COLLEGE PARK HIGH SCHOOL
ATHLETIC FACILITIES IMPROVEMENTS PROJECT
RESPONSE TO COMMENTS DOCUMENT

STATE CLEARINGHOUSE NO. 2014042003

LSA

June 2014

MDUSD Resolution No. 14/15-01
Exhibit A

COLLEGE PARK HIGH SCHOOL
ATHLETIC FACILITIES IMPROVEMENTS PROJECT
RESPONSE TO COMMENTS DOCUMENT

STATE CLEARINGHOUSE NO. 2014042003

Submitted to:

Mount Diablo Unified School District
1936 Carlotta Drive
Concord, California 94519

Prepared by:

LSA Associates, Inc.
2215 Fifth Street
Berkeley, California 94710
510.540.7331

LSA

June 2014

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TABLES

I. INTRODUCTION

A. PURPOSE OF THE RESPONSE TO COMMENTS DOCUMENT

This document has been prepared to respond to comments received on the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed College Park High School Athletic Facilities Improvements Project (project). The IS/MND identifies the likely environmental consequences associated with development of the proposed project and recommends mitigation measures to reduce potentially significant impacts. This Response to Comments (RTC) Document addresses comments on the IS/MND and makes revisions to the IS/MND, as necessary, in response to those comments or to make clarifications to material in the IS/MND.

B. ENVIRONMENTAL REVIEW PROCESS

According to the California Environmental Quality Act (CEQA), lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the IS/MND.

The IS/MND was made available for public review on April 1, 2014. The IS/MND and an announcement of its availability were posted electronically on the District's website, and hard copies were made available for public review at:

- Mount Diablo Unified School District Office, 1936 Carlotta Drive, Concord, California;
- College Park High School Campus Office, 201 Viking Drive, Pleasant Hill, California;
- Measure C 2010 Office, 3333 Ronald Way, Concord, California; and
- Contra Costa County Library, Pleasant Hill Branch, 1750 Oak Park Blvd, Pleasant Hill, California.

The public comment period ended on April 30, 2014. The District held a public meeting on the IS/MND on April 17, 2014, at the College Park High School campus. The District received 2 letters from State and local agencies and 7 letters from interested members of the public. Copies of all written comments received during the comment period, and a summary of the verbal comments received at the public hearing, are included in Chapter III of this document.

C. DOCUMENT ORGANIZATION

This RTC Document consists of the following chapters:

- *Chapter I: Introduction*. This chapter discusses the purpose and organization of this RTC Document and summarizes the environmental review process for the project.
- *Chapter II: List of Commenters*. This chapter contains a list of individuals who submitted written comments during the public review period.
- *Chapter III: Comments and Responses*. This chapter contains reproductions of all comment letters received on the IS/MND as well as a summary of verbal comments provided at the public hearing. A written response for each CEQA-related comment received during the public review period is provided. Each response is keyed to the corresponding comment.
- *Chapter IV: Text Revisions*. Corrections to the IS/MND that are necessary in light of the comments received and responses provided, or necessary to amplify or clarify material in the IS/MND, are contained in this chapter. Underlined text represents language that has been added to the IS/MND; text with ~~strikeout~~ has been deleted from the IS/MND.
- *Chapter V*: *MMRP*. This chapter includes the Mitigation Monitoring and Reporting Program and identifies mitigation monitoring requirements for the mitigation measures identified in the IS/MND.

II. LIST OF COMMENTERS

This chapter presents a list of comment letters received on the IS/MND during the public review period, as well as a summary of verbal comments provided at the public meeting, and describes the organization of the letters and comments that are provided in Chapter III, Comments and Responses, of this document.

A. ORGANIZATION OF COMMENT LETTERS AND RESPONSES

Chapter III includes a reproduction of each comment letter received on the IS/MND. Each letter is categorized (i.e., A, B) and comments within each letter are numbered consecutively after a hyphen. Questions and comments provided verbally at the public hearing have also been enumerated.

B. LIST OF INDIVIDUALS COMMENTING ON THE IS/MND

The following comment letters were received by the District during the public review period:

State, Regional, and Local Agencies

A1 Roderick Wui, Senior Civil Engineer, City of Pleasant Hill (April 30, 2014)
A2 Scott Morgan, Governor's Office of Planning and Research, State Clearinghouse Planning Unit, State of California (May 1, 2014)

Organizations and Individuals

B1 Paul Fisher (April 4, 2014)
B2 Thor Scordelis (April 15, 2014)
B3 Jack Prosek (April 17, 2014)
B4 Thor Scordelis (April 27, 2014)
B5 Angelo LaCourt, unsigned (April 28, 2014)
B6 Mike Scharff (April 29, 2014)
B7 Angelo LaCourt (April 30, 2014)

Public Meeting

C1 Public Meeting Summary (April 17, 2014)

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III. COMMENTS AND RESPONSES

Written responses to questions and comments received on the IS/MND are provided in this chapter. All letters received during the public review period on the IS/MND are provided in their entirety. Each letter is immediately followed by responses keyed to the specific comments.

Please note that text within individual letters that has not been numbered does not raise environmental issues or relate to the adequacy of the information or analysis within the IS/MND, and, therefore, the comment is not enumerated and no response is required.

A. STATE, REGIONAL, AND LOCAL AGENCIES

Letter
A1

recycled paper

City of Pleasant Hill

April 30, 2014

Timothy M. Cody
Interim Special Project Manager 2010 Measure C
3333 Ronald Way
Concord, CA 94519

RE: College Park High School Athletic Facilities Improvement Project
Mitigated Negative Declaration Comments

Dear Mr. Cody:

The City of Pleasant Hill has reviewed the College Park High School, Athletic Facilities Improvements Project, Initial Study/Mitigated Negative Declaration, dated March 2014, prepared by LSA. Below are comments provided by the Planning and Engineering Division for your consideration:

AIR QUALITY

Page 33, Construction Period Impacts - To further reduce construction period impacts related to air quality, City staff recommends the project consider incorporating, to the extent reasonably practicable, alternatively fueled equipment, engine retrofit technology, after-treatment products and add-on devices such as particulate filters emission control. **1**

TRANSPORTATION/TRAFFIC

Page 83, Staff is concerned by the increase of 500 new bleacher seats, which will accommodate increased attendance. The analysis notes that currently, during Friday night football games, the parking lots are full. However, the analysis does not address the potential parking impacts generated by the additional bleacher seats including the increased parking demand and potential spill over parking onto public streets.

Page 84, Section (a) states that the project would shift attendance from a location immediately across the street (Diablo Valley College (DVC) campus) to the College Park campus, which is unlikely to substantially change traffic patterns, and would not result in new trips or increase traffic congestion. This statement assumes that once the College Park project is completed, the existing use at the DVC campus (and associated traffic) will no longer occur. However, the City is concerned that there are no regulations that would prevent any events (similar or otherwise) from occurring concurrently at both the DVC campus and College Park campus, which cumulatively would appear to create more traffic. Therefore, staff recommends that trips related to the College Park project be considered as new trips, and independent of any trips at the DVC campus. **2**

100 Gregory Lane - Pleasant Hill - California 94523-3323 - (925) 671-5270 - FAX (925) 256-8190

Page 84, Section (b) states that the Contra Costa Transportation Authority (CCTA) Congestion Management Plan (CMP) requires a traffic impact analysis when a proposed development project, development plan, or General Plan Amendment, generates more than 500 trips in the peak hour. **3**

This statement is incorrect, and should be revised. The CMP has a threshold of 500 trips for General Plan Amendments only, and a 100 trip threshold for development projects.

Therefore, based on the City's concerns provided above, staff strongly recommends that a traffic impact analysis be completed for the project, in accordance with CCTA CMP requirements. **4**

If you have any questions, please contact me via phone at (925) 671-5261 or via email at rwui@ci.pleasant-hill.ca.us. Thank you.

Regards,

Roderick D. Wui, PE, CFM, QSD
Senior Civil Engineer
City of Pleasant Hill

cc: June Catalano, City Manager
Mario Moreno, City Engineer
Greg Fuz, City Planner

COMMENTER A1
Roderick Wui, Senior Civil Engineer, City of Pleasant Hill
April 30, 2014

Response A1-1: The District may consider incorporating the use of alternatively fueled equipment, engine retrofit technology, after-treatment products and add-on devices such as particulate filters during construction activities. However, as noted in the analysis, the project would not exceed the significance thresholds for construction emissions and would implement all construction best management practices required by the BAAQMD. Therefore, implementation of the recommended features is not required to reduce any construction-period impacts of the proposed project.

Response A1-2: As stated on page 12 of the IS/MND, the new visitor bleachers are intended to accommodate existing demand for seating and to provide formal seating for visiting spectators. As stated on page 17 of the IS/MND, with the addition of the 500-seat visitor bleachers, total formal seating capacity at the sports field would be increased to approximately 2,000. However, this level of attendance would typically only be reached about four to six times annually.

The analysis in the IS/MND is based on average attendance at events held at the College Park campus, not the maximum attendance expected to occur only a few times per year. Therefore, the analysis provided represents the average conditions that would be experienced throughout the year, with an assumed 10 percent increase with implementation of the project, and is not focused on single, infrequent events. As such, it is assumed that average attendance at track, lacrosse, soccer, or freshman football competitions would increase from about 200 spectators to 220 with implementation of the project, which is a minor increase in the context of traffic and parking considerations. While attendance at some games may increase due to the installation of new field lights and the extension of some events into the evening hours (when more spectators can likely attend), the increase is not expected to be substantial.

Varsity and Junior Varsity football games, which have a much higher average attendance with a total of 10 regular games held each year (therefore not the representative average) and about 500 spectators are currently held at the DVC campus. Games are currently held at the DVC campus for convenience and access to amenities (e.g., permanent field lights, PA system) that are not currently available at the College Park campus. These games would be transferred back to the College Park campus with implementation of the proposed project.

The commenter is correct that there are no existing regulations in effect that would prevent DVC from hosting large events at the DVC campus while

large events (i.e., Varsity or Junior Varsity football games) are simultaneously occurring at the College Park campus. However, it should be noted that under existing conditions, Varsity and Junior Varsity games could be held on the College Park campus without constructing any improvements to the field, providing additional seating, or installing permanent lighting fixtures or a PA system. Games could shift to different hours or days to accommodate daylight hours. DVC could also presumably schedule new events at their campus if Varsity and Junior Varsity games moved back to the College Park campus. However, the demand for large events at DVC's sports field is limited, as events of this size are generally limited to high school or college football competitions. The District has no other site and is unaware of any other area high schools that do not already have their own football facilities or other groups that would be interested in hosting large events at the DVC campus that might take place in direct conflict with large events at the College Park campus. Therefore, as discussed in the Draft IS/MND, transfer of Varsity and Junior Varsity games back to the College Park campus would not have a significant impact on existing traffic circulation or parking conditions as discussed in the Draft IS/MND, and the District has determined that it is not appropriate to consider the transfer of games from a location across the street from the College Park campus as a generator of new vehicle trips to the area. Thus, a preparation of a traffic impact study is not warranted for the proposed project.

