

MONTEREY HIGH SCHOOL STADIUM IMPROVEMENTS PROJECT AMENDMENT TO FINAL EIR

Introduction

The Board of Education (Board) of Monterey Peninsula Unified School District (MPUSD or District) certified the Final Environmental Impact Report for the Monterey High School Stadium Improvements Project (FEIR) on July 27, 2021 (State Clearinghouse No.: 2019079092). On August 27, 2021, unincorporated associations "Preserving the Peace" and "Taxpayers for MPUSD Accountability" filed a Verified Petition for Writ of Mandate (Petition) against the District and the Board, alleging five causes of action, including violations of CEQA related to the FEIR and the Board's adoption of the same, in Monterey County Superior Court (Court), Case No. 21-CV-002755. Following hearings and briefing, the Court issued a judgment on June 23, 2023 (Judgment), directing MPUSD and the Board to "set aside its order certifying the [FEIR] to the extent that: (a) its conclusions regarding whether there is, or is not, a significant impact as a result of parking, are inconsistent; and (b) the [F]EIR must include a noise monitoring or mitigation program designed to meet the stated goals of Mitigation Measure 3.11-3." The Court denied the Petition on all other grounds. This amendment to the FEIR (Amended FEIR) is prepared in compliance with the Judgment.

This document includes minor clarifications and, per the Judgment, one correction to the FEIR related to the impact on parking. In order to comply with the Judgment, this document also includes a revision to Mitigation Measure (MM) 3.11-1 regarding the monitoring and reporting of sound levels. Revisions presented in this document do not present significant new information that would deprive the public of a meaningful opportunity to comment on a significant environmental impact of the proposed project or a feasible way to mitigate or avoid such an impact. Additionally, information clarified in this document does not present a new feasible project alternative or mitigation measures that is considerably different from what was previously analyzed in the FEIR. All of the information in this document merely clarifies, amplifies, or makes minor modifications to the FEIR. Because the clarifications or corrections in this document are not considered to be "significant new information," as set forth in California Code of Regulations, Title 14, section 15088.5, recirculation of the Amended FEIR is not required.

Amended Items

This section describes the amendment to the FEIR. The revisions are shown in text in underlined or strike out text.

Page ES-18 of the DEIR:

Therefore, because existing parking supply would be available to satisfy the parking demand associated with project-related events, the project would not result in inadequate parking during events and a significant impact on the environment would not occur.

Page 2-667 of FEIR:

Page 3.12-5

Parking at MHS currently consists of three on-site parking areas providing a total of 226 striped parking spaces. Implementation of the proposed project would result in a total loss of 32 striped parking spaces from those three on-site parking areas, leaving a total of 194 on-site striped parking spaces.

Page 3.12-11

Impact 3.12-3: Result in Inadequate Parking During Events that would result in a Significant Impact on the Environment

During football games, the estimated parking demand would be approximately 485 vehicles, which would be greater than the 194 parking spaces provided on the MHS campus with implementation of the project. However, MPUSD office parking spaces, public parking lots, and on-street parking in the vicinity of the project site would provide adequate unrestricted parking to account for potential parking demand not able to be accommodated by on-site MHS parking. The MPUSD offices that are adjacent to MHS and near Dan Albert Stadium would provide approximately 102 additional parking spaces to accommodate project-generated increases in parking demand during evening events. Over 300 off-street public parking spaces are located within one half mile of the project site. Therefore, because existing parking supply would be available to satisfy the parking demand associated with project-related events, the project would not result in inadequate parking during events and a significant impact on the environment would not occur. This impact would be **less than significant**.

Page 2-667—2-668 of FEIR:

Pages 3.12-12 through 3.12-13

The project site is located adjacent to, and immediately ~~northwest~~ of the MPUSD office, which has an existing surface parking lot with approximately 60 parking spaces. Additionally, District staff utilize a parking lot that is near the project site with approximately 42 parking spaces on the western portion of the MHS campus. The MPUSD office closes at 5:00 p.m. so ~~its~~ the parking capacity of these two lots would be reasonably anticipated to be available during home football games. Therefore, including use of the MPUSD office parking lots, the available parking supply for home football games would be approximately 296 parking spaces, which would be 189 spaces less than the estimated parking demand for the highest-attendance football games.

