



***The School District has plans for Logan Lane
(that it has not told you about)***

Hello Neighbor!

We wanted to make sure that you were aware of the impacts that the Monterey Peninsula Unified School District (School District or MPUSD) has proposed for our neighborhood.

In November, the School District released a Draft Environmental Impact Report (EIR) for a proposed “Monterey High Sports Complex” that would cost the taxpayers more than \$12 million. Also in the works are \$5.5 million dollar taxpayer funded parking lots to support the proposed sports complex. If built these projects would have huge impacts on our neighborhood and our quality of life forever.

We are attaching some information to make certain you were aware of the impacts so you could share your concerns with neighbors and MPUSD.

Thank you.

Your Friends and Neighbors

<https://www.concernedmontereyhighneighbors.com/>

IMPACTS OF THE PROPOSED MPUSD PROJECTS

Stadium lighting:

Here what the City of Monterey requires:

- City General Plan Policy f.9 directs the City to “discourage high levels of ambient lighting and maintain night skies”
- City Code Section 38-111 (D)(2) states that “all project lighting shall be screened so the light source will not be visible off site”

Here is what the Draft EIR says about the stadium complex:

- Current “Nighttime lighting for the project site is categorized as E2 Rural lighting which denotes areas of low brightness.”
- Plans call for four 70 foot poles with three levels of LED light arrays on each pole: (1) field lights at the top, (2) more lights at a height of 60 feet, and (3) third set at 16 feet on each pole casting light upward.
- “Proposed lighting would be visible to the surrounding area which would alter the nighttime environment with additional illuminance.”
- “When the marine layer is present as low clouds or fog, the visible illuminance would also be perceived as cloud reflection or fog light scattering.” This is called Sky glow.
- “From Public streets in the surrounding neighborhood the proposed lighting would be visible to sensitive viewer groups.”
- “New elevated light sources could cause light trespass outside of the MHS campus”
- Lights would be used all school days for six months in addition to all football games and an additional 16 nights of games for various sports.
- “by their nature, stadium lights would be visible to off site viewers”

- “THIS IMPACT WOULD BE **SIGNIFICANT AND UNAVOIDABLE**”

Noise:

Monterey Noise Regulations Code Section 38-111 says

- “Decibel levels shall be compatible with neighboring uses, and no use shall create ambient noise levels which exceed the following standards.” For residential Districts this Maximum Decibel Noise level is 60.

Here is what the Draft EIR says about the stadium complex:

- “noise exposure could result in health related risks to individuals”
- “Residential dwellings are of primary concern because potential for increased and prolonged exposure of individuals to both interior and exterior noise levels, and because of the potential for nighttime noise to result in sleep disruption.”
- “Although school district projects are exempt from local ordinances and standards, noise standards established by the City of Monterey are reasonable and appropriate thresholds of determination of significance because the affected residential land uses are in the City’s jurisdiction.”
- “Noise generated by evening activities at the Dan Albert Stadium and daytime activities at the lower field would expose nearby residences to noise levels that are substantially louder than existing conditions and that exceed City noise standards. This would be a **SIGNIFICANT IMPACT.**”

Parking:

City of Monterey General Plan: Policy a.3 says:

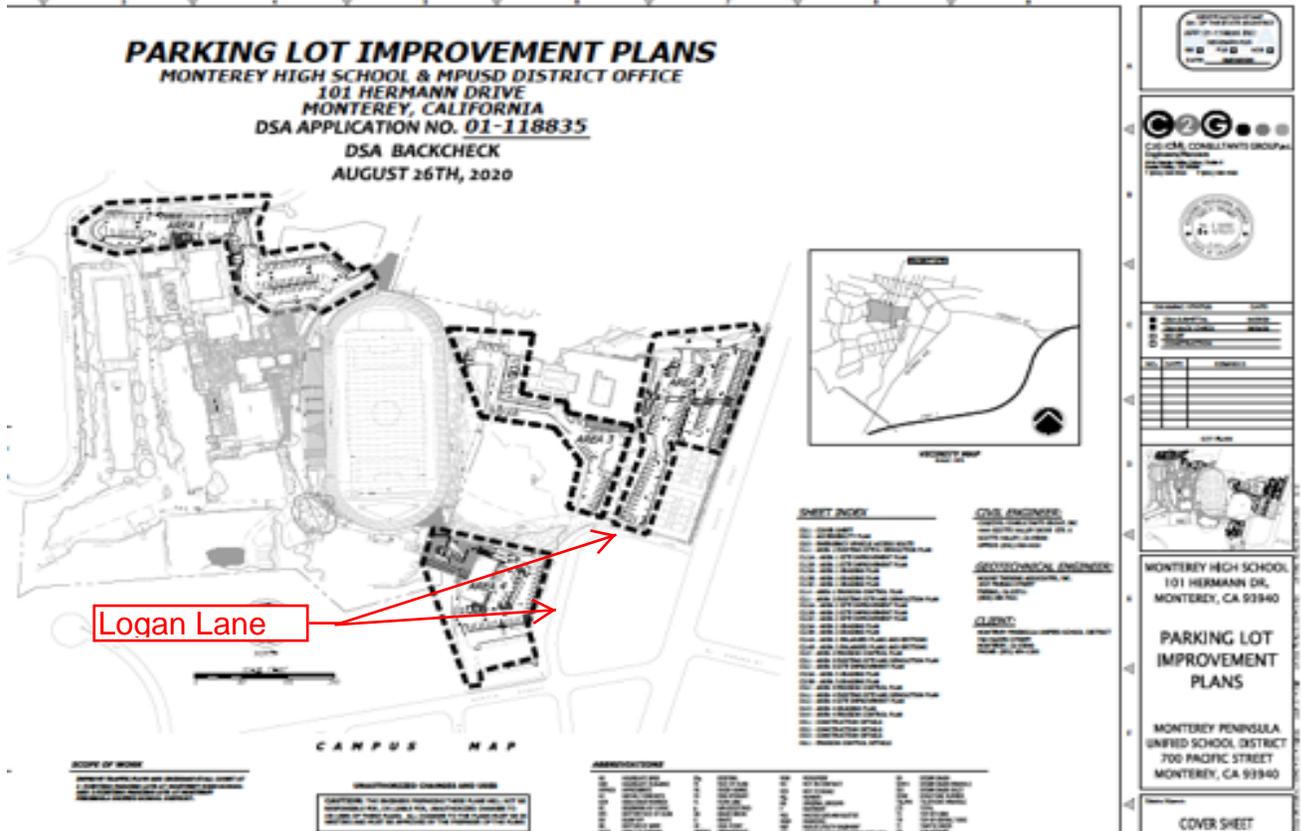
- “Adopt parking programs that maximize occupancy of public parking spaces to minimize parking impacts in adjacent residential neighborhoods.”

Here is what the Monterey High School Draft EIR says:

- “During project related events, if parking were to occur along the residential streets west and south of the project site emergency vehicle access to those areas could be impeded due to limited right of way preventing a larger emergency vehicle from passing.”
- “some of the roadways surrounding the project have limited lane width, little or no roadway shoulders and sharp curves”
- “secondary impacts on the environment that result from a parking deficit are within the scope of CEQA”
- the historic stone bleachers hold 1600 attendees and MPUSD proposes to add metal bleachers for an additional 300, totaling 1900. Not including game participants coaches, etc. According to the Draft EIR, 81.8% of attendees drive alone, so 1900 attendees would need **1550 parking spaces. There are only 278 parking spaces now.**
- “some of the anticipated on-site parking shortfall for football games would likely be accommodated by existing on-street parking spaces in the vicinity of the project site”
- “illegal parking [on city streets] is considered an enforcement issue”

The School District has proposed a new parking project that is **NOT** part of the project evaluated in the Draft EIR. We think it should be included because the proposed “sports complex” would eliminate a large parking lot and thus would require replacement parking elsewhere at the site, and the parking project would have impacts in combination with the athletic project.

