CITY OF SEASIDE
STAFF REPORT

Item No.: 8.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Medina, Senior Planner

DATE: August 18, 2016

SUBJECT: **CONSIDER USE PERMIT APPLICATION NO. UP-14-05 FOR THE CONSTRUCTION OF A 144-BED SENIOR ASSISTED LIVING RESIDENTIAL CARE FACILITY LOCATED AT 550 MONTEREY ROAD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT.**

PURPOSE

The purpose of this item is for the City Council to consider granting the following entitlements:

1. Approval of use permit application for the construction of a 144-bed Residential Care Facility; and
2. Adoption of a Mitigated Negative Declaration (MND) for the construction of a 144-bed Residential Care Facility.

RECOMMENDATION

It is recommended that the City Council receive the presentation from City staff and the applicant, accept public comments, and adopt a Resolution for the approval of a Mitigated Negative Declaration provided as Attachment 1 and a Resolution for the approval of a Use Permit application for the proposed 144-bed Senior Living development project.

BACKGROUND

Exclusive Negotiating Agreement

On May 16, 2013, the City of Seaside, the Successor Agency to the former Redevelopment Agency and Seasons Management (Applicant) entered into an Exclusive Negotiating Agreement

(ENA) for the proposed development of approximately 5.47 acres of land on the former Fort Ord for a 131-bed residential care facility and a 13-unit co-housing facility.

Applications and Process

Under the ENA, the City has received the following development applications from Seasons Management for the proposed development:

1. Use Permit Application No. UP-14-05 and
2. Board of Architectural Review Application No. BAR-14-20.

In accordance with the California Environmental Quality Act, City staff in coordination with its environmental consultant, LSA Associates, has completed an Initial Study (IS)/Mitigated Negative Declaration (MND) to address the potential environmental impacts associated with the proposed development. The Draft IS/MND was circulated for a 30-day public review beginning on March 18, 2016 and ending on April 18, 2016. The Final IS/MND is available for review at the following web link:
http://www.ci.seaside.ca.us/511/Seaside-Senior-Living

A total of three public comments were received during the 30-day public review with a fourth public comment received after the close of the public review period on May 10, 2016. The response to the public comments is provided as Attachment 11

On May 4, 2016, the project was reviewed by the Board of Architectural Review to provide the Planning Commission and City Council with the Board's preliminary assessment of the architectural design and site plan for the project. The following issues were discussed:

1. Location of Co-Housing Building: The following comments were received from the public:
   - The close proximity of the co-housing building to Monterey Road and removal of mature Monterey cypress trees on the south and east side of the co-housing building.

2. Potential loss of views from the Seaside Highlands residential community looking onto the Monterey Bay.

3. Light pollution from parking lot and wall lights on the buildings.

4. Height of Monterey Pines.

A discussion of the Board's response to these comments and the overall assessment of the architectural design elements on the project is provided in the staff analysis.

ND DESCRIPTION

Environmental Setting

The project site is located at 550 Monterey Road, on the north side of Monterey Road at the intersection of Monterey Road and Coe Avenue. The project site is approximately 5.47 acres (Assessor's Parcel Number [APN] 031-141-004). The project site was previously owned by the United States (U.S.) Army. There is currently one 5,000 square foot (sf) structure located on the project site that would be removed as part of the proposed project. The structure was formerly used by the U.S. Army as a convenience store and gas station but is currently vacant.

The project site is bounded by California State Route 1 (SR-1) to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest. The majority of the project site is currently undeveloped with the exception of the 5,000 sf structure, an asphalt parking area, and the parking lot lights. The project site is generally flat, sloping from Monterey Road downward towards SR-1. There are three bluegum eucalyptus (Eucalyptus globulus) and 94 Monterey cypress (Cupressus macrocarpa) on the project site, with ice plant (Carpobrotus edulis) being the predominant groundcover. The remainder of the project site is primarily characterized by non-native ruderal plant species.

Adjacent land uses are presented in Figure 1, Project Site Adjacent Land Uses. Location Map is provided as Attachment 3. Site Photographs are provided as Attachment 4.

Figure 1: Project Site Adjacent Land Uses

NW		**N**	**NE**
	Highway One	**Army Housing**	**Seaside Highlands**
W	**Highway One**	Project Site	**Seaside Highlands** **E**
	Highway One	**Monterey Road**	**Seaside Highlands**
SW		**S**	**SE**

ENVIRONMENTAL REVIEW

An initial study and Mitigated Negative Declaration (MND) were prepared for the project, The initial study identifies potential impacts in the areas of: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning noise, population and housing, public services, recreation, transportation/traffic. Mitigation measures are presented to reduce all impacts to a less than significant level.

The initial study was circulated for public review from March 18 to April 18, 2016. Comments were received from the following agencies/individual:

Public Agency Comments

1. Cal Trans (Public Agency)

Public Comments

1 Yu-Chu Shen (Seaside Resident)
2 Seaside Senior Living (Applicant)
3 Dave Evans, (Seaside Resident) (1st Comment)
4 Dave Evans (Seaside Resident) (2nd Comment submitted

The response to the comments on the IS/MND is provided on Pages 7-64 of the Final IS/MND.

The Draft Resolution for the approval of the Mitigated Negative Declaration is provided as Attachment 1.

PROJECT DESCRIPTION

Project Description

The proposed project would include the demolition of the existing 5,000 sf structure and the development of a State of California licensed Residential Care Facility for the Elderly (RCFE). A Residential Care Facility for the Elderly means a housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator, or other responsible person; where 75 percent of the residents are 60 years of age or older and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents. The RCFE will be comprised of three buildings that will house three separate facilities on the project site (refer to Attachment 5, Conceptual Site Plan). The three facilities would include an Assisted Living Facility (81,679 sf) (refer to Building A-1 on Attachment 5), a Memory Care Facility (29,707 sf) (refer to Building A-2 on Attachment 6), and a Co-Housing Facility (10,894 sf) (refer to Building B on Attachment 5), for a total of 122,280 square feet of new construction. The proposed project would be constructed in compliance with current California Building Code and Americans with Disability Act Standards. The proposed project would be constructed in one phase. Project construction is anticipated to last approximately 18 months. The Draft Resolution for the approval of the Use Permit is provided as Attachment 2. The project plans are provided as Exhibit A to Attachment 2.

PROJECT OBJECTIVES. The City and the project Applicant have established the following project objectives:

- Create a State Licensed Residential Care Facility for the Elderly (RCFE) providing Assisted Living and Memory Care, with associated amenities, including on-site memory support, healthcare by licensed professionals, and recreational activities along with cultural and therapeutic programs to seniors;

- Offer an assisted living facility for seniors, a type of residential housing not currently provided in the City;

- Create new employment opportunities in the City; particularly for healthcare professionals specializing in care and recreational services for seniors, and supporting fields;

- Contribute to improved residential options for senior citizens within the City by creating a development that incorporates the following design and planning principles as part of the project: safety and security, recreation and therapeutic activities, on-site management and healthcare, and transportation, including shuttle service to local restaurants, shopping, and health services; and

- Design a project that incorporates sustainable features including low-flow water fixtures, energy-efficient mechanical systems, and the use of recycled materials.

PROJECT TECHNICAL, ECONOMIC, AND ENVIRONMENTAL CHARACTERISTICS. The 2004 Seaside General Plan designates the project site as Community Commercial (CC). The City Zoning Ordinance (Title 17 of the Municipal Code) designates the project site as Community Commercial (CC).