Furthermore, sufficient parking is available at the DVC and College Park campuses as well as on surrounding public streets to accommodate the increase in attendance at some events. It should also be noted that existing parking facilities on both campuses currently accommodate the demand at events with maximum attendance, which again would be an infrequent occurrence compared to average conditions. The assumed 10 percent increase in average event attendance can easily be accommodated by existing parking facilities, as discussed in the Draft IS/MND.

The District acknowledges that in rare cases where there is lack of adequate parking to serve demand, secondary environmental effects (e.g., on air quality, noise and congestion) could result from drivers circling the neighborhood as they look for a parking space. However, as discussed above, adequate parking is available to serve average parking demands and the increase in demand would not be substantial when compared to existing conditions. It should also be noted that increased competition for parking, apart from these potential physical effects, is not considered an environmental impact under CEQA.[1]

[1] *San Franciscans Upholding the Downtown Plan v. the City and County of San Francisco (2002)* 102 Cal App. 4th 656.

Response A1-3: In response to this comment, page 84 of the Draft IS/MND is revised as follows:

> The project is in the TRANSPAC (Transportation Partnership and Cooperation) RTCP area which uses the 100~~500~~ net new peak our trips as the threshold for requiring a traffic impact analysis. Since the proposed project is forecast to generate less than 100~~500~~ net new trips, based on the CMP thresholds, it does not meet the threshold for requiring a traffic analysis.

As stated on page 83 of the Draft IS/MND, it is expected that the proposed project could generate an additional 20 vehicle trips due to an approximate 10 percent increase in average attendance at certain events, which is well below the 100 net new peak our trips that would require preparation of a traffic impact analysis. In addition, events that have a higher than average attendance, such as Varsity and Junior Varsity football games, are already held in the immediate vicinity and a substantial increase in attendance at these events is not expected with implementation of the proposed project.

Response A1-4: This comment is noted. Please see Response A1-2 and A1-3 for an explanation regarding the assumptions for the traffic and circulation analysis and the basis for the District's position that a traffic impact study is not required.

Letter
A2

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

May 1, 2014

Tim Cody
Mount Diablo Unified School District
3333 Ronald Way
Concord, CA 94519

Subject: College Park High School Athletic Facilities Improvements Project
SCH#: 2014042003

Dear Tim Cody:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on April 30, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. 1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Received
MAY 05 2014
2010 Measure C

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Letter
A2
cont.

Document Details Report
State Clearinghouse Data Base

SCH#	**2014042003**
Project Title	College Park High School Athletic Facilities Improvements Project
Lead Agency	Mount Diablo Unified School District

Type	**MND** Mitigated Negative Declaration
Description	The District is proposing to introduce new permanent lighting fixtures to illuminate the sports field as well as the right and center field of the baseball diamond on a limited basis, install a new Public Address (PA) system, construct new bleachers to meet the demand for seating capacity at the sports field, construct new accessory athletic facilities, and complete improvements to the existing sports field entry driveway and plaza.

Lead Agency Contact

Name	Tim Cody		
Agency	Mount Diablo Unified School District		
Phone	(925) 682-8000	***Fax***	
email			
Address	3333 Ronald Way		
City	Concord	***State*** CA	***Zip*** 94519

Project Location

County	Contra Costa		
City	Pleasant Hill		
Region			
Lat / Long	37° 57' 49.7304" N / 122° 4' 12.8388" W		
Cross Streets	Viking Drive / Stubbs Road		
Parcel No.	153040005		
Township	***Range***	***Section***	***Base***

Proximity to:

Highways	
Airports	
Railways	
Waterways	
Schools	Several
Land Use	PLU: High School Campus Z: Residential 7 (R-7) GPD: Schoo!

Project Issues

Reviewing Agencies	Resources Agency; Department of Fish and Wildlife, Region 3; Department of Parks and Recreation; Department of Water Resources; Cal Fire; Caltrans, District 4; Air Resources Board; Regional Water Quality Control Board, Region 2; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 04/01/2014 ***Start of Review*** 04/01/2014 ***End of Review*** 04/30/2014

COMMENTER A2

Scott Morgan, State of California, Governor's Office of Planning and Research
State Clearinghouse Planning Unit
May 1, 2014

Response A2-1: This letter confirms that the State Clearinghouse did not receive any comment letters from other State agencies and acknowledges that the District has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

B. ORGANIZATIONS AND INDIVIDUALS

Letter
B1

From: Paul Fisher [mailto:pauldfisher@outlook.com]
Sent: Friday, April 04, 2014 6:37 PM
To: TIMOTHY CODY
Cc: Paul Fisher
Subject: College Park High School Athletic Facilities Improvement Project

Timothy M. Cody
Interim Special Project Manager 2010 Measure C
3333 Ronald Way
Concord, CA 94519
925-682-8000 ext 85615

Mr. Cody,

I'm sending you this email to express a concern over the potential Impact to myself and property at 450 Bifrost Avenue, Pleasant Hill CA 94523. My concern is due to the impact that the sound system will have on the piece and quiet of the neighborhood. We are already impacted moderately by the noise from the activities on the DVC field as well as the plane traffic from Buchanan Field. College park facility is much closer to my residence and would be impacted significantly from the noise that travels up the valley in the hills that my home is built. My expectation is that with the improved lighting and sound system, whether now or in the future, there will be more night time activities which could be very disruptive to the neighborhood. 1

I would like to ensure my concerns are known and assurances that significant mitigations enacted to address the potential disruption to the environment in our neighborhood by this project and subsequent facility actives once completed.

Please email me back that you have received this letter.

Sincerely,

Paul Fisher
450 Bifrost Avenue
Pleasant HIll, CA 94523
925-825-2222

COMMENTER B1
Paul Fisher
April 4, 2014

Response B1-1: This comment, which expresses concern related to increased activity that could occur with the proposed project during the evening hours and associated noise at the sports field, is noted. The Draft IS/MND recommends mitigation measures to reduce the potential noise impacts associated with use of the proposed PA system and, as discussed on pages 73 through 74, with implementation of Mitigation Measure NOISE-2, operational noise impacts would be less than significant. Also, it should be noted that most practices and community events held at the sports field would end by between 7:00 and 8:00 p.m. Football, soccer, and other games, which occur less frequently than practices, would generally end between 9:00 and 10:00 p.m. in most cases.

Letter
B2

-------- Original message --------
From: thor.scordelis@comcast.net
Date:04/15/2014 11:00 PM (GMT-08:00)
To: TIMOTHY CODY
Subject: College Park Lights: Photometric Report and Lighting Fixture Schedule

Where can I locate the lighting photometric report that details the light levels on the field and the surrounding area? **1**

COMMENTER B2
Thor Scordelis
April 15, 2014

Response B2-1: Illumination summary output sheets for the proposed project are located in Appendix A of the Draft IS/MND. An additional illumination summary, which shows the light levels on the field extending out towards the west, is reflected in Figure RTC-1. Refer to Response B4-3 for additional discussion related to this illumination summary.

Letter
B3

From: Jack Prosek [mailto:jacpro60@gmail.com]
Sent: Thursday, April 17, 2014 11:12 PM
To: TIMOTHY CODY
Subject: IS/MND for College Park Sports Fields

Mr. Cody -

Working from my notes, these are the points that I made at the Public Hearing on April 17, 2014:

First of all - many of the proposed improvements are long overdue.

Regarding the Public Review DRAFT of the Initial Study / Mitigated Negative Declaration (IS/MND) dated March 2014, we noted several apparent discrepancies: **1**

NOISE Issues:

page 12 - P.2: the 7 AM start time for using a PA system violates the PH Municipal Code, which prohibits its use before 9 AM and Never on Sundays - per page 64. Why would the Project Description in the IS/MND contradict the City Regulations ? **2**

I did not find any information in this document regarding the number of speakers that were used for their studies, the mounting height on the 80' high poles, the angle that they would be directed, or the model number, etc. **3**

page 23: states that a 6' high clear acrylic fence would be installed along the residential property lines; however, the description on page 74 is for a 2'-3' high CMU wall topped by a 3'-4' acrylic screen - presumably totaling 6' overall. **4**

page 71: states that a 10% increase in attendance is anticipated for sporting events; given the value of this public investment, I would hope that they would do much better that that. Also, there were no projections of additional use by outside parties. (I understood that is a major concern of those residents whose properties directly abut the school land). **5**

page 72: states that the nearest property line is about 85' from the Project Boundaries; yet, the map on page 75 shows the Project Boundary along the west side to run along the residential property lines. **6**

Similar noise regulations for PA systems should be imposed for the swim meets at the CPHS pool. **7**

Letter
B3
cont.

SECURITY Issues:

Requirements for security officers on-site should be established NOW for outside parties renting these facilities.

MDUSD needs to make a consistent effort to maintain secure boundaries. There is a large hole in the south fence that we believe was used by the after midnight swimmers last summer; it may well have been there for several years before that without ever being repaired. **8**

*****

Your February 1st email indicated that CPHS had not funded a PA system at that time. However, almost any potential user of the Sports Fields, especially at night, surely would bring in a portable PA system if a permanent system was not available. Therefore, it is important that the amplified sound system regulations be established during the initial approval of the project - not left to some future date. **9**

Please acknowledge receipt of this email ! Thanks

Jack Prosek

Pleasant Hill Resident / Homeowner

zz

COMMENTER B3
Jack Prosek
April 17, 2014

Response B3-1: This introductory comment, which expresses general support for the proposed improvements and also states that several discrepancies are noted throughout the Draft IS/MND, is noted. Specific points raised in subsequent comments are responded to below.

Response B3-2: As stated on page 64 of the Draft IS/MND, The City of Pleasant Hill Municipal Code restricts amplified sound through section 9.15.050 of the Municipal Code, and noncommercial use of sound amplifying equipment is permitted only between 9:00 a.m. and 11:00 p.m., Monday through Saturday. However, as the Lead Agency, the District has the authority to operate within the needs of the school. As noted on page 10, Table 1 of the Initial Study, the planned events for the sports field, including games and practices, would generally be between the hours of 3:00 p.m. and 10:00 p.m. Therefore, morning use of the PA system is not generally anticipated between the hours of 7:00 a.m. and 9:00 a.m. and no use is anticipated on Sundays, although it may be used during these time periods on occasion at the District's discretion.