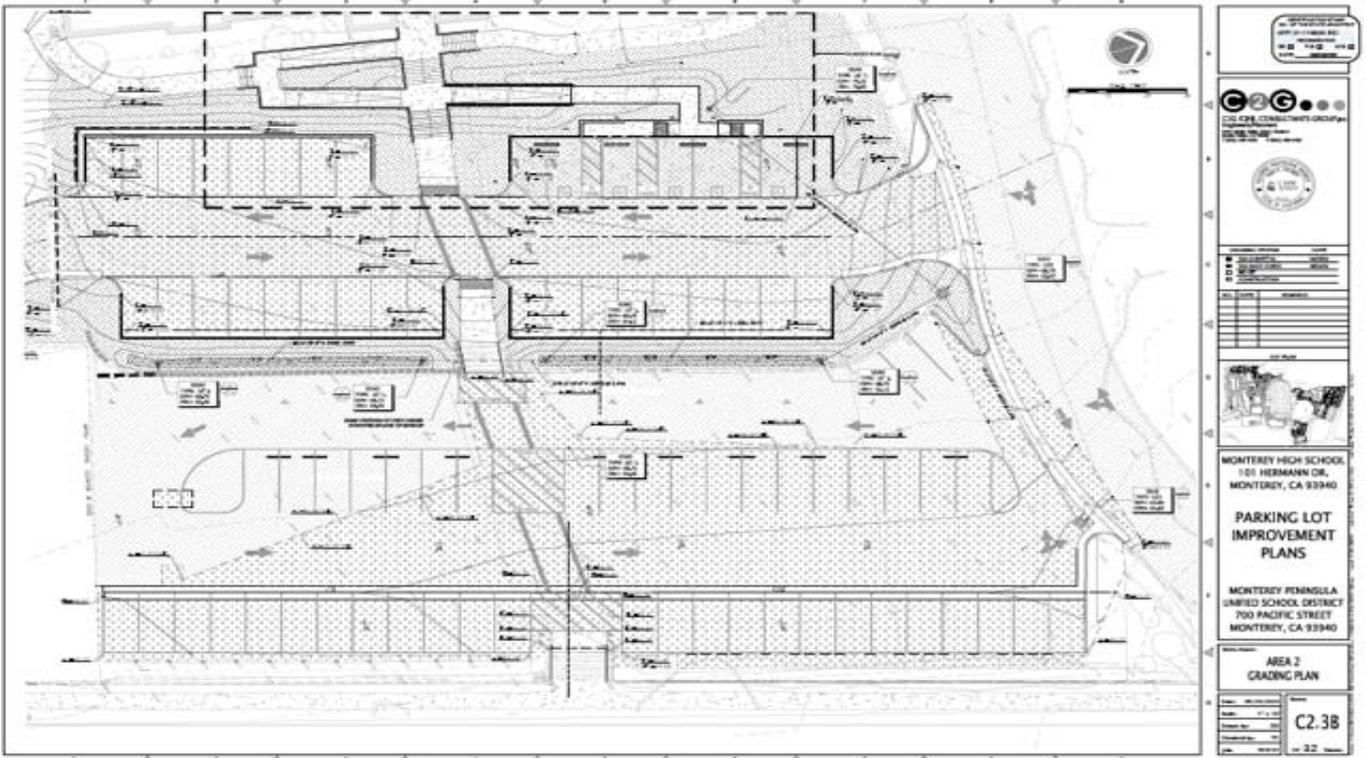
Here are the proposed MPUSD/MHS parking lot improvement plans:



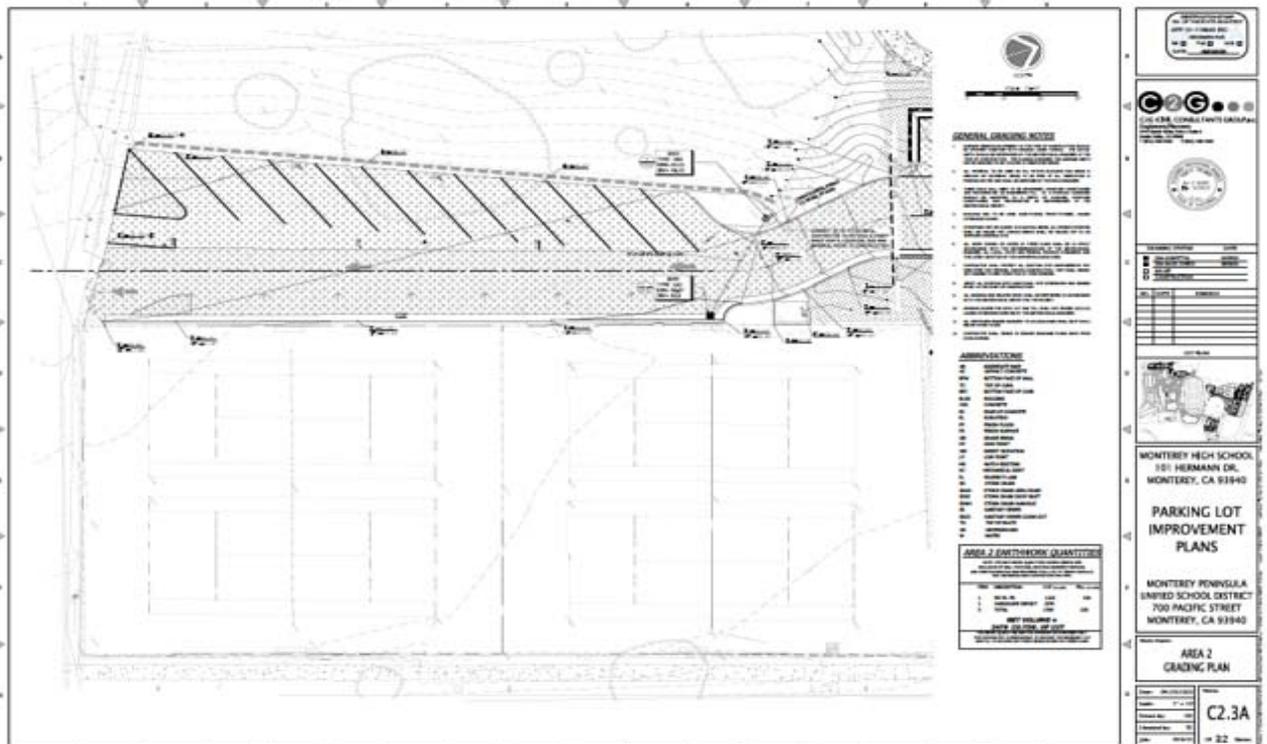
Here is the large lawn in front of the historic MPUSD administration building at 700 Pacific Street:



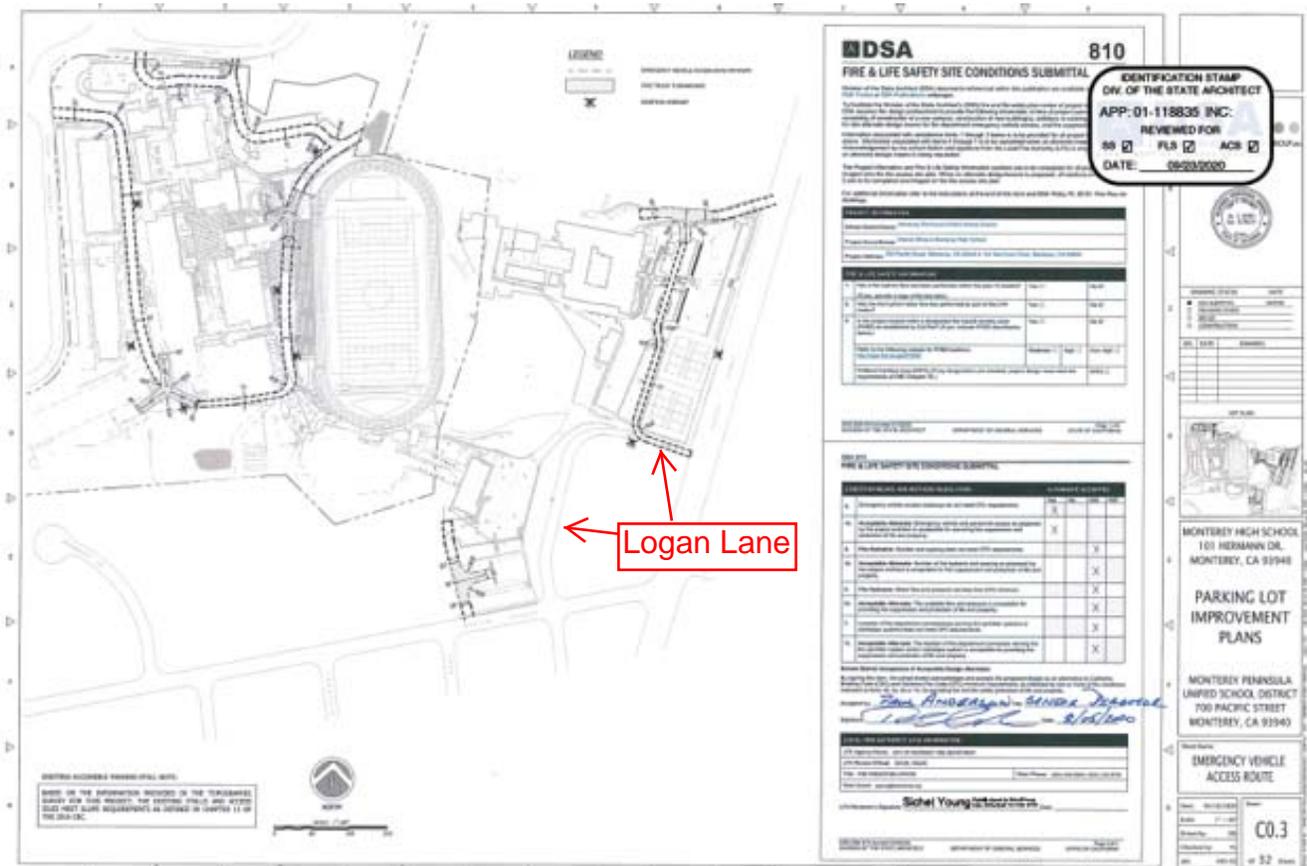
Here is the parking lot that MPUSD proposes to replace the lawn:



Below is the new parking lot that MPUSD proposes to replace the basketball courts. Logan Lane is on the far left:



Below is the MPUSD plan for emergency vehicle access for fire and safety. It is not part of the Draft EIR analysis. The right side of the plan shows the new parking area replacing the lawn and the basketball courts. Note that this plan calls for a major new exit out from the MPUSD driveway onto the City of Monterey’s Logan Lane, the narrow two directional residential road that the District refers to as an “alley” in the Draft EIR.



It appears that MPUSD is planning to co-opt Logan Lane as the entrance and exit for the Monterey High Sports Complex, because there is NO other entrance. There is not even a Stop sign at either end of Logan Lane, at Pacific or Martin Streets. All of Logan Lane is narrow.

The short, narrow sloped MPUSD driveway that leads to the new proposed athletic field, and to Parking Area 3, is only 10 feet 6 inches wide and is not easily accessible to emergency vehicles. Public records show that the Fire Marshall has had concerns about this “pinch point”.

You can see the 10'6" Pinch Point here:



Has the School District or the City given any thought as to how large construction vehicles will access the site OR how trucks will turn around? Or the increased volume of construction traffic on Logan Lane and vehicles using the Logan Lane access onto Pacific Street, which is the City's primary southward emergency access route from the police and fire stations? And this is BEFORE the proposed new exit from the big new parking lots in front of the School District Office onto Logan Lane.

What can you do??

Make comments to the School Board and the City Council as to your thoughts on the sports complex and parking proposals. The Draft EIR document has chapters on noise, aesthetics/lighting, parking land use and more. We urge you to look over the Draft EIR which can be found here:

<https://drive.google.com/file/d/19IJSuiVD01Ht8RWdZfYGikGTfJ8tbTo4/view>

Comments on the Draft EIR are **due on January 12, 2021**. We urge you to take time to review and think about the draft document before you submit your comments. We also urge you to make your voice heard and contact MPUSD and members of our Monterey City government. All email and contact info is below:

Please send in all comments and concerns on the Draft EIR by Tuesday, January 12, 2021, at 5 PM!

HOW TO SEND IN YOUR COMMENTS AND CONCERNS BY January 12!

To question and comment on the Draft EIR send your emails/letters to:

Ryan Altemeyer, Associate Superintendent, Business Services
Monterey Peninsula Unified School District
700 Pacific Street Monterey, CA 93940
Email: MontereyHSStadium@ascentenvironmental.com

All comments on the Draft EIR are due by January 12, 2021, at 5 pm.

You can ask the School District (MPUSD) to put you on the notification list for everything about these projects, so if in the future the school board considers approving the projects you will be notified so you can make your voice heard.

You may also want to send your comments to our mayor and council and to the school board members. Here are their addresses

MONTEREY MAYOR AND CITY COUNCIL

roberson@monterey.org
albert@monterey.org
haffa@monterey.org
smith@monterey.org
twilliamson@monterey.org

MPUSD BOARD MEMBERS:

tiennings@mpusd.k12.ca.us
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jhare@mpusd.k12.ca.us
juchida@mpusd.k12.ca.us
amyles@mpusd.k12.ca.us

Feel free to contact us for further information, clarification or help. If you would like an electronic copy of this letter so you can easily access the links, please contact us at the address below. Thank you for your support!

Your Friends and Neighbors

info@concernedmontereyhighneighbors.com