DEMOLITION AND UTILITY RELOCATION. The proposed project would include demolition of the existing 5,000 sf structure, on-site pavement, parking lights, and gas pump islands and covers (the gas pumps were previously removed by the U.S. Army in 1996).

The proposed project would also include replacement of the following existing utilities in the same general location, within the western part of the project site bordering SR-1, as they are currently provided: (1) AT&T underground phone lines, (2) Marina Coast Water District's 10-inch pressurized sewage pipe line, and (3) an 8-inch gravity-fed sewage pipe line, which would be replaced with a 12-inch sewage pipe line.

Additionally, the proposed project would require reconstructing the following utilities that run along the westerly side of the project site: (1) a storm drain trunk line and (2) fiber optic cables.

PROJECT COMPONENTS. The proposed project would develop two buildings that would house three related senior living uses on the project site including an Assisted Living Facility (81,679 sf) (refer to Building A-1 on Attachment 5), a Memory Care Facility (29,707 sf) (refer to Building A-2 on Attachment 5), and an Assisted Living Co-Housing Facility (10,894 sf) (refer to Building B on Attachment 5) for a total of 122,280 sf of new development. The specific components and amenities of each facility are provided below.

1. Assisted Living Facility.

   The proposed 81,679 sf Assisted Living Facility would be part of a two-story structure containing 88 residential units (Refer to Sheet A3.1 of the project plans in Exhibit of Attachment 2 for the Assisted Living Elevations). A portion of the second story would be located above the adjoining Memory Care Facility. Of the 88 total residential units, there would be 39 studios (averaging 440 sf per unit), 42 one-bedroom units (averaging 550 sf per unit), and seven (7) two-bedroom units (averaging 700 sf per unit). The facility would be designed to serve approximately 100 seniors with daily living services. The studio

units would include a kitchenette while the one- and two-bedroom units would include a full kitchen. All units would include Americans with Disabilities Act (ADA)-compliant bathrooms. The one and two bedroom residential units would be designed to accommodate two individuals; the studio units would be designed to accommodate one individual. The Assisted Living Facility would also provide a Fire Code-approved elevator.

The Assisted Living Facility would offer residents daily meals served in a large dining area, housekeeping services including laundry, transportation, social and therapeutic services, entertainment, and options for personal care. The 81,679 sf facility would include the following amenities for residents: lobby/living room, dining room, wellness clinic, theater, activity/social room, beauty/barber salon, central kitchen, laundry facility, and outdoor recreational spaces.

2. Memory Care Facility.

The proposed 29,707 sf Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level (Refer to Sheet A3.2 of the project plans in Exhibit "A" of Attachment 2 for the Memory Care Elevations). Of the 43 total residential units, there would be 31 private studios (averaging 330 sf per unit) designed for one resident and 12 companion studios (averaging 400 sf per unit) designed for two residents. The facility would be designed to serve approximately 55 mentally impaired seniors with assisted living care and therapeutic programs. The facility would consist of four distinct neighborhoods of approximately 11 units each. Each neighborhood would have access to two secure inner courtyards (2,992 sf outdoors). Each neighborhood would include a therapy kitchen, living room, dining room, and activity areas. All units would include ADA-compliant bathrooms; however, no kitchens or kitchenettes would be available within the units. Additionally, the facility would include staff offices, a staff conference room, a staff lounge, secured medication storage, therapy spa, kitchen prep-room, and a laundry facility.

3. Co-Housing Facility.

The proposed 10,894 sf Co-Housing Assisted Living Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for seniors requiring assisted living facilities (Refer to Sheet A4.1 of the project plans in Exhibit "A" of Attachment for the Senior Co-Housing Elevations). Each unit would be approximately 490 sf and would be designed to serve 1 to 2 people. All units would include ADA-compliant bathrooms and a small kitchenette. All residential units would open to common living areas that would include (1) community kitchen, dining areas, living rooms, a laundry facility and outdoor patios. The building would also provide one Fire Code-approved elevator.

ARCHITECTURAL STYLE.

The buildings would be designed in the traditional California Craftsman architectural style with

the use of Cementitious horizontal lap siding (Hardieplank) and shingle siding (Hardieshingles) as the dominant exterior siding material. Other building materials would consist of some plaster elements and stone masonry/flagstone pier cap details, decorative wood lattice, wood corbels at the roof gables, flower boxes, pyramidal columns at front gable entry feature, and wood fascia to further accentuate and highlight the California Craftsman architectural style. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, wood castings and head and sill trim around all windows and doors. The roof material would consist of charcoal asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The exterior color palette will consist of the following colors: (Color sample identified on Sheet A3.3.1a, A3.3.2a and A3.4.1a of the project plans):

1. Frazee "Deck Chair" CL 2684D
2. Frazee "The Loft" CLC 1210D
3. Frazee "Mosquito" CL 2875A
4. Frazee "Burlap" CL 2794D
5. Frazee "Excalibur" CL 3173M

- A concept color and material board will be available at the meeting.

All services including trash and recycling, emergency power, and delivery areas would be located along the northern extent of the facilities (rear of the building) and would be screened from public view.

One single sided freestanding monument sign, approximately 6-feet (ft) high by 10 ft wide, would be constructed near the project driveway entrance opposite Coe Avenue. The monument sign would be composed of a stone masonry base with an approximately 3 ft. by 6.5 ft. metal sign hung from a wooden lattice-style pergola frame. The sign letters will consist of individual metal letters. Cross section of the monument sign is shown at the bottom of Sheet A3.3 The sign would be externally illuminated with an up lit fixture as depicted on the side elevation detail. Internal directional signage would also be provided on the site.

LIGHTING. On-site lighting for the proposed project would consist of traditional California craftsman style single head carriage lights located in the parking and driveway areas (approximately 12 ft. high), walkway bollard lighting (approximately 3 ft high), landscape lighting, and wall-mounted single-head lights at the building entrances, the sides of the building, and within in the courtyard areas of the assisted living facility, on the Co-Housing area, and the trash and recycling enclosure area (refer to Table II.1, below).

Table II.1: Outdoor Lighting Plan

Lights	Front	Rear	Sides	Total

Single-Head Lights: Parking	3	9	3	15
Building Entrances	2	2	0	4
Building Sides	3	8	7	18
Trash & Recycling Enclosure	0	0	1	1
Co-housing Lights	2	1	3	6
Total Count	**10**	**20**	**14**	**44**

All exterior lighting would be in conformance with the City's Outdoor Illumination Standards (City Municipal Code 17.30.070) and would not result in spill-over to any adjacent properties. The applicant would utilize a dark sky fixture to orient all lighting in a downward direction to the greatest extent possible. Building exterior lights would be surface-mounted and directed away or screened from adjacent residential uses. A photometric lighting plan is included as Sheet SL-1 on the project plans.

LANDSCAPING. The proposed project would include approximately 61,856 square feet of landscaping, including around the exterior perimeter of the primary Assisted Living and Memory Care facility, around the perimeter of the parking areas, and within the courtyards and gardens. California native plants and drought-tolerant species consisting of trees, shrubs, ground covers and grasses would be used on the site. The planting areas would be separated into eight Plant Zones as listed on Sheet L.1.3 of the project plans. The plant materials that would be used within each zone and the water use rating for each plant species are identified under the Plant Legend on Sheet L1.3.

Construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. 81 of the Monterey cypress tress to be removed by the proposed project would be replanted on the site, 63 of which would be replaced in-kind with minimum 5-gallon containers of Monterey cypress and 18 replaced with different tree species. The different tree species would consist of the following species:

1. Arbutus marina - 24"-Box
2. Fernleaf Catalina Ironwood - 15-gallon
3. Cajeput Tree - 15-gallon
4. Fruitless Olive - 24'-Box
5. Beach pine - 24"-Box

The irrigation system for the proposed project would be designed in compliance with the State of California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill 1881, which promotes water efficient landscaping. The irrigation system would be designed to reflect the existing site soil conditions and would be installed by hydrozones as established by the planting plan. The irrigation system would also be designed to the recorded static pressure available on site in order to prevent runoff and overspray. The irrigation system would include the following features:

- Automatic irrigation controller with evapotranspiration date and rain sensors.

- All sprinkler heads matched to precipitation.
- No overhead spray used in areas less than 8 ft in width.
- Overhead irrigation set back 24 inches from non-permeable surfaces.
- Irrigation distribution through a mix of: low-flow, high-efficiency spray nozzles; point source drip; subsurface drip; and bubblers.

PARKING. The proposed project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The Assisted Living Facility and Memory Care Facility combined would provide 78 parking spaces for residents, visitors and employees. The Co-Housing Facility would provide 14 parking spaces for residents and visitors. Of the 92 total parking spaces, 8 parking spaces would be ADA-compliant and designated as handicap parking, 6 parking spaces would be designated for low-emitting and fuel-efficient vehicles and provide electric vehicle charging stations, 23 parking spaces would be designated for compact vehicles, and 55 parking spaces would be designated for standard vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.

ACCESS AND CIRCULATION. Local access to the project site is provided by Monterey Road. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft. east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. Both driveways are proposed to have a single ingress and egress lane.

The intersection at Coe Avenue/Monterey Road would be converted to a four-way stop as part of the proposed project. In order to provide full access to the main entrance, the following lane configurations/reconfigurations would be included as part of the proposed project:

- Northbound Coe Avenue: One left-turn lane, one through lane, and one right-turn lane
- Southbound main project entrance: One left-turn lane, one through lane, and one right-turn lane
- Eastbound Monterey Road: One left-turn lane, one through lane, and one right-turn lane
- Westbound Monterey Road: One left-turn lane, one through lane, and one right-turn lane

The second driveway is located approximately 400 ft. east of the intersection of Monterey Road and Coe Avenue, and is near the eastern end of the project site. The proposed project would provide a stop sign within the development approximately 5 ft. before the terminus of the driveway and its intersection with Monterey Road.

Circulation within the project site would include an internal road forming a “loop” that would provide access to the three facilities, parking, and fire hydrants for emergency fire response. The internal road would provide one lane of travel in each direction and would be accessible from each driveway.

UTILITIES AND SERVICES. The Marina Coast Water District (MCWD) provides water,

wastewater, and recycled water services to the project site. MCWD must issue a water permit for any development or redevelopment activity that would involve the connection or modification of a connection to an existing water or wastewater distribution system, such as the proposed project.

Wastewater from the proposed project would be sent, via lines owned and managed by MCWD, to the Monterey Regional Water Pollution Control Agency's (MRWPCA) Regional Wastewater Treatment Plant where it would be treated. The existing sewer lines within the vicinity of the project site include one 8-inch gravity-fed sewage line and one 10-inch pressurized line. The Assisted Living Facility and Memory Care Facility would connect directly to the 8-inch gravity-fed sewage line, which would be relocated and upgraded to a 12-inch gravity-fed sewage line as part of the proposed project.

Stormwater runoff from the new impervious surfaces would be treated by means of rain gardens (planted depressions allowing stormwater runoff from impervious surfaces the opportunity to be absorbed) permeable pavement, and infiltration on site. The proposed project includes the installation of seven rain gardens (varying in size) located along the exterior perimeter of the three buildings. Throughout the project site, drain inlets and a pipe system would be provided to collect the storm water from the driveways and other impervious surfaces, and direct it to the rain gardens, with the exception of the southerly, undeveloped end of the project site. In this location, the existing vegetation would be protected in place and runoff would infiltrate directly into the ground. Pervious pavers would be installed at interior courtyards and in all parking stalls. The new stormwater drainage system would accommodate storm water up to the 100-year storm.

Sustainable Development. The proposed project would incorporate the following sustainable design features to the greatest extent feasible:

- Use of "Green Building Materials," such as those materials that are resource-efficient, recycled, and manufactured in an environmentally friendly way, including low-volatile organic compound materials and materials free from formaldehyde;
- Installation of energy-efficient mechanical systems and solar systems;
- Supplying of electric auto chargers on site;
- Installation of water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals. Plum for recycled water (purple water) and on site gray-water systems;
- Designing buildings to promote the use of natural daylight and increase natural ventilation;
- Installation of occupancy sensor controlling lights in facility hallways, stairwells, offices, restrooms, and amenity areas;
- Installation of shading devices on south and west facing windows to reduce heat transfer from the sun;
- Installation of air conditioning systems free from chlorofluorocarbons (CFCs) and hydrofluorocarbons (HFCs) as part of the refrigerant system;
- Provision of a landscape and development plan for the proposed project that includes:
  - Native and/or drought-tolerant plants;
  - Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
  - Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated

surfaces) and control runoff; and
- Provision of interior and exterior storage areas for recyclables and green waste from kitchen uses.

DEVELOPMENT REVIEW AND APPROVAL PROCESS

In accordance with Sections 15050 and 15367 of the California Environmental Quality Act (CEQA) Guidelines, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The ministerial and discretionary actions to be considered by the City as a part of the proposed project include:

- **Use Permit:** Review and approval by the City Planning Commission and City Council of a Use Permit for the development of a 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, including landscaping and parking areas.
- **Sign Permit:** Review and approval by the City's Board of Architectural Review of a Sign Permit for the proposed project.
- **Plan Review:** Review and approval of the proposed project's Site and Elevation Plan, Lighting Plan, and Landscape Plan by the City's Board of Architectural Review.

STAFF ANALYSIS

General Plan/Zoning Ordinance/Fort Ord Reuse Plan

The project site is designated as Community Commercial on the General Plan Land Use Map and is zoned as Community Commercial (CC).

1. General Plan

The following goals and policies from the 2004 City of Seaside General Plan are applicable to the proposed project:

Goals: Land Use: Goals LU-2, LU-4, LU-5, LU-6, and LU-8
Circulation: Goal C-4
Safety: Goals S-1 and S-2
Noise: Goals N-1 and N-3
Housing: Goals H-1, H-2, and H-3

Policies: Land Use: Policies LU-2.4, 4.1, 5.1, 5.3, 6.1, 6.2, and 8.2
Circulation: Policies C-4.1, C-4.2, and C-4.3
Safety: Policies S-1.1, S-1.2, S-1.3, and S-2.2
Noise: Policies N-1.1 and N-3.1

Housing: Policies H-1.6, H-1.7, H-2.5, H-2.6, H-2.7, and H-3.1

The proposed project was found to be consistent with all applicable goals and policies found in the 2004 City of Seaside General Plan. General Plan Consistency Table is listed as Attachment 6.

