

**BOARD OF EDUCATION**

Tess Arthur  
 Sara Hinds  
 Seaberry Nachbar  
 Karl Pallastrini  
 Anne-Marie Rosen

**SUPERINTENDENT**

Ted Knight

**DISTRICT OFFICE:**

P.O. Box 222700  
 Carmel CA 93922

4380 Carmel Valley Road  
 Carmel, CA 93923

**TEL:** (831) 624-1546

**FAX:** (831) 624-1726

[www.carmelunified.org](http://www.carmelunified.org)

Reissued Notice of Completion and Availability to reflect corrected e-mail address where public comments on the Revised/Recirculated Draft EIR may be submitted.

### Notice of Completion and Availability of a Revised/Recirculated Draft EIR (RDEIR)

**Project Title:** Carmel High School Stadium Improvements  
**Project Location:** Carmel High School, 3600 Ocean Avenue at State Route 1  
 Carmel, Unincorporated Monterey County, California  
**Lead Agency:** Carmel Unified School District

**Description of Nature, Purpose, and Beneficiaries of Project:** The Carmel Unified School District (school district), acting as the lead agency under the California Environmental Quality Act (CEQA) of 1970, as amended, has determined that the Carmel High School Stadium Improvements Project (formerly known as the "Carmel High School Stadium Lights Project" and hereinafter "proposed project") could result in significant adverse environmental impacts and has required that an environmental impact report (EIR) be prepared to evaluate these potentially significant adverse environmental impacts. The school district prepared a draft EIR (2021 DEIR) for the proposed project that was circulated for public review from August 13, 2021 to September 27, 2021 (First Public Review Period). The school district received 46 comment letters and emails during this public comment period, and five verbal comments during a September 8, 2021 Board of Education hearing, on the 2021 DEIR. The comments identified several public concerns including, but not limited to, the following:

- Parking, Traffic Safety, and Emergency Vehicle Access;
- Light Pollution and Dark Sky Certification;
- Noise; and
- Alternative Projects, including Constructing a Lighted Stadium at Carmel Middle School.

Upon review of the public comments, the school district elected to respond to timely comments on the 2021 DEIR by revising and recirculating it for a second round of public review and comment in accordance with CEQA Guidelines, 14 Cal. Code Regs., Section 15088.5. More specifically, the school district has decided to address the issues raised by the public in the following ways:

- Update the project description to include two new parking areas with an additional 111 parking spaces, including ADA parking, and a new, internal roadway connecting the on-campus parking located within the existing high school property;
- Addition and analysis of new project alternatives;
- Conduct further visual simulations for the proposed stadium and new parking lot lights;
- Perform additional parking analysis with respect to on-campus and neighborhood parking;
- Provide clarifications to address input from the public;
- Replacement of existing pedestrian pathway; and
- Revise the draft EIR to evaluate the changes to the project and further address public comments received on the 2021 DEIR, as the changes to the project description addressing the public's concerns constitute significant new information such that recirculation of the draft EIR is required.

Additionally, a new stadium storage building, with a spectator viewing platform, is now included in the project description. As part of the two new parking areas, demolition of existing storage and modular buildings and existing tennis courts is also included. Although previously addressed in the Initial Study, other changes include the

addition of analysis sections covering three additional environmental review topic categories to reflect changes made to the proposed project, including Recreation, Tribal and Cultural Resources, and Soils, Erosion, and Water Quality.

Pursuant to CEQA Guidelines, Section 15088.5(a), the school district is required to recirculate a draft EIR when significant new information is added to the draft EIR after public review of the draft EIR, but before certification. Significant new information can include changes in the project or environmental setting, as well as additional data or other information.

Due to the introduction of new/clarified information and changes to the proposed project, a revised/recirculated draft EIR (RDEIR) has been prepared in compliance with CEQA to inform public decision makers and their constituents of the potential environmental impacts of the proposed project. The school district has substantially revised the 2021 DEIR so that the RDEIR replaces the 2021 DEIR in its entirety. In accordance with the CEQA Guidelines, this RDEIR describes both beneficial and adverse environmental impacts generated by the proposed project and suggests measures for mitigating significant adverse environmental impacts resulting from the proposed project.