Response B3-3: Calculation details related to the noise analysis are provided in Appendix B. For purposes of evaluating this project, the analysis assumed the speakers would be mounted at approximately 35 feet above the ground and would be directionally focused toward the center of the bleachers. Maximum noise levels from the speakers were based on analysis using CADP[2] for spatially modeling specific speaker configurations. Final project details including mounting height and model number will be determined by the project architect prior to project construction.

Response B3-4: Mitigation Measure NOISE-2 requires that the sound wall be a minimum of 6 feet tall and that a clear acrylic material be used to preserve existing views; the total height could be accomplished through a combination of a solid concrete masonry unit (CMU) wall base of 2 to 3 feet in height and partial acrylic system of 3 to 4 feet in height. This system would achieve the desired outcome which is to reduce the anticipated noise levels to a less-than-significant level while also providing a good-faith effort to preserve existing private views (which are not typically protected under CEQA), to the extent feasible. The preservation of views focuses on sitting or standing eye level and views do not need to be preserved at the ground level; therefore, only the

[2] Complex Array Design Program (CADP) is an electro-acoustic modeling program which allows users to design and predict the performance of complex sound systems and acoustical environments in a user-friendly graphical interface.

upper portion of the 6-foot tall sound wall is anticipated to be made of a material to facilitate continued visibility.

Response B3-5: As stated on page 11 of the Draft IS/MND, proposed improvements at the College Park campus are intended to better serve the existing demand for athletic facilities at the campus; the purpose of the project is not to increase capacity such that a substantial increase in demand is generated.

Projected use of the sports field is identified in Table 1 on page 10 of the IS/MND. As shown in Table 1 and discussed on page 13 of the Draft IS/MND, community and youth sporting events would continue at the sports field; however, use of the lighting and PA systems is allowed only by special permit issued by the District. Currently, such permits are granted for about half of the existing events (approximately 116 events for use of temporary lighting and PA systems). The District does not anticipate an increase in use of the sports field or extension of events into the evening hours (beyond 9:00 p.m.) by other users as their event times and requirements for lights and PA systems are projected to remain similar to current conditions. Even if these events were to increase by the assumed 10 percent of average conditions with the other amenities proposed by the project (i.e., increased seating capacity, restrooms), the additional 20 spectators would result in a minor increase in use by these groups. Also refer to Response A1-2 for an overview of the anticipated increase in events to be held at the sports field.

Community use of the proposed lighting and PA systems is incorrectly identified on Table 1 as "0" events. As stated elsewhere in the Draft IS/MND, community use of these amenities would be by permit only. The District expects to grant these permits to about half of all events, Monday through Friday only, with no permits granted on Saturdays and Sundays. Table 1 on page 10 of the Draft IS/MND is therefore revised as shown on the following page.

Response B3-6: In response to this comment, page 72 of the Draft IS/MND is revised to clarify the location of sensitive receptors in relation to the nearest noise-generating uses within the project boundaries, as follows:

> The closest off-site sensitive receptors to the project site are the residential land uses west of the project site, whose property line is located approximately 85 feet from the center of the nearest (western) bleachers~~project boundaries~~.

Response B3-7: This comment is noted and may be considered as a separate item by the District's Board. The Draft IS/MND evaluates the potential impacts of the proposed improvements to the existing sports field, and the existing pool facility at the campus is not within the project boundaries.

REVISED Table 1: Existing and Future Uses at the College Park Campus Sports Field and Baseball Diamond

Type of Use or Event	Existing Events	Number of Events with Proposed Light Use	Number of Events with Proposed PA System	Approximate Number of Spectators	Time of Year Activities Occur	Days of the Week	Time Frame [a]
FOOTBALL							
Football Games							
Varsity [b]	5	5	5	700[c]	August – November	Friday	7:00 p.m. – 10:00 p.m.
Junior Varsity [b]	5	5	5	300	August – November	Friday	4:30 p.m. – 6:30 p.m.
Freshman	5	5	5	200	August – November	Thursday	5:00 p.m. – 7:00 p.m.
Total Football Games	**15**	**15**	**15**				
Football Practices	70	70	0	5	August – November	Monday – Friday	3:00 p.m. – 7:00 p.m.
Football Play-off Games	1	1	1	1,800		Friday	6:00 p.m. – 10:30 p.m.
Total Football Events	**86**	**86**	**16**				
SOCCER							
Soccer Games, varsity & junior varsity (Men and Women)	12	12	12	100	December – February	Tuesday & Thursday	5:00 p.m. – 9:00 p.m.
Soccer Practice (Men and Women)	12	0	0	5	December – February	Monday – Sat	3:00 p.m. – 7:00 p.m.
Soccer Play-offs (Men and Women)	2	2	2	100	February	Tuesday – Thursday	7:00 p.m. – 9:30 p.m.
Total Soccer Events	**26**	**14**	**14**				
LACROSSE AND TRACK & FIELD							
Lacrosse Games (Men and Women)	20	0	2	75	February – May	Tuesday – Thursday	5:30 p.m. – 7:00 p.m.
Lacrosse, Track & Field Practice	75	0	0	5	February – May	Monday – Friday	3:00 p.m. – 7:00 p.m.
Track & Field Meets	3	0	3	100	March – May	Friday	
Total Lacrosse and Track & Field Events	**98**	**0**	**5**				
COMMUNITY AND YOUTH SPORTS							
Community User/Youth Soccer	200	~~0~~96[d]	~~0~~96	200	Year Round	Daily	Monday – Friday: 4:00 p.m. – 8:30 p.m. Saturday & Sunday: 8:00 a.m. – 8:00 p.m. (no later than sunset)
Community User/Youth Football	20	~~0~~20[d]	~~0~~20	50	August – November	Tuesday – Thursday	6:00 p.m. 8:30 p.m.
Total Community Events	**220**	**~~0~~116**	**~~0~~116**				
BASEBALL							
Baseball Games							
Varsity	14	14	14	100	March – May	Tuesday & Thursday	3:00 p.m. – 6:00 p.m.
Junior Varsity	12	12	0	35	March – May	Tuesday & Thursday	3:00 p.m. – 6:00 p.m.
Freshman	12	12	0	35	March – May	Tuesday & Thursday	3:00 p.m. – 6:00 p.m.
Total Baseball Games	**38**	**38**	**14**				
Baseball Practices	80	80	0	5	February – May	Monday – Friday	3:00 p.m. – 7:00 p.m.
Baseball Play-off Games	1	1	0	200	May	TBD	3:00 p.m. – 6:00 p.m.
Total Baseball Events	**119**	**119**	**14**				
TOTAL EVENTS	**549**	**~~219~~335**	**~~49~~165**				

[a] Listed time frames are inclusive of entire events.
[b] Varsity and junior varsity football games are currently held at the DVC campus; however, these events would transfer back to the College Park campus with implementation of the proposed project.
[c] Indicates average attendance totals. Depending on how well the team is doing, attendance can reach as high as 1,500; however, this is not typical.
[d] No use of field lighting would be permitted for community groups on Saturdays or Sundays. Use would be limited to weekdays only.
Source: College Park High School, Mount Diablo Unified School District, 2013.

Response B3-8: This comment is noted and may be considered by the District's Board. As stated on page 18 of the Draft IS/MND, College Park High School follows standard security and safety protocols that are in place at all District school sites.

Response B3-9: The assumptions for use of the PA system are detailed on pages 12 and 72 through 73 of the Draft IS/MND. The District will review the specifications of the particular system to be installed to ensure that the assumptions outlined in the Draft IS/MND would not change at the time that the system is selected.

Letter
B4

April 27, 2014

Timothy M. Cody
Interim Special Project Manager 2010 Measure C
333 Ronald Way
Concord Ca 94519

CC: Barbara Oaks
June Catalano

RE: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE COLLEGE PARK HIGH SCHOOL ATHLETIC FACILITIES IMPROVEMENT PROJECT

Dear Mr. Cody;

The purpose of this letter is formal written comment regarding the Initial Study/Mitigated Negative Declaration. My name is Thor Scordelis and my family and I reside at 2151 Norse Drive. We have three children, one of whom attends CPHS, and one who will attend this Fall. My family and I have owned this home for over twenty years. In addition to being a citizen of the City of Pleasant Hill, for the past 10 years I have been a member of the City of Pleasant Hill Architectural Review Commission. Professionally, I have worked for over twenty years in the field of lighting, with a focus on luminaire design, marketing, and manufacturing, with a particular focus in high quality specification-grade luminaires that don't deliver glare.

Before specific comments about the proposal are provided, I wanted to share with you, and the MDUSD board, that my family and I *look forward* to the field improvements. Contrary to the beliefs of some of the attendees at the recent public meeting, when we and the other homeowners purchased our homes, we were not naïve enough to think that there would never be lights or a sound system at the field beneath our homes. Many of us enjoy the many "happy sounds" that emanate from the various athletic events and we view the activities over our fence-line as an asset to our lives and property values. With children of our own attending CPHS, and planning to attend this fall, we have looked forward to these long overdue improvements to our high school athletic facilities. As many have stated at the various informal neighborhood meetings held over the years- the first ones almost 10 years ago with Richard Nicoll, then Pete Pedersen and Paul Gengler, and more recently you, the neighbors on Norse drive want to work collaboratively towards a high quality project that Pleasant Hill citizens deserve.

1

To this end, you and Pete may specifically recall that during the September 2012 neighborhood meeting held with homeowners, that support and interest in the project was voiced, and attendees made specific recommendations to about how

2

to best expedite the project, without further delays. I (maybe other attendees too) confirmed in writing, via email (9/18/2012) to Pete the day following the meeting what was discussed. See below for that email content:

> *"Hire an independent lighting engineer or lighting designer (member of IESNA)*
> *In my 20 years of experience in lighting design and application, I have found that firms like Musco are often biased toward the least costly design and equipment cost. Having an independent third-party lighting expert will ensure that the final design meets the requirements of not only the players, school, but also the neighborhood residents. In my experience as a commissioner on the Architectural Review Commission in Pleasant Hill, I have found this is frequently done, for example, in the area of tree removal (e.g. hiring a third party arborist)."*
>
> *Include the cost of mock ups- both sound, lighting, and lighting pole location, of both the football field and the swimming pool*
> *Most people cannot relate to drawings, even full renderings, even if the photo sims are done well. All pole locations and heights, and sound levels and locations of sound should be mocked up prior to the finalization of plans. This was done, albeit late in the process, for the bleachers."*

2 cont.