2. Zoning Ordinance

The proposed buildings are being designed as a two-story development consistent with the following Community Commercial Development Standards:

Residential Care Facility (Building A and Building B)

Development Standard	Required	Proposed
Setbacks Front Sides Rear	 0 0 100' (Highway 1 Scenic Corridor Setback)	 45' 40'.52" on south side 114'-24"
Setback from Highway 1 Design Corridor	100 feet	114'-24"
Height Limit	4 stories or 48 feet	34 feet
Landscaping	10% of the parking lot (6,488 sq. ft.)	61,856 sq. ft.
Parking	1 space per two units, plus 1 space per 4 units for guest and employees (88 units/2) + 88 units/4)= 66 parking spaces	78 parking spaces
Signs	One monument sign not to exceed 100 square feet and 14 feet in height	One monument sign at 6 feet in height with a single face sign totaling 19 square feet in area

Co-Housing Facility (Building C)

Development Standard	Required	Proposed
Setbacks Front Sides Rear	 0 0 100' (Highway 1 Scenic	 16'-10" 140' 100'

	Corridor Setback)	
Setback from Highway 1 Design Corridor	100 feet	100’
Height Limit	4 stories or 48 feet	30’
Landscaping	10% of Parking lot (6,488 sq. ft.)	61,856 sq. ft.
Parking	1 space per two units, plus 1 space per 4 units for guest and employees (13 units/2) + (13 units/4)= 10 parking spaces	14 parking spaces
Signs	One monument sign not to exceed 100 square feet and 14 feet in height	None proposed

The proposed buildings will be two stories in height with varying setbacks between 16-feet and 40 feet on the front (East), 40-feet and 140 feet on the sides (North and South) and 100 feet and 114-feet at the rear (West). The parking areas will be located on the south side and west areas of the site. The proposed project will provide landscaping buffers, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas to the east, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with a multi-family residential use. The monument sign will be at a scale and design that would blend the Craftsman Style architecture and would be compatible with the surrounding residential character to the north and east of the site.

3. Fort Ord Reuse Plan

The project site is located within the jurisdiction of the Fort Ord Base Reuse Plan (BRP). The BRP was created by the Fort Ord Reuse Authority who is responsible for overseeing the redevelopment of the former Fort Ord Army Base. The base was closed in 1994 and the BRP was adopted in 1997 to oversee the redevelopment of the site from military uses to primarily civilian uses and was then reassessed in 2012. The BRP lays out objectives and policies that are intended to guide developers who wish to build within the boundaries of the former base. These objectives and policies are also intended to guide the decision making of the local municipal governments as they create policies and other land use plans. In order for a project to be considered consistent with the BRP it must be consistent with all applicable objectives and policies that are found in the BRP. The following objectives and policies from the Fort Ord Base Reuse Plan are applicable to the proposed project:

Objectives: Land Use Element: Residential Land Use Objectives B and C
Land Use Element: Institutional Land Use Objective D
Conservation Element: Soils and Geology Objective A
Conservation Element: Hydrology and Water Quality Objective C
Noise Element: Objective A
Safety Element: Seismic and Geologic Hazards Objective A

Safety Element: Fire, Flood and Emergency Management Objective A
Safety Element: Hazardous and Toxic Materials Safety Objective A

Policies: Land Use Element: Residential Land Use Policies B-1 and C-1
Land Use Element: Institutional Land Use Policy D-2
Conservation Element: Soils and Geology Policy A-2
Conservation Element: Hydrology and Water Quality Policy C-2
Noise Element: Policies B-8 and B-9
Safety Element: Seismic and Geologic Hazards Policy A-2
Safety Element: Fire, Flood and Emergency Management Policy A-2
Safety Element: Hazardous and Toxic Materials Safety Policy A-1

The proposed project was found to be consistent with the above applicable objectives and policies in the BRP, and therefore, is considered consistent with the BRP. Fort Ord Base Reuse Plan Consistency Table is listed as Attachment 7.

The subject property is also located within the 1,000-foot Highway 1 Design Corridor which has been established by the Fort Ord Reuse Authority for projects on the former Fort Ord east of Highway 1. The boundary map is provided as Attachment 8. Developments shall comply with the following standards:

1. Provide access to bicycle links.
2. Use of Sustainable Building Design approaches.
3. To the maximum extent possible fill gaps between trees that exist between the development and Highway 1.
4. Adhere to 100 foot setback for buildings and 25-foot setback from Highway 1 for the preservation of existing mature trees.
5. Jurisdictions shall encourage compatible signage and common themes so that the look and feel of the corridor retains a connected quality to the environment.
6. Buildings and structures within the 1000-foot design corridor should not exceed the height of a mature Monterey Cypress tree established at 40-feet or 2 ½ stories (40-Feet).

The proposed project will be consistent with the Highway 1 Design Corridor standards as follows:

1. **Bicycle Links**: The project site will not disrupt or cause any changes to the existing bicycle path links that extend along Monterey Road between Seaside High School to the south and the military housing community to the north. The project would not require the development of a new bike path or expansion of an existing bike path.

2. **Sustainable Development**: The proposed project would incorporate the following sustainable design features to the greatest extent feasible:

- Use of "Green Building Materials," such as those materials that are resource-efficient, recycled, and manufactured in an environmentally friendly way, including low-volatile organic compound materials and materials free from formaldehyde;

- Installation of energy-efficient mechanical systems and solar systems;
- Supplying of electric auto chargers on site;
- Installation of water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals. Plum for recycled water (purple water) and on site gray-water systems;
- Designing buildings to promote the use of natural daylight and increase natural ventilation;
- Installation of occupancy sensor controlling lights in facility hallways, stairwells, offices, restrooms, and amenity areas;
- Installation of shading devices on south and west facing windows to reduce heat transfer from the sun;
- Installation of air conditioning systems free from chlorofluorocarbons (CFCs) and hydrofluorocarbons (HFCs) as part of the refrigerant system;

- Provision of a landscape and development plan for the proposed project that includes:
  - Native and/or drought-tolerant plants;
  - Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
  - Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff; and
- Provision of interior and exterior storage areas for recyclables and green waste from kitchen uses.

3. **Tree Planting**: A total of 13 mature Monterey Cypress trees located within 30-feet of the project site will be retained. A total of 63 new Monterey Cypress trees will be planted within 25-30 feet of the design corridor to provide infill tree growth between the project site and the Caltrans right-of-way.

4. **Highway 1 Design Corridor**: The closest building to the Highway 1 Design Corridor boundary will be setback 114-feet from the nearest edge of the 1000-foot design corridor.

5. **Architecture**: The building design will consist of California Craftsman architectural design to blend with the natural environment of the surrounding open space. Additionally, the building heights will be maintained at 34 feet so as to not exceed the height of the existing Monterey Cypress trees which border the Caltrans right-of-way.

6. **Building Heights:** The buildings will be constructed at height of 34 feet for the Residential Care Facility and 30 feet for the Co-Housing Facility. The building heights would be consistent with the maximum heights allowed under the Highway 1 Design Corridor Guidelines.

