

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Date: February 7, 2020

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons

Lead Agency: Monterey Peninsula Unified School District
700 Pacific Street
Monterey, CA 93942
Contact: Paul Anderson, Senior Director, Capital Facilities Program
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Project Title: Monterey High School Stadium Improvements

Project Location: Monterey High School
101 Herrmann Drive
Monterey, CA 93940

Project Applicant: Monterey Peninsula High School District

PROJECT DESCRIPTION AND LOCATION

Monterey Peninsula Unified School District (MPUSD or District) proposes to implement the Monterey High School Stadium Improvements Project (project or proposed project). The project includes the following improvements to the athletic facilities at Monterey High School (MHS):

- ▶ **Lower field:** An existing dirt area/former softball field adjacent to the Dan Albert Stadium that is occasionally used for overflow parking during events would be improved for use as a softball/multi-use field. The surface of the multi-use field would be synthetic turf and would accommodate football, lacrosse, soccer, softball, field hockey, and discus sporting activities. A scoreboard would also be constructed. Additionally, a new 1,920-square-foot weight room/team room building would be constructed. Improvements would also be made to a track and field event area.
- ▶ **Stadium Lights:** New field lighting would be installed at the Dan Albert Stadium; it would consist of four 70-foot-tall light standards. A public address system would also be installed.
- ▶ **Existing home bleachers and press box:** ADA-compliant seating spaces, guard/handrails, press box, and other renovations would be made to the existing home bleachers at Dan Albert Stadium. The capacity of the home bleachers would not change.
- ▶ **Visitor bleachers:** New 300-seat visitor bleachers would be installed at the Dan Albert Stadium, opposite the existing seating area.

MHS and the proposed project are located in the City of Monterey, California (Figure 1). The proposed improvements would occur on the project site located on approximately 5.7 acres of the eastern portion of the 12.3-acre MHS campus. The project site contains two areas: the 3.5-acre Dan Albert Stadium and the adjacent 2.2-acre lower field (Figure 2).



Source: adapted by Ascent Environmental in 2020

Figure 2 Project Site

PURPOSE OF NOTICE

MPUSD, as the lead agency, is responsible for preparation of an Environmental Impact Report (EIR) for the proposed project. In accordance with the provisions of the State California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations (CCR) Section 15082(a), this Notice of Preparation (NOP) provides responsible and trustee agencies, nearby property owners, and other interested parties with a description of the proposed project and information on its potential environmental effects. The District also invites input and/or comments from public agencies and the general public as to the scope and content of the environmental information that will be studied in connection with the project.

ENVIRONMENTAL IMPACT REPORT:

Pursuant to CEQA (which is Public Resources Code [PRC] Section 21000 et seq.) and CCR Section 15064, the discussion of potential effects on the environment in the EIR shall be focused on those impacts that MPUSD has determined may be potentially significant. The EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, current, and reasonably foreseeable future projects. MPUSD has determined that the project could result in potential environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural and Tribal Cultural Resources
- ▶ Energy
- ▶ Geology and Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Transportation and Traffic
- ▶ Utilities and Service Systems
- ▶ Wildfire

CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of "environment"). Environmental issue areas scoped out of the EIR are listed below with an explanation of why there would not be an impact to these resource areas:

- ▶ *Agricultural and Forest Resources:* The project site is part of MHS and does not contain agricultural or forest uses. The City of Monterey General Plan states that there are no agricultural lands within the City (City of Monterey 2016). The project site is designated as urban and built up land under the California Department of Conservation Farmland Monitoring and Mapping Program (California Department of Conservation 2016). There are no Williamson Act contracts on the project site (Monterey County Agricultural Commissioner 2019). The project site is not zoned for agriculture use, forest land, or timberland. Therefore, the project would not impact agricultural or forest resources.
- ▶ *Mineral Resources:* The City of Monterey General Plan states that there are no mineral resources of economic value classified under the Surface Mining and Geology Act in Monterey (City of Monterey 2016). Therefore, the project would not impact mineral resources.
- ▶ *Population and Housing:* The proposed project would not induce population growth as it is intended to serve the existing student population. The project would not displace people or housing. Therefore, there would be no impact to population and housing.
- ▶ *Public Services:* The project would not induce population growth that would generate new students in the community or new residents that would require new or physically altered fire and police facilities, school services, or park facilities. The project itself involves improvements to school recreation facilities, the impacts of which will be fully evaluated in the EIR by resource area.

- *Recreation:* The project would result in an improvement of existing school facilities, which would divert use from other recreational facilities where MHS athletic activities currently occur. Therefore, the project would not increase the use of existing recreational facilities in a way that substantial physical deterioration of other facilities would occur. The project itself involves improvements to school recreation facilities, the impacts of which will be fully evaluated in the EIR by resource area.

Alternatives to be Evaluated in the EIR

In accordance with CCR Section 15126.6, the EIR will describe a range of reasonable alternatives to the project that are capable of meeting most of the project's basic objectives and that would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of the No Project Alternative and will also identify the environmentally superior alternative.

PUBLIC REVIEW AND COMMENT PERIOD

MPUSD requests written comments that focus on the scope and content of the environmental information of the EIR for the Monterey High School Stadium Improvements project. All comments on environmental issues received during the public comment period will be considered when preparing the EIR.

Due to the time limits mandated by State law, this NOP will be circulated for a 30-day review period, which will extend from February 7, 2020, to March 9, 2020. **Responses to this NOP must be received by 5:00 PM on Monday, March 9, 2020.** Please send your written or electronic responses, with appropriate contact information, to the following address:

Paul Anderson, Senior Director
Capital Facilities Program
Monterey Peninsula Unified School District
540 Canyon Del Rey, Monterey, CA 93940
Email: panderson@mpusd.net

Please include a subject line indicating Scoping Comments: "Monterey High School Stadium Improvements project."

PUBLIC SCOPING MEETING

MPUSD will hold a public scoping meeting to inform interested parties about the project, and to provide agencies, and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location and as follows:

Date: Wednesday, February 26, 2020
Time: 5:30 pm to 7:30 pm
Location: Monterey Peninsula Unified School District
540 Canyon Del Rey, District Board Room
Monterey, CA 93940

References

California Department of Conservation. 2016. California Important Farmland Finder.
<http://maps.conservation.ca.gov/DLRP/CIFF>. Accessed January 20, 2020.

City of Monterey. 2016. City of Monterey General Plan, as amended March 2016. Available at:
https://monterey.org/Portals/0/Policies-Procedures/Planning/GeneralPlan/16_0323-General-Plan.pdf.

Monterey County Agricultural Commissioner. 2019. Williamson Act Contracts in Monterey County (2016). GIS data last modified August 29, 2019. Available at
<https://www.arcgis.com/home/webmap/viewer.html?webmap=061009aa92fe48389eff89ee3c130f4e>.
Accessed January 20, 2020.