Having worked professionally in lighting for over twenty years, I have seen my share of lighting projects, most designed and implemented well, but alas many done poorly, with little consideration to light pollution, glare, and sky glow. It is from these collective perspectives- parent of a CPHS student, homeowner who will be subjected to proximity lights and sounds 60% of the year (currently 0%), lighting professional, and community volunteer focused on ensuring the City of Pleasant Hill's high architectural standards are maintained- that the same general recommendations from nearly two years ago listed above are provided again, as are the specific comments based on the Initial Study/Mitigated Negative Declaration presented below:

Lighting

1. Was a lighting design actually done?

The lighting plan and summary in the appendix of the mitigated declaration package *exclusively* addressed the field, and not all the impacted homeowners. There were no drawings or documentation that addressed the impact to the homes and specifically the calculations for the lighting on each home's horizontal, and vertical surfaces, and most importantly, the direct glare from the luminaires themselves. Without this basic design package deliverable, MDUSD and its consultant cannot demonstrate that the "potentially significant" and "substantial" light and glare will be mitigated at all. This is especially disappointing given that the recommendation to properly address the lighting was made on more than one occasion.

3

2. The lighting design should reference the following specifications:

A) IESNA RP-6 Recommended Practice for Sports and Recreational Area Lighting guidelines.

4

and

B) Joint IDA (International Dark Sky Association) and IES "Model Lighting Ordinance" (June, 2011).

C) USGBC (United States Green Building Council) "LEED" guidelines.

D) Pleasant Hill Non-Residential Design Guidelines

The IES MLO, and the USGBC documents are, like the IESNA RP-6, general specifications. However, unlike IESNA RP-6, the MLO and USGBC guidelines are far more contemporary and take into consideration broader 'quality of light' related items, especially for the property owners. Had MDUSD hired an independent lighting professional to conduct the lighting design, as was strongly recommended, rather than rely on the equipment supplier (!) to provide the design, the design would likely have substantially met the requirements for everyone, and the project would not be subject to delay.

4 cont.

Sound

I am not fluent in sound design, however the concern about the noise section of the paper is that there are assumptions, upon assumptions upon assumptions and conclusions are then drawn. Why not simply set up a PA system, and a section of the proposed acrylic screen designed to mitigate the sound, to validate the efficacy? Or maybe there are examples of this successfully implemented elsewhere in Contra Costa County with testimonials from the neighbors stating effectiveness. Again, a mock up was discussed at the neighborhood meetings and again, like the lighting, was apparently ignored.

5

Field Use

Table 1 on page 10 lists existing and future uses. As noted, lights are proposed to be used 60% of the year (currently 0%), and sound 13%. As noted earlier, we fully support CPHS's use of the field, and specifically the 15 nights a year to 10:00pm. The additional 70 nights a year for practice are also reasonable given that the lights will go off by 7:00pm. However, on page 12 it indicates that for *"community users"*, that *"no night games are approved. For these uses, field lighting would not occur beyond 9:00pm and would be by permit only"*. This gives homeowners no assurance that the balance of the 40% of the year that lights won't be used. Consider that in recent years lighting was not installed, however community users applied for and were granted use of temporary lighting, and this was used frequently. What prevents this from occurring again?

6

In summary, this long over due project, supported by us and most every CPHS family was headed in the right direction, but the mitigation approaches remain an open item. Please take the recommendations from the various neighborhood meetings over the years, and the above comments, and come up with proper mitigation so that the project will be a win-win. **7**

Sincerely;

Thor Scordelis
2151 Norse Drive
Pleasant Hill, CA 94523
Thor.scordelis@comcast.net

COMMENTER B4
Thor Scordelis
April 27, 2014

Response B4-1: This introductory comment, which generally expresses support for the proposed project, is noted.

Response B4-2: This comment is noted. It should also be noted that the Draft IS/MND was prepared by LSA Associates, Inc., which specializes in environmental review of both public and private development projects. The Draft IS/MND includes an evaluation of the proposed impacts related to increased light, glare, sky glow on pages 24 through 28 of the Draft IS/MND and noise on pages 61 through 78 of the Draft IS/MND. This evaluation was based on the project information provided by the District and detailed in Chapter I, Project Description of the IS/MND. Also, please note that the location of proposed light poles is identified on page 13 (Figure 3) and further described on pages 11 through 12. Appendix A also details the proposed design specifications for the proposed light fixtures. The specific points summarized in this comment are also addressed below.

Response B4-3: Please refer to Appendix A for lighting specifications and design assumptions for the proposed project. Glare from the proposed lighting fixtures is addressed in Mitigation Measure AES-1, which requires that the light fixtures be directionally focused to direct lighting downward and towards the field and that the spill and glare features utilized (including shields) be capable of reducing glare. In addition, potential spillover light is discussed on pages 26 through 28 of the Draft IS/MND. As discussed in the analysis, the maximum values for the residential area would be well below the recommended maximum level of 1.0 footcandle.

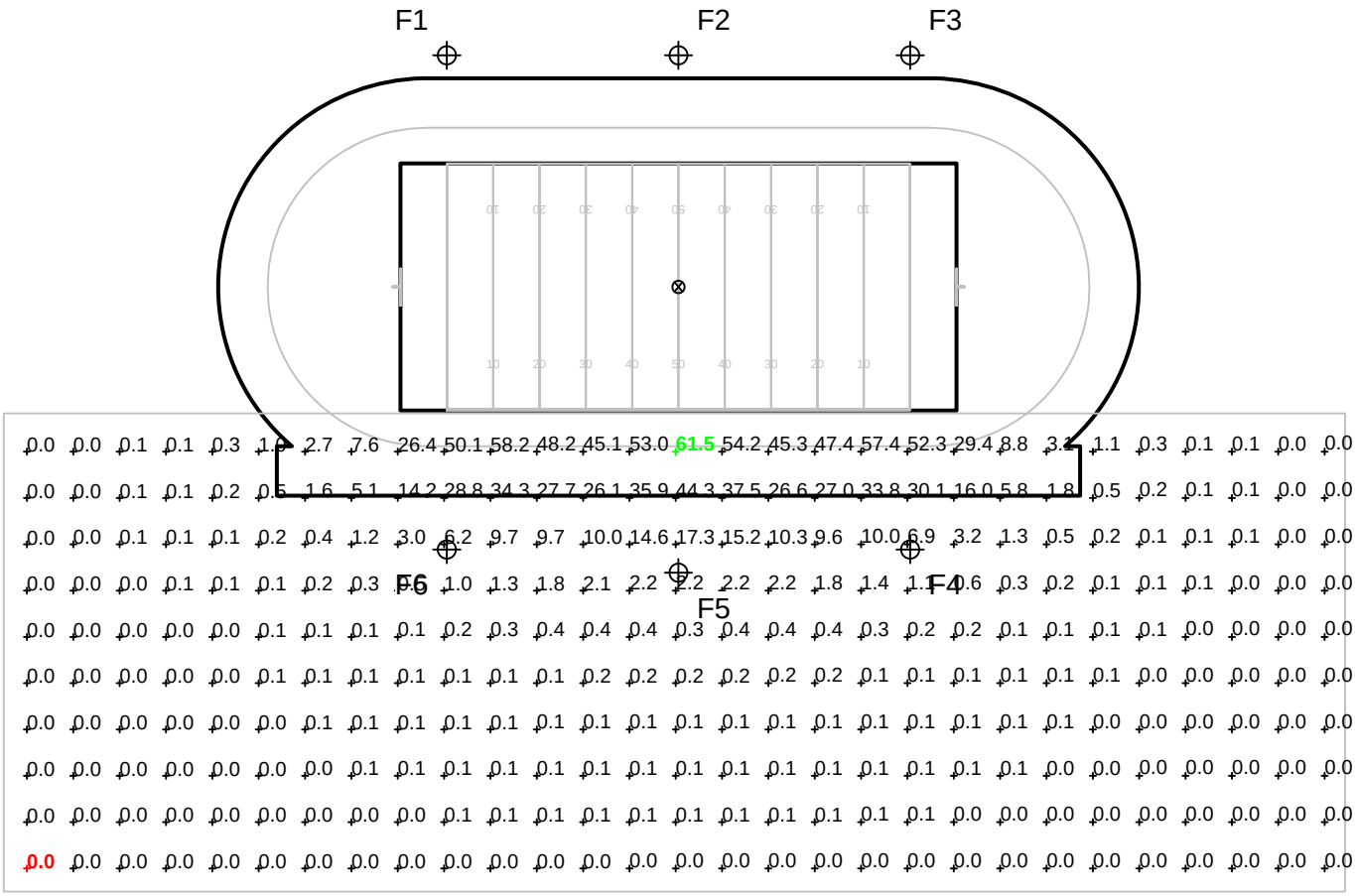
In addition, to provide additional support for the analysis, an illumination summary was prepared to depict the spill light that would radiate out from the proposed lighting fixtures, extending west towards the residential neighborhood, as shown in Figure RTC-1on the following page. The summary shows that, at the nearest residential property line (which is approximately 10 feet west of the nearest light pole), spill light would be between 0.1 and 0.4 horizontal footcandles, which is well below the recommended maximum level of 1.0 footcandle for the residential area.

Response B4-4: This comment is noted. The District will consider these recommendations as the design for the project is further refined.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
3	F1-F3	80'	-	80'	1500W MZ	7/3*	10	0
2	F4, F6	80'	-	80'	1500W MZ	9	9	0
1	F5	80'	-	80'	1500W MZ	9	9	0
6	TOTALS					57	57	0

* This structure utilizes a back-to-back mounting configuration



LSA

FIGURE RTC-1

N

0 150 200

FEET

College Park High School
Athletic Facilities Improvements Project RTC
Illumination Summary for Spill Light, Horizontal Footcandles

SOURCE: MUSCO SPORTS LIGHTING, LLC, MAY 2014.

I:\MTD1201 College Park HS\RTC\Graphics\Fig_RTC1.ai (6/5/14)

Response B4-5: This comment is noted. All environmental analyses are conducted using a set of best available assumptions. Noise analyses are conducted using formulas to calculate sound intensity. As noted on page 61 of the Draft IS/MND, sound levels in decibels (dB) are calculated on a logarithmic basis. The effectiveness of clear sound wall system(s) has been documented by and is approved for use by the California Department of Transportation for reflective noise barriers. A PA and sound wall set up prior to actual installation would be cost prohibitive and would not provide additional support for the analysis. However, as part of ongoing project operation and review, the District may conduct noise monitoring to validate effectiveness of the sound barrier once the project is operational.