Aesthetics

The building design will consist of California Craftsman architectural design to blend with the natural environment of the surrounding open space. Additionally, the building heights will be maintained at 34 feet so as to not exceed the height of the existing Monterey Cypress trees which

border the Caltrans right-of-way. At the May 4, 2016 BAR Meeting, the California Craftsman architectural design was generally accepted as a compatible design for the site and the use of varying the building materials and colors were deemed as appropriate to break up the mass of the buildings. The following key issues were discussed by the BAR:

1. **Loss of Views from the Monterey Bay**: In accordance with Section 17.62 of the Seaside Municipal Code, the location of the proposed structures have been staked and flagged to provide the public and decision makers with a visual assessment of the potential impacts on the viewshed of Monterey Bay and Highway 1. The Board determined that the overall height of the flagging in relation to the existing height of the 13 Monterey cypress trees that would remain on-site and the height of the Monterey cypress trees that would remain within the Caltrans Highway 1 right-of-way on the western boundary of the site would not significantly alter or impede the views of Monterey Bay from existing properties.

2. **Light Pollution**: On-site lighting for the proposed project would consist of traditional California craftsman style single-head lights located in the parking and driveway areas (approximately 7 ft high), walkway bollard lighting (approximately 3 ft high), landscape lighting, and wall-mounted single-head lights at the building entrances, along the building sides, and in the courtyard areas, the Co-Housing area, and the trash and recycling enclosure area (refer to Table II.1, below).

   Table II.1: Outdoor Lighting Plan

Lights	Front	Rear	Sides	Total
Single-Head Lights: Parking	3	9	3	15
Building Entrances	2	2	0	4
Building Sides	3	8	7	18
Trash & Recycling Enclosure	0	0	1	1
Co-housing Lights	2	1	3	6
Total Count	**10**	**20**	**14**	**44**

   All exterior lighting would be in conformance with the City's Outdoor Illumination Standards (City Municipal Code 17.30.070) and would not result in spill-over to any adjacent properties. Building exterior lights would be surface-mounted and directed away or screened from adjacent residential uses. The lighting cut-sheets are provided as Attachment 9.

3. **Height of Monterey pines**: The residents from Seaside Highlands cited concerns regarding the mass and height of Monterey pines as a replacement tree. The compatibility and long-term health of Monterey pines were also discussed. The BAR recommended that when the final architectural and landscape plans return to the BAR after the approval of the use permit that alternative variety should be proposed in place of a Monterey pine.

4. **Location of the Co-Housing Building**: Concerns were cited that the close proximity of the location of the co-housing building at Monterey Road at the southern of the site would be highly visible to travelers going northbound. Additionally the loss of four Monterey cypress on the south and east side of the structure would add to the visibility of the

building. The co-housing building would be approximately 17 feet at its closes point to the Monterey Road frontage.

Based on the required setback of 100 feet from the Highway Design corridor to the east, the co-housing building could only move an additional four feet to the east to accommodate a greater setback from the Monterey Road frontage. With consideration of the surrounding residential housing 320 feet to the east and the proposed landscaping on the east and south sides of the co-housing building, the BAR considered the implementation of the proposed project as proposed would have a less than significant impact on the existing visual character and quality of the site and its surroundings.

5. **Tree Removal:** The Conservation and Open Space Element of the City's General Plan establishes policies for the City's Tree Ordinance (Municipal Code Chapter 8.54) and landscaping performance standards (Zoning Ordinance Section 17.30.40). The City's Tree Ordinance prohibits removal of any tree on private property in the City without a permit. The ordinance also contains a list of trees, which may not be planted without a permit (including Monterey pine, Monterey cypress, coast redwood, bluegum eucalyptus, willow, cottonwood, and poplar). Any protected tree that is removed must be replaced with a species and at a location approved by the City's BAR.

   There are a total of 97 mature (6-inch or larger DBH) trees on the project site including 94 Monterey cypress and 3 bluegum eucalyptus that were planted on the property by Caltrans and the U.S. Army Corps of Engineers (Corps) for landscape improvement and vegetation screening. In addition, there are cypress seedlings and saplings (4-inch DBH or less) on the project site that developed from natural recruitment.

   Construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. Sixty-three (63) of the Monterey cypress trees to be removed by the proposed project but would be replaced, in-kind, on the site, with a minimum 5-gallon container. Eighteen of the Monterey cypress trees would be replaced, on the project site, with a different tree species, with a minimum 5-gallon container. The 3 bluegum trees would be replaced, on the project site, with a different tree species also with a minimum 5-gallon container.

   While the City's Tree Ordinance specifies that all trees that are removed shall be replaced on a 1:1 basis, Section 8.54.070 of the City's Tree Ordinance states that this requirement may be modified or waived if it is determined that replacement on a one for one basis constitutes an unreasonable hardship. In the case of the proposed project, the location of the proposed project site improvements (e.g., Buildings, parking lots, and underground utilities) preclude the feasible placement of all 81 Monterey cypress trees. The proposed tree replacement percentage, types of replacement trees to be planted, and locations for replacement trees will require approval from the City's BAR.

   The BAR found the tree replacement plan to be acceptable at its meeting on May 4, 2016. The final tree replacement plan would be reviewed and approved by the BAR to ensure

the proper species and sizes are properly grouped.

Construction on the west side of the project site adjacent to SR-1 would be in close proximity to the existing Monterey cypress trees being preserved. Therefore, construction activities would have the potential to impact these existing trees. Mitigation Measure BIO-3 is being prescribed to reduce impacts to existing Monterey cypress trees during construction of the proposed project. With implementation of Standard Condition BIO-2 and Mitigation Measure BIO-3, the proposed project would not conflict with local policies or ordinances protecting biological resources and impacts would be less than significant.

Standard Conditions:

Standard Condition BIO-2: Board of Architectural Review. Prior to project level review by the City Planning Commission, the Developer shall submit the project's Landscaping Plans to the City Board of Architectural Review (BAR) for review and approval. The Landscape Plans shall incorporate all Conditions of Approval as required for the proposed project by the BAR prior to the issuance of a building permit.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure BIO-3: Contracted Arborist. Prior to the issuance of a tree removal permit, the Developer shall submit proof to the City of an executed agreement with a qualified Arborist. The agreement shall include a schedule of the proposed construction timeline for the Project Arborist to ensure compliance with the following measures as detailed in the Arborist Assessment;

- **Exclusionary Fencing:** Prior to commencing grading and construction activities, the construction contractor shall install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy dripline) of individual trees and tree groupings to be preserved by the proposed project. The Project Arborist shall identify and delineate sensitive root zone areas within and beyond the canopy dripline of retained trees to ensure these trees will be protected and preserved for the duration of the project. The construction contractor shall conduct necessary repairs, modifications, and maintenance to canopy driplines on an as needed basis for the duration of construction.

- **Sedimentation Control:** The construction contractor shall install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the project site, and, if necessary, apply soil stabilization and erosion control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion and sediment

runoff around preserved trees during rain events. The construction contractor shall conduct routine monitoring and necessary maintenance to ensure the erosion control and sedimentation control measures are functioning effectively for the duration of construction.

- **Trunk and Stem Protection:** Where grading and construction activities are occurring within 3 feet of preserved trees, the construction contractor shall install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures shall be securely installed to trees with rope and surrounded by high visibility exclusionary fencing. If it is necessary to perform any pruning, the construction contractor shall use proper tree pruning practices in consultation with the Project Arborist.

- **Root Zone Protection:** To the greatest extent feasible, the construction contractor shall avoid damaging or severing roots located within the critical root zone (i.e., canopy dripline) of preserved trees, especially roots that are 2 inches in diameter or larger. Construction footings shall be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If roots are encountered, efforts shall be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to preserved trees shall be performed under the guidance and monitoring of the Project Arborist. Tree roots severed or damaged during grading or excavating operations shall be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap-covered cut roots are exposed to the outside environment for a prolonged period of time, the construction contractor shall assign a site attendant the task of regularly wetting burlap-covered roots to prevent root desiccation.

