural resources) are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources and/or tribal cultural resources will be determined by the City of Seaside in consultation with any regulatory agencies and Native American tribes and tribal individuals.

The qualified archaeologist shall file a Monitoring Closure Report with the City of Seaside at the conclusion of ground disturbing construction if archaeological and Native American monitoring was undertaken.

- c) The project could disturb previously unknown human remains interred outside of formal cemeteries.

**CR-2** Throughout ground disturbing activities, the construction contractor shall ensure that treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the Monterey County Sheriff's Office and the City of Seaside.

In the event of the coroner's determination that the human remains are Native American, the City of Seaside shall notify the Native American Heritage Commission. The Native American Heritage Commission shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The City of Seaside, Professional Archaeologist and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

## **Noise**

a) The project could result in substantial temporary increases in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

**NSE-1** The following measures shall be implemented by the construction contractor to reduce construction-generated noise levels:

- a. Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on weekends and legal holidays.
- b. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- c. When not in use, all construction equipment shall be turned off and shall not be allowed to idle. Clear signage shall be posted that states this requirement for workers at the entrances to the site.
- d. Construction equipment and haul trucks shall be turned off when not in use.



- e. Construction equipment and material staging areas shall be located at the furthest distance possible from nearby residential land uses.
- f. To the extent possible, heavy-duty haul truck trips required for project construction should be scheduled during the non-peak hours of the day.

## **Transportation**

- b) The project could conflict with or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

**TRA-1** The School shall retain a qualified professional to prepare and implement a Travel Demand Management (TDM) plan prior to issuance of a Certificate of Occupancy. The TDM plan shall outline proposed strategies to reduce the School's VMT, including but not limited to, methods to facilitate increased carpooling participation. The TDM shall include a carpooling plan which shall be implemented at least one month prior to operation of the project. The School shall notify parents and staff members of carpooling opportunities and utilize a third-party application or other appropriate method to facilitate carpooling. In addition, the School shall establish a vanpool program for students. Student participation in the vanpool program would be counted towards the 45 percent carpool participation rate to reach the minimum 1.5 percent total VMT reduction for the project. Chartwell shall hire a licensed traffic engineer to perform annual monitoring to ensure the School is achieving the minimum 1.5 percent total VMT reduction to reduce VMT per student to or below pre-project conditions (please refer to Mitigation Measure TRA-2).

**TRA-2** Beginning the first year the mid-campus and/or high school are operating and open to new students, the School shall conduct annual monitoring for at least two years to ensure that TDM implementation meets the anticipated primary performance standard (project generated VMT per student). An annual monitoring memorandum shall be submitted to City staff. The carpooling program (including participation in the vanpool program provided by the School) shall demonstrate a 45 percent participation rate (based on the enrollment at the time of the monitoring survey) between students and staff to be considered. If the carpooling program or other strategies contained in the TDM are found not to be effectively reducing the VMT per student by the required 1.5 percent, then additional travel reducing measures from the TDM plan shall be identified and implemented to achieve the performance standard, subject to approval by the City. The School may propose new strategies in consultation with a licensed traffic engineer to further reduce annual project generated VMT per student if substantial evidence is provided to support the efficacy of the strategy. The proposed alternative strategies would be subject to approval by the City.

## **Tribal Cultural Resources**

- b) The project could cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1

**TCR-1** Prior to issuance of the building permit for Phase 1, the School shall retain a qualified archaeologist and/or qualified tribal cultural resource monitor to perform a site survey for culturally modified trees within the project site. The archaeologist and/or tribe shall make written recommendations to the City and School for avoiding culturally modified trees within the project site during ground disturbing activities. The School shall add recommendations to construction plans and other construction documents and provide to the City for review and approval as part of the building permit approval process.

**TCR-2** Prior to construction, the School shall retain a qualified archaeologist and/or a tribal cultural resource monitor to provide monitoring for tribal cultural resources. Tribal Monitoring shall be required during all ground disturbing activities associated with the proposed project. Tribal Monitors would have the authority to halt work within 50 feet of a potential find until they have evaluated the potential find to be a tribal cultural resource under CEQA.

If the monitor determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the City of Seaside and other appropriate parties of the evaluation. Tribal monitors shall either review and provide edits to mitigation measures proposed by the project archaeologist or suggest alternate mitigation measures to reduce impacts to tribal cultural resources to less than significant.

The tribal monitor shall contribute to and review the Monitoring Closure Report prepared by the project archaeologist and submitted to the City at the conclusion of ground disturbing construction activities.

## **Utilities and Service Systems**

- b) The project could require the relocation or construction of new or expanded water systems, or may otherwise have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

**UTL-1** Prior to the issuance of a building permit for the New High School component of the project, the School shall demonstrate that they have acquired at least 1.3 AFY of potable water from a valid provider to cover the projected shortfall. The School shall provide the City with valid, binding documentation (such as a "Can-and-Will Serve" letter) from a water purveyor for review and approval.