Response B4-6: Please refer to Response B3-5.

Response B4-7: This comment is noted. The analysis included in the Draft IS/MND identifies potential impacts of the project as proposed and mitigation measures are recommended that would reduce all environmental impacts of the project to a less-than-significant level.

Letter
B5

Received

APR 28 2014

2010 Measure C

Mr. Cody and The Mt. Diablo School Board,

I have read your Initial Study/Notice of Negative Impact and would like to formally protest your finding that your project "will not have a negative impact on the environment." Upon reading your Initial Study, I would contend that the data that was used to formulate your baseline noise levels and operational levels are inaccurate and misleading, subsequently rendering your mitigating procedures minimal or useless. Furthermore, as your Initial Study was prepared by an agent of yours who has worked for you previously, it is pretty apparent that the data has been customized to meet the districts specific needs. I would contend that the information as it is presented, could be viewed differently if viewed in a legal context .There are many statements made throughout the document in which this customization is evident. I will note just a few. Several times in this report, "For the purpose of this analysis", suggests customization of the standard to fit the project. **1**

Ordinance 18.50.060 is specific as to how the standards are to be modified

The City of Pleasant Hill has specific benchmarks and requirements governing what constitutes ambient sound and intrusive sound. On page 64, you claim that "ordinance 18.50.060 goes on to specify that, " these noise standards shall be modified to account for the effects of time and duration of the impact of noise levels." You then go on to state "this modification of the standards is indeterminable since, as explained above, the Ldn is a 24 hour sound level measurement that is already weighted to account for quieter night time hours." Please note, that under the schedule of ordinance 18.50.060, Subtopic 1 clearly states, "Duration and Timing: The noise standards above shall be modified **AS** follows to account for the effects of time and duration on the impact of noise levels." Ordinance 18.50.060 then goes on to state 3 conditions in which the 50 Ldn can be modified: a) which states, "In residential zones,the noise standard shall be 5 db lower between 10:00 PM and 7:00 AM, which you do mention on page 64 paragraph 3. However, you failed to mention that part of the modification of the noise standards includes two more requirements. b) , under subtopic 1 states,"noise that is produced for no more than a cumulative period of five minutes in any hour may exceed the standards by 5db, and c) which states, "noise that is produced for no more than a cumulative period of one minute in any hour may exceed the standards by 10 db." I would contend that your project will not be able to comply with both b and c of this ordinance at the property lines. **2**

The District's noise monitoring effort uses data that does not represent actual ambient conditions or operational conditions

Subtopic # 2, states that, "the zoning administrator may require acoustic study." I would contend that your ambient noise level monitoring "program", conducted on, " a typical school day when no major athletic events were occurring on the track or football field facility" is neither accurate or representative of the actual daily conditions at the property lines. Futhermore, the information you use to calculate a, "conservative calculation of the existing operational Ldn"...."for the purpose of this analysis", are assumptions and are not a realistic calculation. They should not be used to calculate operational noise levels. You used unsubstantiated numbers when given the time this project has been on the board, you could have gone out into the field and gathered real time numbers during sporting events at the site of your project. This holds true for your varsity and JV games held at DVC. Good, solid, factual information could have been collected and used in your study. Your assumptions are also presented on page 72 and are equally unsubstantiated there. I contend that these efforts do not constitute an acoustic study

3

Once again, on page 67, the second paragraph begins, "for the purpose of this analysis, in order to provide a conservative calculation of the existing operational Ldn....the following conditions were used." This is where I contend your information goes far astray. Your first bullet point lists your average attendance to be 200 spectators. On page 72, the third paragraph once again begins, "for the purpose of this analysis..." you state that a "conservative average of approximately 500 spectators could occupy the home (western) bleachers..." You state that you have used this information in calculating operational noise levels. I would contend that when the fire marshal requested an emergency evacuation plan for your western bleachers, he did not ask you to provide a plan for a conservative average amount of spectators, but rather required the district to provide a plan that was suitable for the maximum capacity of your bleachers, which you state to be 1450 spectators. I could very easily make the argument that your operational noise levels should be based upon the maximum capacity, not a conservative average. I would think that City standards are based upon worse case scenarios, not estimates. The school district would never present an earthquake evacuation plan based on an estimate of students likely to be in a location at a particular time, I would hope that the evacuation plan would be based upon maximum occupancy at any time of day. You cannot guarantee a conservative average, you can, however, guarantee a designated maximum capacity as defined by law.

4

The District had an opportunity to develop an accurate and representative baseline reading in 2011, when it placed the four temporary testing stations along the western boundary, our

5

property lines. The 15 minute readings that were taken do not contain enough data to calculate the ambient noise level over the course of a day. The data gathered from the District's long term monitoring equipment is not representative of the ambient level on the entirety of the property line, or the neighborhood, if you will. Because of it's proximity to Viking Drive , the primary road to access the College Park parking lot, not to mention the parking lot at DVC, the traffic on that road is inordinately high and loud, leading to a reading that would be weighted heavily by the sound of traffic during the daytime hours. This plus the activity and noise that come from the parking lots themselves, may in fact represent what the noise level is there, but does not represent the sound along the entirety of the property lines, which are every bit as significant.

5 cont.

I would contend that, had the district placed four long term monitoring stations where it had placed the four temporary stations in 2011, it would have put itself in a position to establish an ambient sound level which would have been representative of the entire western boundary of your project, our property line, and upon which you have based your mitigation measures on.

The shielding effect of the closed bleachers will increase, not decrease the operational noise level

On page 67 and page 72, you suggest that, "The solid bottom of the existing bleachers provides some shielding from spectator noise...." It continues," in addition, the existing topography of the residential land uses, which are located at the top of a slope behind the bleachers, also provides shielding by blocking line of sight from the residences to the western bleachers. This shielding provides a reduction in noise levels compared to noise at the same distance in an open field with a direct line of sight." On page 67, you state that these features, "would reduce the calculated noise levels by at least 8 dba." This not backed by any relevant data. First of all, I would contend that the solid bottom bleachers would act as a drum, bouncing the sound down onto the ground creating vibration, and outward travelling towards the residences, once again, causing vibration upon reaching a solid object, like a residence. You don't account for the fact that the sound will bounce off of adjacent residences, increasing with each bounce. This fact is easily observed when your PE classes use the bleachers to have the students run the steps. The drumbeating effect is obvious. One can only imagine the sound when 200, 500 or 1450 spectators stomp their feet to create that "home edge" we heard about so often at your April 17th public meeting. Noise is THE home edge! I would suggest to you that you take a baseline reading of this. I'm pretty certain that the resulting reading would not register 8 dba's lower. I would contend to you the sound coming off your western bleachers at times would travel far

6

above 80 dba, well past the R-7 residential criteria for clearly unacceptable and beyond the school category of 80 dba. These facts could have been clearly documented with a more precise sound monitoring effort.

6 cont.

On Page 72, paragraph 4, you state, " that with the implementation of Mitigation Measure Noise-2", (a 6 foot sound wall)" the combined event noise levels plus existing background noise levels would result in an Ldn of 59 dBA.....and would represent only a 1 dBA periodic increase over the existing measured ambient noise levels...." I find it hard to believe that you are going to put 1450 people into your western stands and another 200 in your eastern stands and you're only going to raise the noise level by 1 dBA. I contend that sound readings from blocks away will register past the 80 dBA level of clearly unacceptable and well beyond what ordinance 18.50.060 allows.

7

The data used to formulate your mitigation measures is based on assumptions and is inaccurate, rendering your mitigation measures less than effective

8

As stated above, I contend that the District's baseline ambient noise level is inaccurate based on the singular location of your long term monitoring equipment. I would also contend that there are other examples of inaccurate data in Appendix B- Noise Data .I will point them out individually, to present to you how, collectively, they are misleading and inaccurate for the purpose of creating mitigation measures that will lessen the negative impact of your project on the environment and our homes.

In establishing an existing event day Ldn and an operational Ldn you give figures for spectator sound. For instance,you assign times for spectators' actions. 5 minutes per hour to shout/yell, 10 minutes per hour to use a "loud voice" and 45 minutes per hour to speak in "raised voice. "You assign a decibel level for each action, 8.3 decibels to shout/yell, 16.7 db to loud voice and 75.0 db for raised voice. You assign a, "percent occurs each hour". You perform a calculation, based on attendance figures of 256 and 512 spectators, and you establish event Leq and event Leq plus existing background number. I contend that the numbers you use for attendance, time spent yelling/shouting, raised voice etc., percentage of occurrence per hour are assumptions and nothing more. I could very easily present to you numbers that reflect 20 minutes of shouting/yelling, 25 minutes of loud voice and 15 minutes of raised voice, for 400 people, 750 people. This would change your dba and your percent occurs each hour and give you a significantly different event Leq and event Leq plus existing background. When you include my

9

contention that your shielding decrease of 10 dba actually turns into a 20 dba or more increase, and you multiply this by a minimum of three hours duration, your numbers will not reflect what is stated in your Initial Draft and would likely be in the clearly unacceptable area of 80 dba. Mitigation Noise-2, the 6 foot sound wall, will be useless. Furthermore, I contend that if you use the numbers in your draft and increase your attendance to reflect the capacity of your bleachers, again, the dba's will register far above your mitigated measure. If you use the amended numbers I've presented to you, your projects' event day Ldn would surely be beyond the 80 dba level. You note near your chart that, " an approximate 20% decrease from 256 people would represent an approximate 1 dba decrease." Conversely, do the logarithmic values work the same way for a 20% increase. Based on your figures, 20% 0f 256 people or roughly 50 people represent a value of 1 dba. Therefore 100 people equals 2dba and so on. Imagine an increase in 1000 people. Based on our conversions that would equal an increase of 20 dba's or more. Which numbers reflect the actual conditions? A noise reading for maximum capacity, which is what is required for an evacuation plan would be definitive and conclusive. Once again, a more accurate noise monitoring program conducted in the field, of JV games at the site of your project and Varsity games at the DVC location would have yielded you the relevant data needed to effectively mitigate the negative impact of your project on the immediate environment. It's not too late, this can still be done.

9 cont.