- **Trees Damage:** In accordance with established tree care and preservation Best Management Practices, if protected trees are damaged during construction of the proposed project, the construction contractor shall promptly repair and/or treat the trees as prescribed by the Project Arborists. Remedial or corrective treatments shall depend largely on the condition of the specific tree and the damage or injury sustained.

- **Natural Grade Protection:** To the greatest extent feasible, the construction contractor shall avoid altering the natural grade and applying excessive fill material within the critical root zone of the protected trees to reduce the likelihood of crown rot and root decay disorders from developing. Specifically, applying fill material against the lower trunk and root crown of protected trees should be avoided.

- **Irrigation:** The construction contractor shall irrigate protected trees on a schedule as determined by the Project Arborist at the start of construction. Tree

irrigation shall wet the soil within the tree protection zone to a depth of 30 inches. Irrigation shall continue for the duration of construction of the proposed project.

- **Pruning:** If tree pruning is necessary, the construction contractor shall conduct pruning at the direction of the Project Arborist. The Project Arborist shall oversee pruning activities to ensure that pruning is conducted in a manner that minimizes harmful impacts to trees and reduces potential tree hazards. If feasible, tree pruning shall be performed during the fall through early winter months. Pruning shall be conducted so that cuts are as small as possible and as few living branches as possible are removed.

- **Woodchip Mulch:** The construction contractor shall retain woodchip mulch produced during tree removal operations on the site. This sourced mulch shall be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may be used for future landscaping activities on the project site.

- **Storage:** The construction contractor shall avoid storing construction tools, materials, and equipment within the dripline of protected trees. The construction contractor shall not wash out or dispose of excess materials (e.g., paint) or temporarily store or stockpile materials and/or equipment within the critical root zones of protected trees. If it is unavoidable and necessary to temporarily store or stockpile materials and/or equipment within the dripline of protected trees, the construction contractor shall apply 6–12 inches of clean and properly sourced woodchip mulch within the dripline to prevent substantial soil compaction and root zone disturbance. Once construction activities are complete, the temporary mulch layer shall be removed and reduced to a 3–4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.

- **Site Inspections:** For the duration of construction, the construction contractor shall regularly perform construction site inspections to monitor the condition of protected trees and resource protection measures and to determine if any repairs, adjustments, or modifications are necessary. Additionally, trees impacted by site development shall be periodically monitored and assessed during and following construction to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures.

The Project Arborist shall submit monthly memorandums to the City during construction and within 2 weeks of the completion of construction, and shall submit a final report summarizing the project's compliance with the measures prescribed above.

LANDSCAPING.

The proposed project would include approximately 17,958 sf of open space and 61,856 sf of landscaping, including around the exterior perimeter of the primary Assisted Living and Memory Care facility, around the perimeter of the parking areas, and within the courtyards and gardens. California native plants and drought-tolerant species would be used on the site.

As noted above, the construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. Sixty-three of the Monterey cypress trees to be removed by the proposed project would be replaced, in-kind, on the site, with a minimum 5-gallon container. These Monterey cypress will planted according to standard landscaping practices to allow enough space for the Monterey cypress trees to grow with a dense tree canopy to a height of 30-40 ft. 18 of the Monterey cypress trees would be replaced, on the site, with a different tree species, with a minimum 5-gallon container. The 3 bluegum trees would be replaced, on site, with a different tree species. Of the 84 trees removed by the proposed project, 18 Monterey cyprees trees would not be replaced in-kind because the proposed project site improvements (e.g., Buildings, parking lots, and underground utilities) preclude the feasible placement of all 81 Monterey cypress trees.

The irrigation system for the proposed project would be designed in compliance with the State of California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill 1881, which promotes water efficient landscaping. The irrigation system would be designed to reflect the existing site soil conditions and would be installed by hydrozones as established by the planting plan. The irrigation system would also be designed to the recorded static pressure available on site in order to prevent runoff and overspray. The irrigation system would include the following features:

- Automatic irrigation controller with evapotranspiration date and rain sensors
- All sprinkler heads matched to precipitation
- No overhead spray used in areas less than 8 ft. in width
- Overhead irrigation set back 24 inches from non-permeable surfaces
- Irrigation distribution through a mix of: low-flow, high-efficiency spray nozzles; point source drip; subsurface drip; and bubblers.

Traffic

As noted in the public comments received during and after the public review period on the City's intent to adopt a Mitigated Negative Declaration for the proposed project, traffic was cited as key land use impact. Table XVI.4, below, summarizes the results of the existing and existing plus project LOS analysis for study area intersections. Table XVI.5 presents the results of the existing and existing plus project LOS analysis for the study area roadway segment.

Table XVI.4: Existing and Existing Plus Project Intersection Level of Service Summary

Study Area Intersection	Time Period	Existing		Existing Plus Project		Delay Increase	Significant Impact?
		Delay	LOS	Delay	LOS		
1. Coe Avenue/Monterey Road	AM	10.1	B	10.5	B	0.4	No
	PM	11.3	B	12.3	B	1.0	No
2. Fremont Boulevard–SR-1 ramps/ Monterey Road	AM	30.9	C	31.5	C	0.6	No
	PM	43.9	D	47.5	D	3.6	Yes
With Mitigation	*PM*	-	-	*45.5*	*D*	*1.6*	*No*
3. California Avenue–SR-1 southbound on-ramp/Monterey Road–SR-1 northbound off-ramp	AM	5.7	A	5.7	A	0.0	No
	PM	7.0	A	7.1	A	0.1	No
4. Secondary Project Driveway/ Monterey Road (proposed)	AM	N/A	N/A	8.8	A	8.8	No
	PM	N/A	N/A	9.4	A	9.4	No

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service
N/A = not applicable
SR-1 = State Route 1

Table XVI.5: Existing and Existing Plus Project Roadway Segment Level of Service Summary

Study Area Roadway Segment	Time Period	Existing		Existing Plus Project		Volume Increase	Significant Impact?
		Volume	LOS	Volume	LOS		
Monterey Road between Fremont Boulevard and Coe Avenue	AM	433	A	455	A	22	No
	PM	852	C	888	C	36	No

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service

As shown in Table XVI.4, all three existing study area intersections operate at satisfactory LOS (defined as LOS C or better) during both peak hours, with the exception of the Fremont Boulevard–SR-1 ramps/Monterey Road intersection (LOS D in the p.m. peak hour). With implementation of the proposed project, the Fremont Boulevard–SR-1 ramps/Monterey Road intersection would continue to operate at unsatisfactory LOS D in the p.m. peak hour. Because the proposed project would increase the deficient delay from 43.9 to 47.5 seconds (more than 2.0 seconds), this would result in a significant impact. Implementation of Mitigation Measure TRA-1, requiring a specific employee shift schedule, would reduce significant impacts at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection to less than significant.

The proposed project is anticipated to generate 47 trips in the p.m. peak hour (24 inbound and 23 outbound). The *Traffic Report* prepared for the proposed project concluded that the p.m. peak-hour trip generation must be reduced by a minimum of 22 trips (11 inbound and 11 outbound) to reduce the intersection impact, to less than significant. In other words, the proposed project can generate up to 25 p.m. peak-hour trips (13 inbound and 12 outbound) before a significant impact occurs at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection.