**Environmental Impacts:** The RDEIR identifies the following potential environmental impacts that would result from the proposed project: Aesthetics (New Lighting would Result in Light Pollution and the New Sources of Light and Glare Would be Visible from and towards County-Designated Visually "Sensitive" and "Highly Sensitive" Areas and Slightly Modify the Visual Character and Quality of the Site– Significant and Unavoidable; Biological Resources (Potential Effect on Special-Status Species – Hoary Bat, Nesting Raptors and Migratory Birds – Less-than-Significant with Mitigation; Potential Tree Removal- Less-than-Significant with Mitigation); Tribal Cultural Resources (Potential Adverse Substantial Adverse Change in the Significance of a Historical Resource Pursuant or a Unique Archaeological Resource – Less-than-Significant with Mitigation; Potential to Disturb Native American Human Remains, Including Those Interred Outside of Dedicated Cemeteries – Less-than-Significant with Mitigation); Noise (Construction Activities Could Cause a Substantial Temporary Noise Increase – Less-than-Significant with Mitigation); Transportation (Construction Traffic Could Result in Safety Impacts When School is in Session); Transportation (Inadequate Parking During Limited Nighttime Events with Potential Emergency Access Issues – Less-than-Significant with Mitigation). All other potential environmental impacts studied result in less-than-significant impacts.

**Address Where a Copy of the RDEIR is Available:** A copy of the RDEIR can be viewed in person at the Carmel Unified School District office, 4380 Carmel Valley Road, Carmel, CA, by appointment. A copy of the RDEIR is also available electronically on the Carmel Unified School District website: (<https://www.carmelunified.org/>) under the CUSD Announcements section.

**Public Review and Comment Period and Process:** A 45-day public review and comment period for the RDEIR shall begin on **August 25, 2022** through **October 10, 2022 at 5 P.M.** (Second Public Review Period). Please submit comments in writing via email: [feedback@carmelunified.org](mailto:feedback@carmelunified.org), or by mail: Carmel Unified School District, Attn: Dan Paul, Chief Operations Officer, 4380 Carmel Valley Road, Carmel, CA 93923. To be considered, comments must be received by 5 P.M. on October 10, 2022. Comments received outside of the Second Public Review Period will not be addressed in the final EIR.

CEQA Guidelines, Section 15088.5(f)(1), states: "When an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to those comments received during the earlier circulation period. The lead agency shall advise reviewers, either in the text of the revised EIR or by an attachment to the revised EIR, that although part of the administrative record, the previous comments do not require a written response in the final EIR, and that new comments must be submitted for the revised EIR. The lead agency need only respond to those comments submitted in response to the recirculated revised EIR."

Accordingly, although the 2021 DEIR, as well as timely comments previously received during the First Public Review Period with respect thereto, shall remain part of the administrative record, the school district, in accordance with CEQA Guidelines, Section 15088.5(f)(1), has elected to revise the 2021 DEIR in response to those comments, and thus will not be providing a written response to those comments nor including those comments in the final EIR.

**Therefore, new comments must be submitted on the RDEIR and timely received during the Second Public Review Period in order to receive a response and be included in the final EIR.** Comments received outside of the Second Public Review Period will not be addressed in the final EIR or receive a response.

**Public Hearing to Receive Comments on the RDEIR:** Tuesday, September 6, 2022 at **5:30 P.M.** (during a Special Meeting of the Board of Education to be held at Carmel Middle School Gymnasium). For further information, please refer to the Board of Education's website (<https://www.carmelunified.org/Page/6035>) under the "CUSD Board of Education Agendas and Minutes" once an agenda for this Special Meeting is posted.

**Public Hearing on the Certification of the EIR and Approval of the Proposed Project:** After the close of the Second Public Review Period, the school district will consider all timely comments on the RDEIR received within the Second Public Review Period, and prepare written responses as required for inclusion in the final EIR. The final EIR, once complete, and approval of the proposed project will be brought before the Board of Education for consideration at a Special Meeting of the Board scheduled for Tuesday, November 29, 2022 at 5:30 P.M. in the Carmel Middle School Gymnasium. Please refer to the Board of Education's website (see above) for further information once an agenda for this Special Meeting is posted.

**Contact Person:** For additional information, please contact:

Dan Paul, Chief Operations Officer

Mailing Address:

4380 Carmel Valley Road

Carmel, CA 93923

**Submit E-mail Comments to:** [feedback@carmelunified.org](mailto:feedback@carmelunified.org)

Area Code / Phone: (831) 624-6311, ext. 2060