Noise coming from the eastern bleachers has been wrongly omitted

Sound waves are susceptible to the force of the wind. I would contend that your study is erroneous in stating that the sound will be carried away from the residences toward the field, again, a fact that could have been established by taking readings during JV games. Sound travelling westward from your eastern bleachers will combine with the sound coming from your western bleachers. This sound will be compounded by a western blowing wind. The westward migration of sound could have easily been sampled by taking readings when your varsity was playing it's games at DVC, the sound is very easily heard over all that distance. Your proposed eastern bleachers are much closer to the residences than the field at DVC is. You could take your assumed sound measuring numbers and apply the same concept to them here, in the eastern bleachers. I could go on about traffic, light spray, music pumped over your PA system, not to mention the sound coming from your band, but is that necessary?

10

The District had more than ample time to collect relevant data in it's efforts to mitigate the negative impact of it's project

It is my observation that this project has been poorly planned from the beginning. From the onset of this project in which the bleachers were constructed illegally, without a permit, and

11

had their initial height lowered only after it was brought to the districts attention that they constituted an eyesore and obstruction if constructed as planned, to the present level of additions that are being proposed. Valuable data gathering opportunities have been squandered by the district in trying to shortcut the process of assessing environmental impact. Opportunities, which, had they been taken advantage of, could have eased the trajectory of the project to everyone's mutual agreement.

11 cont.

At one point, years ago, this project was bare dirt, surrounded by a construction fence with no bleachers. It was then that this project could have and should have been moved the expanse of school land behind the YMCA which you label as industrial use. Think of how smoothly that could have gone. Because of poor planning, I have been thrust into the path of your plans and find myself in the vortex of controversy. I have worked with you in good faith to mitigate the damage of this poorly planned project only to find myself once again, trying to make the facts obvious to you. Your mitigated plan was concocted on computers using generic tables rather than being site based on data collected in my back yard and in the backyards of others. Allow me to be clear. It was never my intention to stop this project from completion and deprive the school of the facility it wanted. My intention was, and still is, to legitimally mitigate the real problems brought into our environments, and our lives by this abysmally planned and managed project, not remove them by mathematically arranging numbers to fit into a supposed guideline using conservative averages! It is my hope that you reconsider the application of and presentation of the data used in your study on sound, light and traffic impact upon the environments affected. There are many ways in which this can be mutually settled .However,it is my regret to inform you that if you are unable to or unwilling to reconsider your Initial Study, then I am prepared to seek relief in this matter through any means necessary.

12

As an addendum to my response to your Initial draft, and to further illustrate the inconsistent message that has been sent to us, the residents bordering your project, I am including a copy of a letter we received from your then assistant superintendent, Richard Nicoll, addressing our concern about the development at the College Park football field, AFTER we had brought his attention to the fact that the original bleacher design was blocking the view from the residences and before the amended bleachers were built without a Ceqa review and permit.

13

Again, I reiterate, there is still time to correct the many flaws in your assessment BEFORE construction begins. I urge you to re evaluate and involve us in your information gathering and decision process.

Letter
B5
Attach.

MT. DIABLO UNIFIED SCHOOL DISTRICT
JAMES W. DENT EDUCATION CENTER
1936 Carlotta Drive
Concord, California 94519-1397
(925) 682-8000

OFFICE OF
ASSISTANT SUPERINTENDENT
ADMINISTRATIVE SERVICES

May 5, 2006

Dear Neighbors,

You may have noticed that we are making improvements to the football field at College Park High School.

The project that has started now will construct bleachers on the west side of the field to replace the old bleachers that were run down. The bleachers will be 24 feet tall and be built between the 20 yard lines of the football field. There will be a total seating capacity of 1,500. The bleachers will be aluminum and will be open between the rows. We have erected poles in the construction area that show the height of the finished bleachers. The tops of the poles show the height of the railing, and the vertical bar between the poles shows the height of the top row of seats. The bleachers will be finished by September 2006.

The other potential project would be to install an all weather turf to replace the existing grass field. This work could start as soon as this month, although as of today we do not know whether this project can proceed. The field project would take about 4-6 months to complete.

I want to be clear that there are no plans to install lights on the field at College Park.

We have planned to upgrade the facilities at the College Park football field for many years. Our Facilities Master Plan for the Measure A Community Facilities District that was passed in 1989 included bleachers, fencing, and turf renovation at College Park. We are pleased that we can now move ahead with these projects.

Feel free to contact me if you have questions about these projects at College Park High School. My phone number is 682-8000 x 4006.

Sincerely

R Nicoll

Richard Nicoll
Assistant Superintendent

COMMENTER B5
Angelo LaCourt (unsigned)
April 28, 2014

Response B5-1: This introductory comment is noted. The more specific points raised in the comment letter that are summarized in this comment are responded to below. Also refer to Response B4-5.

Response B5-2: This comment relates to the City of Pleasant Hill Noise Ordinance and whether the project would meet the requirements of the Noise Ordinance. The District strives to meet the requirements of the jurisdictions in which its schools reside; however, the District is not under a legal obligation to meet the noise ordinance requirements. The City's Municipal Code, Chapter 9.15, NOISE, does not identify any upper noise limits for Amplified Sound, particularly when it is related to school use. It states that "The volume of sound shall be so controlled that it is not unreasonably loud, raucous, jarring, disturbing, or a nuisance to a reasonable person." The additional modifications of the Noise Ordinance that the comment is referring to are again, indeterminable, since the ordinance is referencing 5 minute and 1 minute durations, but refer back to the 24-hour noise standards. A noise standard in terms of 24-hour weighted average such as Ldn (Day-Night Sound Average) or CNEL (Community Noise Equivalent Level) is determined based on sound or noise occurring over a 24-hour period and includes all sound/noise events within that 24 hours. It should not be adjusted for any time periods during the 24 hours. Therefore, the evaluation of the project is based on the 24-hour noise standards.

Response B5-3: The City of Pleasant Hill zoning administrator may require an acoustic study of a project within its jurisdiction (which this project is not), which is independent of the analysis conducted for this project's CEQA analysis. All environmental analyses are conducted using a set of best available assumptions using noise data. Also refer to Response B4-5.

Response B5-4: As noted in Table 1 on page 12 of the Draft IS/MND, average attendance would be 700 for Varsity games, and attendance could reach as high as 1,500; however, this is not typical and may occur only a few times in a year during special events. Average attendance was accounted for in the analysis to examine the most likely noise exposure on a more regular basis. Also refer to Response A1-2.

Response B5-5: As shown in Figure 7 on page 65 of the Draft IS/MND, the long-term noise monitoring was conducted approximately 1,000 feet from the parking lot and over 1,000 feet from Viking Drive. At this distance, noise from these sources would be reduced by more than 40 dBA. Field notes from monitoring at location ST2/LT1 indicate that traffic noise on Viking Drive was audible at

this location. Other noise sources in the area include wind chimes from the surrounding residential yards, airplanes, students on track, chirping birds, and creaking from the spectator stand. Therefore, the long-term measurement was representative of daily conditions and was used as the baseline condition. As shown on page 67, noise sources from proposed activities on the project site were calculated to derive baseline conditions during game day. The comprehensive inputs and conservative assumptions set forth in the noise analysis of the Draft IS/MND lead to potential impact findings that likely overstate the actual noise that would be experienced from the project at adjacent residential uses.

Response B5-6: This comment states that the solid bottom bleachers would not contribute to a reduction in noise and would "bounce-off" residences. When sound or noise hits a surface, a portion of it is reflected back towards the direction it came from, a portion of it is absorbed by the surface, and a portion of it penetrates through the surface to the other side of the surface. Depending on the material the surface consists of, the percentage of sound reflected back varies. However, it would be smaller than the sound/noise energy that hits the surface originally. If the reflected sound/noise travels a distance of 500 feet, it loses energy and the sound level would be reduced by 10 dB. When the reflected sound is added to the direct sound coming from the source, it adds approximately 0.4 dBA to the original sound level, and can hardly be recognized. Potential "bounce-back" noise from residents directly behind the visitor bleachers has been taken into account and the 6-foot high sound wall would serve to block the sound and prevent any "bounce-back."

Response B5-7: This comment is noted. As previously stated, the project evaluated a typical attendance level which would be 700 spectators (or about 500 more than the existing average). Because sound/noise would increase during the period of a sports event, usually lasting 2 to 3 hours, the noise levels during that time period would be higher than the ambient noise level without the sporting event. However, during the rest of the 24 hours, ambient noise levels would remain as the average noise levels in the neighborhood. When calculated over the 24-hour period, the increase in the 24-hour weighted average would be much smaller compared to the noise level difference during the event. As shown in the Draft IS/MND, calculations indicate that when averaged over the 24-hour period (L_{dn}) noise levels would increase by 1 dBA with the addition of the project.

Response B5-8: This comment, which summarizes the more detailed points raised in following comments, is noted. Responses to theses specific points are provided below.

Response B5-9: The maximum "loud voice" assumptions during events is based on observed conditions that the Draft IS/MND authors have observed at other high school sporting events for similar projects. The assumptions conservatively assumed that the entire spectator crowd would all generate the loudest voice, which is

unlikely to occur. It is considered a worst case scenario analysis. In actuality, overall sound or noise level would be lower than the assumed level. As a rule, when the number of people making the same level of sound/noise doubles, the noise level would increase by 3 dBA. Therefore, an attendance change from 500 people to 1,000 people would cause an increase the noise level by 3 dBA, which is considered barely perceptible to the human ear. In addition, the same assumptions were used for both existing conditions and project conditions in order to provide a conservative comparison between existing and project conditions. Therefore, the change from existing conditions to project conditions and ultimate project findings would be similar, even if the assumptions proposed by the commenter were used.

Response B5-10: Please see noise calculations provided in Appendix B. Spectator noise from the eastern bleachers was included in the analysis. The distance between the proposed visiting team bleachers on the eastern side of the field and the residences to the west is approximately 500 feet. With a smaller crowd than the spectators on the home team bleachers and a noise reduction of 10 dBA when compared to the noise level measured at 50 feet, noise from the visiting team bleachers would be more than 10 dBA lower than those from the home team bleachers. As discussed in Response B5-6, the contribution from the visiting team bleachers crowd would be smaller than 0.5 dBA and would not be a significant impact. Additionally, the change in noise levels due to wind would not be perceptible to the human ear at such a distance.

Response B5-11: This comment, which does not raise any further specific points related to the adequacy of the Draft IS/MND, is noted.

Response B5-12: This comment, which does not raise any further specific points related to the adequacy of the Draft IS/MND, is noted.