Because employees would generate the majority of the a.m. and p.m. peak-hour project trips, if

employee shift start/end times are scheduled outside of the typical peak-hour periods, the number of employee peak-hour vehicular trips would be reduced.

Therefore, in order to mitigate the significant impact at the Fremont Boulevard–SR-1 ramps/ Monterey Road intersection, project operations must implement the following shift times and employee numbers:

- Day Shift 1: 6:00 a.m. to 2:00 p.m., with 37 employees
- Day Shift 2 : 9:00 a.m. to 6:00 p.m., with 5 employees
- Evening Shift: 2:00 p.m. to 10:00 p.m., with 33 employees
- Night Shift: 10:00 p.m. to 6:00 a.m., with 12 employees

Based on the above schedule, and if each person represents 2 trips (1 inbound trip within 15 minutes before shift start time and 1 outbound trip within 15 minutes after shift end time), then a total employee trip generation of 174 daily trips (87 inbound and 87 outbound) can be represented as follows:

- 5:45 a.m. to 6:00 a.m.: 37 inbound trips
- 6:00 a.m. to 6:15 a.m.: 12 outbound trips
- 8:45 a.m. to 9:00 a.m.: 5 inbound trips
- 1:45 p.m. to 2:00 p.m.: 32 inbound trips
- 2:00 p.m. to 2:15 p.m.: 37 outbound trips
- 6:00 p.m. to 6:15 p.m.: 5 outbound trips
- 9:45 p.m. to 10:00 p.m.: 12 inbound trips
- 10:00 p.m. to 10:15 p.m.: 32 outbound trips

Employees of Day Shift 1, Evening Shift, and Night Shift would generate trips outside of both the a.m. and p.m. peak hours. The 5 employees of Day Shift 2 are anticipated to generate 5 inbound a.m. peak-hour trips and 5 outbound p.m. peak-hour trips.

As previously discussed, the proposed project is anticipated to generate 47 p.m. peak-hour trips (24 inbound and 23 outbound) using ITE trip rates. A maximum of 25 p.m. peak-hour trips (13 inbound and 12 outbound) could be generated by the project before a significant intersection impact occurs at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection. Because the proposed employee shift schedule would limit the p.m. peak-hour trip generation to 5 employee outbound trips, a total of 20 non-employee p.m. peak-hour trips (13 inbound and 7 outbound) could be generated prior to a significant intersection impact occurring at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection. Therefore, it is anticipated that the proposed operational schedule of Mitigation Measure TRA-1 would reduce the total project p.m. peak-hour trip generation to 25 or fewer p.m. peak-hour trips.

With implementation of Mitigation Measure TRA-1, the delay at the Fremont Boulevard–SR-1

ramps/Monterey Road would only increase by 1.6 seconds from existing conditions (from 43.9 to 45.5 seconds), which is below the 2.0 second threshold. Therefore, with implementation of Mitigation Measure TRA-1, traffic impacts associated with the proposed project would be less than significant.

As shown in Table XVI.5, Monterey Road between Fremont Boulevard and Coe Avenue currently operates at satisfactory LOS (defined as LOS C or better) during both peak hours. With implementation of the proposed project, this roadway segment would continue to operate at satisfactory LOS.

Cumulative (year 2035) plus project conditions were also analyzed. Cumulative conditions were developed based on traffic from area-wide approved and proposed long-term projects (i.e., City projects approved by City Planning Department staff). Table XVI.6 summarizes the results of the cumulative plus project LOS analysis for study area intersections. Table XVI.7 presents the results of the cumulative plus project LOS analysis for the study area roadway segment.

Table XVI.6: Cumulative Plus Project Intersection Level of Service Summary

Study Area Intersection	Time Period	Cumulative Plus Project		Significant Impact?
		Delay	LOS	
1. Coe Avenue/Monterey Road	AM	11.1	B	No
	PM	14.1	B	No
2. Fremont Boulevard–SR-1 ramps/ Monterey Road	AM	41.4	D	No
	PM	74.8	E	Yes
With Mitigation	*AM*	*12.0*	*B*	*No*
	PM	*14.1*	*B*	*No*
3. California Avenue–SR-1 southbound on-ramp/Monterey Road–SR-1 northbound off-ramp	AM	5.9	A	No
	PM	7.4	A	No
4. Secondary Project Driveway/ Monterey Road (proposed)	AM	8.9	A	No
	PM	9.5	A	No

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service
SR-1 = State Route 1

Table XVI.7: Cumulative Plus Project Roadway Segment Level of Service Summary

Study Area Roadway Segment	Time Period	Cumulative Plus Project			Significant Impact?
		Volume	LOS		
Monterey Road between Fremont Boulevard and Coe Avenue	AM	532	A		No
	PM	992	D		Yes
With Mitigation	*AM*	*241*	*A*		*No*
	PM	*605*	*B*		*No*

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service

As shown in Table XVI.6, three study area intersections are forecast to operate at satisfactory LOS (defined as LOS C or better) during both peak hours under cumulative plus project conditions. The Fremont Boulevard–SR-1 ramps/Monterey Road intersection would operate at an unsatisfactory LOS under the cumulative plus project condition (LOS D in the a.m. peak hour and LOS E in the p.m. peak hour). Because the LOS at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection would degrade from LOS C to D in the a.m. peak hour and from LOS D to E in the p.m. peak hour from existing plus project to cumulative plus project conditions, a significant cumulative impact would result at this intersection. Implementation of Mitigation Measure TRA-2, requiring payment into the Fort Ord Reuse Authority (FORA) Fee, would reduce significant cumulative impacts at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection to less than significant.

PUBLIC NOTICE

A public notice has been published in the Monterey Weekly on Thursday, August 4, 2016 and a public notice was mailed to all property owners located within 500-feet of the project site on Friday, August 5, 2016.

NEXT STEPS

After the City Council receives public testimony and considers the proposed Mitigated Negative Declaration and use permit application, the project applications (i.e. Use Permit, Design Review) and the IS/MND will then be reviewed by the Fort Ord Reuse Authority (FORA) for consistency with the Fort Ord Base Reuse Plan.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - IS/MND Resolution
2. Attachment 1 - Exhibit "A" - Final IS/MND
3. Attachment 2 - Use Permit Resolution
4. Attachment 2 -Exhibit A - Project Plans
5. Attachment 3 - Location Map
6. Attachment 4 - Site Photographs
7. Attachment 5 - Site Layout
8. Attachment 6 - General Plan Consistency Table
9. Attachment 7 - Fort Ord Base Reuse Plan Consistency Table
10. Attachment 8 - Highway 1 Design Guidelines Boundary Map
11. Attachment 9 - Lighting Cut Sheets

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

RESOLUTION NO. 16-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY SEASIDE OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE APPROVAL OF A 144-BED RESIDENTIAL CARE FACILITY LOCATED AT 550 MONTREY ROAD.

