

YGNACIO VALLEY HIGH SCHOOL SPORTS FIELD IMPROVEMENTS EIR

L S A

Mount Diablo Unified School District

Board Hearing for the Ygnacio Valley High School Sports Field
Improvements Project Final Environmental Impact Report

August 14, 2013

OVERVIEW OF PRESENTATION

LSA

- Purpose of Tonight's Meeting
- Project Overview
- Purpose of EIR
- CEQA Process and Timeline
- Notices and Distribution
- Draft EIR Contents
- Significance Criteria and Determining Impacts
- Draft EIR Findings
- Responses to Comments

TONIGHT'S MEETING

LSA

- Presentation by EIR Consultants on the Final EIR
- Comments on Final EIR by Public
- Questions on Final EIR by Board
- No decisions will be made tonight regarding the EIR; tonight's meeting is informational

PROJECT INFORMATION

LSA

- Field lighting system and exit lighting for safety
- Public address system
- Sound wall behind visitor side bleachers
- Concession stand/restroom
- Future stand-alone press box behind home side bleachers
- Future ticket booth



REQUIRED PROJECT APPROVALS

LSA

- Mount Diablo Unified School District
 - Certification of EIR
 - Project Approval
 - Construction Bids/Contract Approval(s)
- Division of State Architect
 - Approval of Construction Plans and Specifications

PURPOSE OF CEQA

LSA

California Environmental Quality Act (CEQA)

- Identify a project's significant environmental impacts
- Identify ways to mitigate or avoid project impacts
- Identify a reasonable range of alternatives to the project, that still meet its basic objectives, and that avoid or lessen impacts
- Inform the public and decision makers of the environmental effects of a project
- The EIR does not dictate approval or rejection of a proposed project

CEQA PROCESS AND TIMELINE

LSA

- Earlier Project Proposed in 2011
 - Draft Initial Study Circulated in May 2012
 - MDUSD and YVHS Propose Revised Project and Decide to Prepare an EIR
-

- Notice of Preparation (November 20, 2012)
- Preparation of Draft EIR (Early 2013)
- Distribution of NOA and Draft EIR (May 1, 2013)
- Public Meeting on Draft EIR (June 11, 2013)
- Close of Draft EIR Public Review Period (June 17, 2013)

CEQA PROCESS... (continued)

LSA

- Preparation of Response to Comments Document
(August 9, 2013)
- Mitigation Monitoring and Reporting Program
(August 9, 2013)
- Certification of Final EIR by School Board
(Tentatively August 28, 2013)
- Consideration of Project
(Tentatively August 28, 2013)

DRAFT EIR NOTICE OF AVAILABILITY

LSA

- Notice of Availability of Draft EIR was mailed or posted to:
 - Property owners in the Pepper Tree neighborhood
 - County Clerk's office
 - Posted on the project site
 - Posted on the District website (www.wusd.org)
 - Published in the *Contra Costa Times*

DRAFT EIR DISTRIBUTION

LSA

- Draft EIR was distributed to two State of California agencies: Department of Transportation (Caltrans) and Department of Toxic Substances Control (DTSC)
- Copies were made available at the Mount Diablo Unified School District main office, the Ygnacio Valley High School main office, Ygnacio Valley Public Library, Concord City Hall and the District's website: www.mdusd.org

FINAL EIR NOTICING AND DISTRIBUTION

LSA

- Notice of Availability of Final EIR was mailed or posted to:
 - Property owners in the Pepper Tree and Savannah Circle neighborhoods
 - Posted on the project site
 - Posted on the District website (www.wusd.org)
 - Published in the *Contra Costa Times*
- Copies were made available at the Mount Diablo Unified School District main office, the Ygnacio Valley High School main office, Ygnacio Valley Public Library, and the District's website.

DRAFT EIR CONTENTS

LSA

- Introduction
- Summary
- Project Description
- Setting, Impacts, and Mitigation Measures
- Alternatives
- CEQA Required Assessment Conclusions
- Report Preparation
- Technical Appendices
(includes NOP, Comments, Initial Study and technical reports)

DRAFT EIR TOPIC SECTIONS

LSA

Preparation of the updated Initial Study for the revised project led to detailed evaluation of the following topics:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Noise and Vibration
- Transportation and Circulation

SIGNIFICANCE CRITERIA AND DETERMINING IMPACTS

LSA

Significance criteria were identified for each Draft EIR topic:

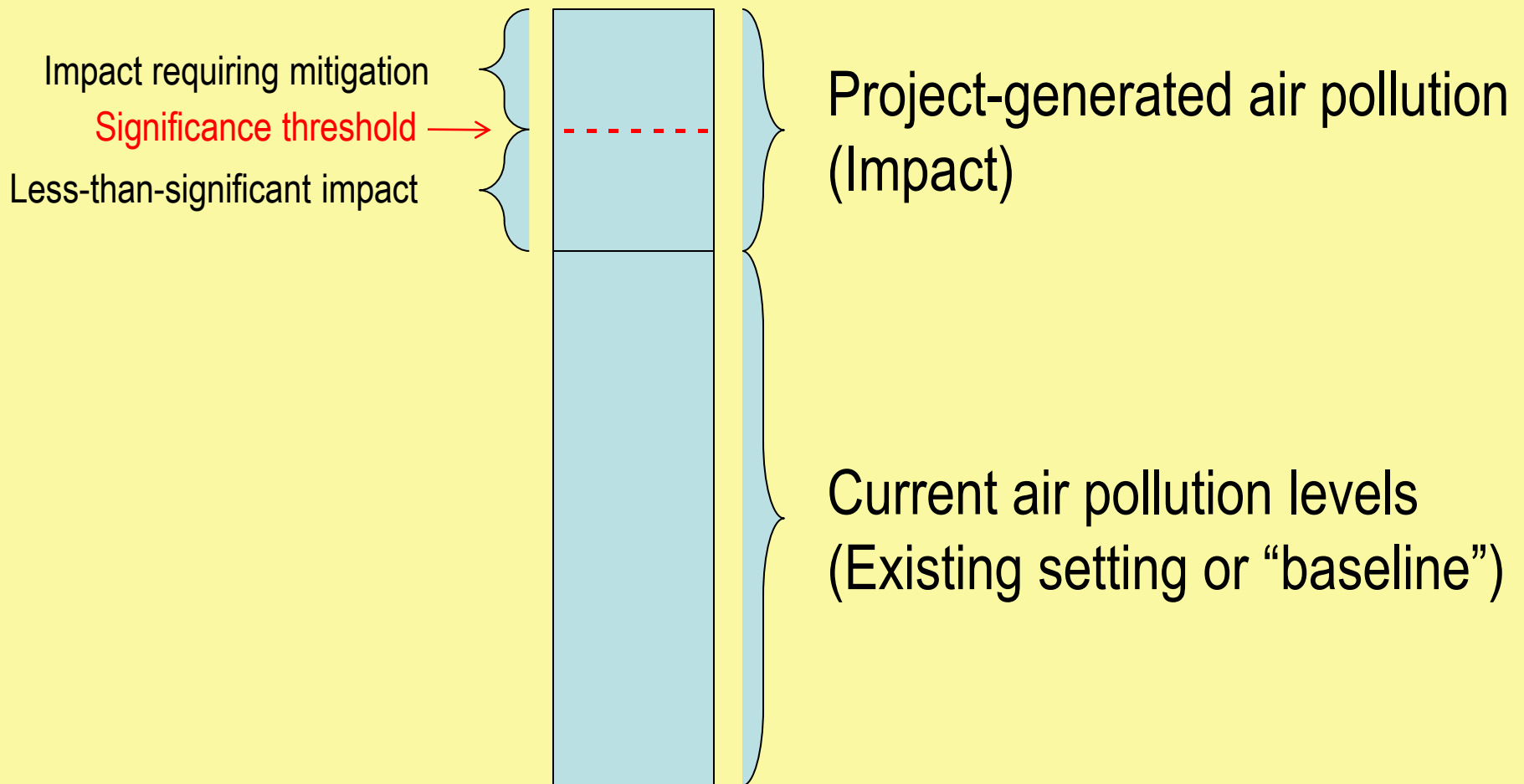
- The significance threshold for each topic was defined
- The impact analysis was conducted
- The outcome of analysis was compared to the significance threshold to determine level of impact
(“Less Than Significant” or “Significant”)

Impacts are direct physical changes in the environment and reasonably foreseeable indirect physical changes.

Economic and social changes are not physical environmental impacts and are generally not evaluated under CEQA.

EXAMPLE OF SIGNIFICANCE THRESHOLD (USING AIR POLLUTION AS A CONCEPTUAL EXAMPLE)

LSA



DRAFT EIR KEY FINDINGS

No Significant Impacts were identified for:

- Aesthetics
- Agricultural and Forestry Resources
- Biological Resources
- Greenhouse Gas Emissions
- Land Use and Planning Policy
- Mineral Resources
- Population and Housing
- Recreation
- Transportation and Circulation
- Utilities and Service Systems

DRAFT EIR KEY FINDINGS

LSA

Significant but Mitigable Impacts were identified for the following:

Cultural Resources

- Construction could impact previously unidentified archaeological resources/human remains

Hazards and Hazardous Materials

- Construction could result in accidental release of hazardous materials from soils

Hydrology and Water Quality

- Construction and operation period stormwater runoff could violate water quality standards

Air Quality

- Construction period activities would generate pollutants that could violate air quality standards

Noise

- Residences adjacent to the project site would be exposed to construction noise

PROJECT ALTERNATIVES

LSA

EIR Alternatives Chapter included:

- No Project Alternative
- No Sports Lights Alternative
- Reduced Use Alternative

RESPONSES TO COMMENTS

LSA

- Public Meeting on Draft EIR (June 11, 2013)
- Close of Draft EIR Public Review Period (June 17, 2013)
- Response to Comments Document and Mitigation Monitoring and Reporting Program prepared through July and August 2013

SUMMARY OF COMMENTS RECEIVED

LSA

- 11 Individual Letters from Concord or Walnut Creek Residents
- 12 Copies of a Form Letter from Other Concord Residents
- 1 Letter from a Local Public Agency (City of Concord)
- 1 Letter from a State Agency (Governor's Office of Planning and Research, State Clearinghouse)
- 73 verbal comments provided at June 11, 2013 meeting

MOST FREQUENT ENVIRONMENTAL COMMENT TOPICS

LSA

- Noise from operation of PA system and cheering crowd
 - Views blocked by sound wall
 - Spillover light and glare from field lights
 - Parking supply v. demand
 - Traffic congestion
 - Petty crime, trash, loitering
- A number of other non-environmental comments were offered, as well as comments in opposition to the project on its merits.

EIR ADEQUACY

LSA

The CEQA Guidelines, Section 15151, say the following about what makes an adequate EIR:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. *The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.* (Emphasis added)