Response B5-13: This comment and the attachments referred to and reproduced in this document are noted.

Letter
B6

From: Scharff, Mike [mailto:Mike.Scharff@ucci.com]
Sent: Tuesday, April 29, 2014 7:03 PM
To: TIMOTHY CODY
Subject: CPHS

Hi Timothy,

Thank you again for your time the other day. The CP community really showed their support for measure c funding and stadium remodel.
I am just curious if this ends the CEQA phase of this project. I am sure you are pushing to get this project completed and off your desk!? Lol
Can you provide me your thoughts on potential start date for completion of this stadium project.
Also, I really enjoyed the CP students comments and school spirit that night!

1

Thank you for your consideration. I encourage you to call me with any questions that arise at:

Mike Scharff
United Concordia Dental
Sr. Sales Manager

925 463-4845 Work
925 421-8517 Mobile
Mike.Scharff@ucci.com
4900 Hopyard Rd. suite 100
Pleasanton, CA 94588

COMMENTER B6
Mike Scharff
April 29, 2014

Response B6-1: This comment, which expresses support for the proposed project and does not address the adequacy of the environmental review, is noted. It is anticipated that the District will consider adoption of the Final IS/MND at a regular meeting scheduled for June 25, 2014. It is currently anticipated that, if the project is approved by the District's Board, the proposed project would be operational in 2015, as stated on page 17 of the Draft IS/MND.

Letter
B7

-----Original Message-----
From: Angelo LaCourt [mailto:alacdive@gmail.com]
Sent: Wednesday, April 30, 2014 6:57 AM
To: TIMOTHY CODY
Subject: College Park Athletic Facilities

Mr. Cody,

As an addendum to my response to to your Initial Draft which I dropped off in your office this past Monday, I would like to submit to you some of my concerns about your 6 foot sound wall which you propose as one of your mitigation measures.

I would contend to you that this wall, as it is proposed, will not help you keep your operational noise levels anywhere near acceptable levels for your football events. Furthermore, you have not submitted a design for this wall. I have some experience in this field and would imagine that a wall placed midway up a slope or at the toe of a slope would need to be engineered to avoid any further slipping of the slope being constructed upon. I would have to imagine that CIDH piers would have to be a part of this design. The many grade changes that are a part of this wall would necessitate sufficient excavation which may destabilize this slope. If placed along the property lines, trees most likely would need to be removed, further destabilizing the slope, not to mention eliminate natural structure that provides some visual relief from your project, not to mention housing a wide variety of birds. **1**

My point to you is, a wall like this,engineered and constructed to code and spec, can't be cheap. On top of that, it will not help you reduce your noise levels beyond the clearly unacceptable level. I believe you're trying to maintain a level that there is no realistic chance of achieving.

Acoustically spraying the bleacher bottoms may provide some noise reduction, enclosing the back of the bleachers may also provide some reduction. This could easily mocked up and analyzed during your upcoming JV season.

Maybe with a more effective mitigation plan and usage of this facility limited to just school usage, a binding amount of days on which the negative impact must be dealt with in our homes, this project can peacefully exist within the surrounding environment.

Thank you for your attention.

Angelo LaCourt

COMMENTER B7
Angelo LaCourt
April 30, 2014

Response B7-1: As demonstrated in the analysis on page 73 of the Initial Study, Implementation of Mitigation Measure NOISE-2 would reduce project impacts to a less-than-significant level. Further, as stated on page 18 of the Draft IS/MND, the California Department of General Services, Division of the State Architect (DSA) will review the project plans, including plans for the proposed sound wall, for structural safety. In addition, Mitigation Measure GEO-1 would ensure that a design-level geotechnical report prepared for the proposed project (including the proposed sound wall) identifies and addresses any slope stability or structural safety issues associated with the sound wall.

C. PUBLIC MEETING SUMMARY

A public meeting to solicit comments and questions about the Draft IS/ MND was convened by representatives of the Mount Diablo Unified School District (MDUSD), College Park High School (CPHS), and LSA Associates, Inc. on April 17, 2014, at the College Park High School campus.

After a summary presentation by an LSA representative, the floor was opened to questions and comments on the IS/MND from the audience of about 100 attendees.

Approximately 19 individuals (some of which represented a group of individuals) provided comments on the proposed project. With one exception, these comments related to the merits of the proposed project, and not the adequacy or accuracy of the Draft IS/MND; therefore, no responses are necessary related to these comments. One commenter, Jack Prosek, offered specific comments that related to the adequacy of the Draft IS/MND. These comments are more specifically detailed in Letter B3 and responded to in this chapter in Responses B3-1 through B3-9.

IV. TEXT REVISIONS

Chapter IV presents specific changes to the text of the IS/MND that are being made to clarify any errors, omissions, or misinterpretation of materials in the IS/MND, in response to comments received during the public review period. In no case do these revisions result in a greater number of impacts or impacts of a greater severity than those set forth in the IS/MND. Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with underlined text. Text deleted is shown in ~~strikeout~~. Page numbers correspond to the page numbers of the Draft EIR.

Table 1 on page 10 of the Draft IS/MND is hereby revised as shown on the following page.

Page 72 of the Draft IS/MND is hereby revised as follows:

> The closest off-site sensitive receptors to the project site are the residential land uses west of the project site, whose property line is located approximately 85 feet from the center of the nearest (western) bleachers~~project boundaries~~.

Page 84 of the Draft IS/MND is hereby revised as follows:

> The project is in the TRANSPAC (Transportation Partnership and Cooperation) RTCP area which uses the 100~~500~~ net new peak our trips as the threshold for requiring a traffic impact analysis. Since the proposed project is forecast to generate less than 100~~500~~ net new trips, based on the CMP thresholds, it does not meet the threshold for requiring a traffic analysis.

REVISED Table 1: Existing and Future Uses at the College Park Campus Sports Field and Baseball Diamond

Type of Use or Event	Existing Events	Number of Events with Proposed Light Use	Number of Events with Proposed PA System	Approximate Number of Spectators	Time of Year Activities Occur	Days of the Week	Time Frame [a]
FOOTBALL							
Football Games							
Varsity [b]	5	5	5	700[c]	August – November	Friday	7:00 p.m. – 10:00 p.m.
Junior Varsity [b]	5	5	5	300	August – November	Friday	4:30 p.m. – 6:30 p.m.
Freshman	5	5	5	200	August – November	Thursday	5:00 p.m. – 7:00 p.m.
Total Football Games	**15**	**15**	**15**				
Football Practices	70	70	0	5	August – November	Monday – Friday	3:00 p.m. – 7:00 p.m.
Football Play-off Games	1	1	1	1,800		Friday	6:00 p.m. – 10:30 p.m.
Total Football Events	**86**	**86**	**16**				
SOCCER							
Soccer Games, varsity & junior varsity (Men and Women)	12	12	12	100	December – February	Tuesday & Thursday	5:00 p.m. – 9:00 p.m.
Soccer Practice (Men and Women)	12	0	0	5	December – February	Monday – Sat	3:00 p.m. – 7:00 p.m.
Soccer Play-offs (Men and Women)	2	2	2	100	February	Tuesday – Thursday	7:00 p.m. – 9:30 p.m.
Total Soccer Events	**26**	**14**	**14**				
LACROSSE AND TRACK & FIELD							
Lacrosse Games (Men and Women)	20	0	2	75	February – May	Tuesday – Thursday	5:30 p.m. – 7:00 p.m.
Lacrosse, Track & Field Practice	75	0	0	5	February – May	Monday – Friday	3:00 p.m. – 7:00 p.m.
Track & Field Meets	3	0	3	100	March – May	Friday	
Total Lacrosse and Track & Field Events	**98**	**0**	**5**				
COMMUNITY AND YOUTH SPORTS							
Community User/Youth Soccer	200	~~0~~96[d]	~~0~~96	200	Year Round	Daily	Monday – Friday: 4:00 p.m. – 8:30 p.m. Saturday & Sunday: 8:00 a.m. – 8:00 p.m. (no later than sunset)
Community User/Youth Football	20	~~0~~20[d]	~~0~~20	50	August – November	Tuesday – Thursday	6:00 p.m. 8:30 p.m.
Total Community Events	**220**	**~~0~~116**	**~~0~~116**				
BASEBALL							
Baseball Games							
Varsity	14	14	14	100	March – May	Tuesday & Thursday	3:00 p.m. – 6:00 p.m.
Junior Varsity	12	12	0	35	March – May	Tuesday & Thursday	3:00 p.m. – 6:00 p.m.
Freshman	12	12	0	35	March – May	Tuesday & Thursday	3:00 p.m. – 6:00 p.m.
Total Baseball Games	**38**	**38**	**14**				
Baseball Practices	80	80	0	5	February – May	Monday – Friday	3:00 p.m. – 7:00 p.m.
Baseball Play-off Games	1	1	0	200	May	TBD	3:00 p.m. – 6:00 p.m.
Total Baseball Events	**119**	**119**	**14**				
TOTAL EVENTS	**549**	**~~219~~335**	**~~49~~165**				

[a] Listed time frames are inclusive of entire events.
[b] Varsity and junior varsity football games are currently held at the DVC campus; however, these events would transfer back to the College Park campus with implementation of the proposed project.
[c] Indicates average attendance totals. Depending on how well the team is doing, attendance can reach as high as 1,500; however, this is not typical.
[d] No use of field lighting would be permitted for community groups on Saturdays or Sundays. Use would be limited to weekdays only.
Source: College Park High School, Mount Diablo Unified School District, 2013.

V. MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based on the findings of the Initial Study/Mitigated Negative Declaration prepared for the proposed College Park High School Athletic Facilities Improvements Project. This MMRP is in compliance with Section 15097 of the *CEQA Guidelines*, which requires that the Lead Agency "adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." The MMRP, which has been prepared in tabular form (see Table 1), lists mitigation measures recommended in the Draft MND and identifies mitigation monitoring requirements.

Table 1 presents the mitigation measures identified for the proposed project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, Mitigation Measure AES-1 is the first mitigation measure identified in the IS/MND.

The first column of Table 1 identifies the mitigation measure. The second column, entitled "Party Responsible for Implementing Mitigation," names the party responsible for carrying out the required action. The third column, "Implementation Timing," identifies the time the mitigation measure should be initiated. The fourth column, "Party Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. "Action by Monitor" outlines the steps for monitoring the action identified in the mitigation measure. The last column, titled "Monitoring Timing," states the time during which the monitor must ensure that the mitigation measure has been implemented.