Page 2-693 of FEIR:

(See the revision to Impact 3.12-3 above, which shares the same text as this page).

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Page 3.12-13

Therefore, including use of the MPUSD office parking lots, the available parking supply for home football games would be approximately 296 parking spaces, which would be 189 spaces less than the estimated parking demand for the highest-attendance football games.

Page 3.12-14

Therefore, through a combination of MHS on-site parking (194 parking spaces), the MPUSD offices surface parking lots (102 parking spaces), and nearby public parking lots (314 parking spaces); existing parking facilities in the vicinity of the project site would provide sufficient off-street parking supply (i.e., 610 spaces) to satisfy the conservatively estimated parking demand during highest attendance home football games (i.e., 485 parking spaces) at Dan Albert Stadium. Also, existing nearby on-street parking would be available to contribute additional parking supply.

Amended Mitigation Measure 3.11-3: Minimize Noise Levels Generated by Activities and Events at Dan Albert Stadium

The Monterey Peninsula Unified School District shall implement all feasible measures to minimize the levels of noise exposure at off-site residences from noise generated by events at Dan Albert Stadium. The goals of this mitigation are to prevent nearby residences from being exposed to noise levels that exceed the City's L_{02} , L_{08} , and L_{eq} standards and experience noise levels substantially greater than existing conditions. Noise reduction measures include:

- Remove the PA system from the proposed project and restrict the use of the Dan Albert Stadium for spectator events. Spectator events shall not be allowed during evening hours beyond the activities (football games and 16 sporting events) provided for in Mitigation Measure 3.-3.
- If removal of the PA system from the proposed projects and restricting spectator events to daytime hours is not feasible,
 - 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 and amplified music other than the national anthem, however, are not necessary. This direction shall be posted at the control station for the public address system.
 - The operators of the public address system shall maintain a tracking sheet to be completed at the end of each game, event, or activity where the public address system is used, and submitted to a designated District staff member, indicating that (1) the directions set forth above were posted at the control station for the public address system; (2) the directions were read by the operators prior to operation of the public address system; and (3) the directions were complied with by the operators during the game, event, or activity.
 - A District staff member (other than a Monterey High School football coach or the Monterey High School Athletic Director) shall attend no fewer than three home football games per school year at which the public address system is used, shall monitor announcements made for compliance with the directions, and shall prepare written confirmation regarding compliance.
 - The tracking sheet and written confirmation regarding compliance described above will be reviewed by a District staff member employed at the District office to verify compliance, and will also be posted on the School District's website.
 - 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 using the minimum volume levels required for intelligibility over background crowd noise.

- Post-installation testing: The public address system shall be tested upon installation and prior to the system's initial use for compliance with this Mitigation Measure, with noise measurements taken during such testing by a professional noise consultant.
 - Post-installation volume adjustment: The public address system volume shall be adjusted as necessary following such testing to comply with this Mitigation Measure.
 - Game noise monitoring and reporting: For at least three home football games annually (which are generally the most heavily attended events at the stadium), a professional noise consultant will monitor noise levels, noting when and if noise levels exceed the City's L02, L08, and Leq standards, and further noting what transpires during the games that triggered such excess noise (e.g., crowd cheering after a touchdown). The noise consultant will prepare a brief report of their findings after each such game, which will be reviewed by District staff and posted on the District's website. The noise consultant will use their professional judgment regarding specific location(s) to conduct noise monitoring, taking into account identified sensitive receptors. In the event that the above-referenced noise standards are exceeded due to game-related causes other than crowd cheering (e.g., announcements made over the public announcement system when crowd noise is not present), District staff will take steps to modify such noise generating incidents at future games, if feasible.
- Events shall be scheduled to conclude before 10:00 p.m. or earlier. Note that as long as an event is scheduled to end at 10 p.m., this measure does not require that an event stop at 10 p.m. should it last beyond its scheduled time.
 - District staff shall review the calendar of scheduled events at least monthly to confirm that no events have been scheduled to end after 10 p.m.; if any events have been scheduled to end after 10 p.m., District staff shall revise the schedule to comply with this Mitigation Measure.

Page 3-5 of FEIR:

Page 8-9:

The following revision is made to reference an inadvertently omitted source:

C2G/Civil consultants Group, Inc.- Consultation regarding parking inventory in January 2020 and April 2021.