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
I. AESTHETICS					
AES-1: The Mount Diablo Unified School District shall implement the following measures to reduce potential light spillover: • Lighted use of the sports field shall conclude by 10:00 p.m., with pole lighting turned off no later than 10:00 p.m. This 10:00 p.m. ending time coincides with the required time for end use of the PA system. The only exception is for football play-off games, which may extend the use of the lighting system until 10:30 p.m. • When the sports field is not in use, pole lighting shall be turned off. • Sports field lighting shall be designed to minimize visibility of light source and glare impacts by directing lighting downward and towards the field, and not illuminating areas outside of the College Park campus. The spill and glare features utilized (including shields) shall be capable of reducing spill, glare, and sky glow from the sports field lighting. • For concurrent events at the College Park campus that require the use of sports field, pool, and/or baseball lighting, the District shall operate the field light levels at the lowest acceptable setting for safety depending on the type of field use. This includes flexibility of light level settings for practices where the full competitive safety light levels may not be needed.	Lighting contractor, project contractor, and Mount Diablo Unified School District	During the operational period of the project	Mount Diablo Unified School District	Ensure that the operational practices identified in Mitigation Measure AES-1 are implemented when field lighting is in use	During the operational period of the project

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
III. AIR QUALITY					
AIR-1: The following construction practices shall be implemented at the project site during construction of the project: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage on this measure shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • A publicly visible sign with the telephone number and person to contact at Mount Diablo Unified School District regarding dust complaints shall be posted at the site. This person shall respond and take corrective action in regard to complaints within 48 hours.	Project Contractor with oversight by Mount Diablo Unified School District	During the construction period	Mount Diablo Unified School District	Ensure that the construction practices identified in Mitigation Measure AIR-1 are implemented during the construction phase of the project	During the construction period

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
V. CULTURAL RESOURCES					
CULT-1: Should an archaeological resource be encountered during project construction activities, the construction contractor shall halt construction within 25 feet of the find and immediately notify the Mount Diablo Unified School District. Construction activities shall be redirected and a qualified archaeologist, in consultation with the District, shall: 1) evaluate the archaeological deposit to determine if it meets the CEQA definition of a historical or unique archaeological resource and 2) make recommendations about the treatment of the deposit, as warranted. If the deposit does meet the CEQA definition of a historical or unique archaeological resource, then it shall be avoided to the extent feasible by project construction activities. If avoidance is not feasible, then adverse effects to the deposit shall be mitigated as specified in CEQA Guidelines Section 15126.4(b) (for historic resources) or CEQA Section 21083.2 (for unique archaeological resources). This mitigation may include, but is not limited to, a thorough recording of the resource on Department of Parks and Recreation Form 523 records, or archaeological data recovery excavation. If data recovery excavation is warranted, CEQA Guidelines Section 15126.4(b)(3)(C), which requires a data recovery plan prior to data recovery excavation, shall be followed. If the significant identified resources are unique archaeological resources, mitigation of these resources shall be subject to the limitations on mitigation measures for archaeological resources identified in CEQA Sections 21083.2(c) through 21083.2(f).	Project Contractor with oversight by Mount Diablo Unified School District	During construction period	Mount Diablo Unified School District	Ensure that Mitigation Measure CULT-1 is followed in the event that the construction contractor identifies a cultural resource during the con-struction period	During the construction period

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
CULT-2: If paleontological resources are encountered during site preparation or grading activities, all work within 25 feet of the discovery shall be redirected until a qualified paleontologist has assessed the discoveries and made recommendations. Paleontological resources include fossil plants and animals, and evidence of past life such as trace fossils and tracks. If the paleontological resources are found to be significant, adverse effects to such resources shall be avoided by project activities to the extent feasible. If project activities cannot avoid the resources, the adverse effects shall be mitigated in accordance with CEQA Guidelines Section 15126.4(b)(3). Mitigation may include data recovery and analysis, preparation of a final report, and the formal transmission or delivery of any fossil material recovered to a paleontological repository, such as the University of California Museum of Paleontology (UCMP). Upon completion of project activities, the final report shall document methods and findings of the mitigation and be submitted to the Mount Diablo Unified School District, the City of Pleasant Hill, and a suitable paleontological repository.	Project Contractor with oversight by Mount Diablo Unified School District	During construction period	Mount Diablo Unified School District	Ensure that Mitigation Measure CULT-2 is followed in the event that the construction contractor identifies a paleontological resource during the construction period	During the construction period
CULT-3: If human remains are encountered during construction activities, work within 25 feet of the discovery shall be redirected and the Contra Costa County Coroner shall be notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with the appropriate agencies. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. MDUSD shall follow the recommendations outlined in the report and the report shall be submitted to the Mount Diablo Unified School District, the City of Pleasant Hill, and the Northwest Information Center.	Project Contractor with oversight by Mount Diablo Unified School District	During construction period	Mount Diablo Unified School District	Ensure that Mitigation Measure CULT-2 is followed in the event that the construction contractor identifies human remains during the construction period	During the construction period

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
VI. GEOLOGY AND SOILS					
GEO-1a: Prior to the beginning of grading or construction for the proposed project, a design-level geotechnical investigation shall be prepared by a licensed professional and submitted to the District and the California Division of the State Architect (DSA) for review and approval. The geotechnical investigation shall determine the proposed project's geotechnical conditions and geohazards, including seismic shaking, subsidence, collapse, soil expansion, and differential settlement. The investigation shall identify engineering techniques appropriate to minimize potential geohazard damage. The analysis presented in the geotechnical investigation shall conform to the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California. Briefly, the guidelines recommend that the investigation include: a site screening evaluation; an evaluation of on- and off-site geologic hazards; a quantitative evaluation of hazard potential; a detailed field investigation; an estimation of ground-motion parameters; an evaluation of landslide, liquefaction, lateral-spreading and ground-displacement hazards; and recommendations to reduce identified hazards. The geotechnical investigation report shall include a finding that the proposed development fully complies with the California Building Code and DSA requirements. The CBC was developed to ensure that compliant structures would be "earthquake-resistant," not "earthquake-proof." The CBC is intended to protect people inside buildings by preventing collapse and allowing for safe evacuation. Structures built according to code should resist minor earthquakes undamaged, resist moderate earthquakes without significant structural damage, and resist severe earthquakes without collapse.	Project Geotechnical Analyst and Project Contractor	Prior to beginning of grading and excavation	Mount Diablo Unified School District	Preparation of design-level geotechnical investigation as described in Mitigation Measures GEO-1a, GEO-1b and GEO-1c	Prior to beginning of grading and excavation
GEO-1b: Design of the proposed project shall include evaluation of fixtures, furnishings, and fasteners with the intent of minimizing collateral injuries to building occupants from falling fixtures or furnishings during the course of a violent seismic event.					
GEO-1c: All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical investigation shall be implemented.					

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
IX. HYDROLOGY AND WATER QUALITY					
HYD-1: Consistent with the requirements of the Statewide Construction General Permit, the District shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality through the project construction period. The SWPPP shall be designed to address the following objectives: 1. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled; 2. Where not otherwise required to be under a Water Board permit, all non-storm water discharges are identified and either eliminated, controlled, or treated; and 3. Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity to the Best Available/Best Conventional Technology (BAT/BCT) standard. The SWPPP shall be prepared by a Qualified SWPPP Developer. The SWPPP shall include the minimum BMPs required for this type of project (based on final determination of the project's Risk Level status, to be determined as part of the Notice of Intent for coverage under the Construction General Permit). These include: BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, runon and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction. The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.	Mount Diablo Unified School District and Project Contractor	Prior to and during the construction period	Mount Diablo Unified School District	Ensure that the required SWPPP measures are included in the final site plans and that the construction practices identified are implemented upon completion of the project	Prior to and during the construction period

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
HYD-2: The District shall fully comply with the Water Board stormwater permit requirements, including Provision C.3 of the MRP. This will require preparation and implementation of a Stormwater Control Plan (SCP) for the proposed project. The SCP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. At a minimum, the SCP for the proposed project shall include: 1. An inventory and accounting of existing and proposed impervious areas. 2. Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to: using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the site. 3. Measures to address potential stormwater contaminants. These may include measures to cover or control potential sources of stormwater pollutants at the project site. 4. A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which will include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to issuance of construction permits for the project.	Mount Diablo Unified School District and Project Contractor	Prior to and during the construction period	Mount Diablo Unified School District	Ensure that the required SCP measures are included in the final site plans and that the construction practices identified are implemented upon completion of the project	Prior to and during the construction period

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
XII. NOISE					
NOISE-1a: The construction contractor shall ensure that all construction equipment utilize appropriate sound muffling devices, which shall be properly maintained and used at all times such equipment is in operation.	Project Contractor with oversight by Mount Diablo Unified School District	During the construction period	Mount Diablo Unified School District	Verify that all aspects of Mitigation Measure NOISE-1a, NOISE-1b, NOISE-1c, and NOISE-1d are implemented.	During the construction period
NOISE-1b: Where feasible, the project contractor shall place all stationary construction equipment so that emitted noise is directed away from the closest off-site sensitive receptors.					
NOISE-1c: The construction contractor shall locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during construction.					
NOISE-1d: The construction contractor shall ensure that all noise producing construction activities, including warming-up or servicing equipment and any preparation for construction, shall be limited to the hours of 7:30 a.m. to 7:00 p.m. on weekdays; and to 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays. No noise producing construction activity is permitted on City-recognized holidays. Construction activities that could result in noise impacts to a residential land use are not permitted outside of these hours unless an exemption is permitted from the City Manager. The loudest phases of construction (i.e., excavation and site preparation) shall be scheduled, to the extent feasible, to occur during periods when school is not in session.					
NOISE-2: Prior to installation of the proposed PA system, the District shall incorporate the following measure into the project design. A minimum 6-foot tall sound wall system shall be installed along the residential property line extending 100 feet north and 100 feet south of the end of the western (home) bleachers (as shown in Figure 8). This would reduce periodic event day noise levels by at least 8 dBA. In order to minimize the visual impact of such a sound wall system, it should be constructed utilizing an industry-recognized "clear sound wall system" made of clear acrylic material. It may be constructed so that the lower portion of the wall, 2 to 3 feet in height, is constructed of solid material such as CMU block, with 3 to 4 feet of clear acrylic glass on top.	Mount Diablo Unified School District and Project Contractor	Prior to operation of the proposed PA System	Mount Diablo Unified School District	Ensure that the project design measures are implemented as specified in Mitigation Measure NOISE-2	Prior to operation of the proposed PA System

Source: LSA Associates, Inc., 2014.

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