WHEREAS, the Seasons Management has applied for the construction of a 144-bed residential care facility comprised of 131-unit Residential Care Facility and 13-unit Co-Housing Facility at 550 Monterey Road (project site); and

WHEREAS, the proposed development of the residential care facility is subject to the preparation of an Initial Study in accordance with the California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, the City of Seaside has prepared a Final Initial Study and Mitigated Negative Declaration provided as Exhibit "A" to evaluate the potential environmental impacts associated with the project; and

WHEREAS, the Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed amendments were circulated for a period of 30 days beginning on March 18, 2016 and ending on April 18, 2016; and

WHEREAS, the proposed project is designed to conform with the Seaside General Plan, Title 17 (Zoning Code) of the Seaside Municipal Code, and Fort Ord Base Reuse Plan; and

WHEREAS, the Planning Commission held a public hearing on May 25, 2016 to consider and weigh the merits of the Mitigated Negative Declaration and proposed project in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in making its recommendation to the City Council for the adoption of a Mitigated Negative Declaration for the residential care facility; and

WHEREAS, it is the responsibility of the City Council to consider and weigh the merits of the Planning Commission recommendation to adopt a Mitigated Negative Declaration of the proposed 144-bed residential care facility in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside City Council, at a duly noticed public hearing on August 18, 2016 considered oral comments and written information concerning the Final Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed 144-bed residential care facility.

NOW, THEREFORE, BE IT RESOLVED that the City Council has considered the Final Initial Study and Mitigated Negative Declaration for Use Permit Application No. 14-05 and is acting to adopt the Final Initial Study and Mitigated Negative Declaration provided as "Exhibit " A" to this Resolution based on the following findings:

1. A Mitigated Negative Declaration has been prepared and circulated in accordance with the California Environmental Quality Act (CEQA) Guidelines.

   Evidence: The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project were prepared, posted and circulated for a period of thirty days with the Monterey County Recorders Office and State Clearinghouse and is on file with the City of Seaside Community Development Department located at 440 Harcourt Avenue, Seaside, California.

   Evidence: All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. A Program for Mitigation Monitoring and/or Reporting on Conditions of Approval **(hereafter "the MMRP")** has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may have a significant effect on the environment.

   Evidence: The project does not involve impacts which are individually limited but cumulatively considerable, because the described project will incorporate both project-specific mitigation measures and cumulative mitigation measures to avoid significant impacts of the project in the context of continued growth and development in the City of Seaside.

   Evidence: The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, because all adverse effects of the project will be mitigated to an insignificant level.

   Evidence: All comments received on the Initial Study have been considered as well as all evidence in the record, whether or not substantial which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the City's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. The conclusions of the Mitigated Negative Declaration are reasoned and based on factual foundation.

2. The proposed project is consistent with the following goals and policies of the 2004 Seaside General Plan listed in Table 1 below.

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
Goal LU-2: Revitalize existing commercial area. **Policy LU-2.4:** During redevelopment and revitalization activities, ensure quality architectural and design themes.	**Evidence:** Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 feet (ft) east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space. The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods. **Policy LU-4.1:** Require that all new development 1) funds its share of community services and facilities; 2) uses quality design and materials; 3) is compatible with surrounding uses, the site, and available infrastructure.	**Evidence:** The proposed project will complement the existing site and enhance the character of the community as follows: 1. The proposed project will consist of demolishing an abandoned gas station/convenience store and redeveloping the site with an Assisted Living Facility; a Memory Care Facility; and a Co-Housing Assisted Living Facility. The Assisted Living Facility and the Memory Care Facility are contained in an 111,386 sf building. Of the 111,386 sf building, 81,679 sf will be used by the Assisted Living Facility and 29,707 sf will be used by the Memory Care Facility (refer to Building A-1 for the Assisted Living Facility and Building A-2 for the Memory Care Facility on Figure 1-2). The Co-Housing Assisted Living Facility will be 10,894 sf. The project will be able to fund its share of infrastructure improvements by re-constructing all required gas, water, and sewer lines to serve the development and pay the required Fort Ord Reuse Agency Fees. 2. The proposed project is being designed such that the height and setback of the buildings are similar to (e.g., two-story) or greater than (e.g., setbacks varying from approximately 16 to 63 ft) the neighboring residential areas. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. The project would be designed in the traditional California Craftsman architectural style. The architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables, flower boxes, and wood fascia. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, and wood castings and head and sill trim around all windows and doors. The roofs would consist of asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The City Board of Architectural Review (BAR) would be responsible for reviewing and approving the proposed project's final architectural design plans before the proposed project is considered and approved by the Planning Commission and the City Council. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development. The proposed project will water conservation measures to comply with Title 24 of the 2013 California Building Code and a planting and

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
	irrigation system in compliance with the State Model Landscape Ordinance. The proposed project would also be designed to conform to Section R2.1 Occupancy, of the most current California Building Code (CBC), which includes building code requirements for residential care facilities for the elderly with more than six non-ambulatory residents. 3. The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan. Furthermore, because the proposed project would include the development of residential housing for seniors, the land use character of the project site would be similar to the surrounding residential uses so the proposed project would not substantially change the character of the views currently experienced by off-site viewers. As mentioned above, the proposed project includes landscaping along the perimeter of the project site and around each of the two buildings to buffer the view of the facilities from passing motorists and off-site viewers. Furthermore, the proposed project will allow for the relocation of existing infrastructure system on-site and will not require any expansion in the capacity of the existing infrastructure system.
Goal LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.	
Policy LU-5.1: Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.	**Evidence:** Operation of the proposed senior assisted living facility would result in a projected water demand of approximately 40.8 af/yr.[1] This does not include any reduction that would be obtained through incorporation of the sustainability features listed in Section II.B of this IS/MND. Based on the current and 10-year annual water consumption rates provided by the Marina Coast Water District, there is sufficient water allocation remaining in the 1,012 af/yr Ord Community/City of Seaside water allocation limit to meet the water supply needs of the proposed project. Therefore, water supply is available to meet the incremental increase in demand from the proposed project. The project would not necessitate new or expanded water entitlements, and the MCWD would be able to accommodate the increased demand for potable water.
Policy LU-5.3: Actively promote water conservation by	**Evidence:** Provision of a landscape and development plan for the proposed project that includes:

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General Plan Goal/Policy	Evidence
City residents and businesses.	• Native and/or drought-tolerant plants; • Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls; • Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. Provision of ultra-high efficiency water fixtures within the living units and dining area facilities in accordance with the Marina Coast Water District standards.
Goal LU-6: Ensure that sewer services and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.	
Policy LU-6.1: Maintain the existing sewer system to provide a high level of service to community neighborhoods.	**Evidence:** Wastewater from the proposed project would be sent, via lines owned and managed by MCWD, to the Monterey Regional Water Pollution Control Agency's (MRWMD) Regional Wastewater Treatment Plant where it would be treated. The existing sewer lines within the vicinity of the project site include one 8-inch gravity-fed sewage line and one 10-inch pressurized line. Buildings would connect directly to the 8-inch gravity-fed sewage line, which would be relocated and upgraded to a 12-inch gravity-fed sewage line as part of the proposed project. The MCWD facilities would receive wastewater generated from the proposed project. The wastewater is ultimately pumped to the Monterey Regional Water Pollution Control Agency (MRWPCA) regional treatment plant for processing, which is located 2 miles north of the City of Marina in northern Monterey County. Any future development on the project site would be serviced by the MRWPCA regional treatment facility. The regional treatment facility is responsible for the disposal of treated wastewater. MRWPCA has provided the Applicant with a will service letter (see Appendix B of this IS/MND) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments.
Policy LU-6.2: Ensure new development and redevelopment projects provide adequate sewage collection infrastructure.	**Evidence:** The MRWPCA regional treatment facility has been designed to treat typical wastewater flows from different land uses in the region, including within the City. The proposed project would generate wastewater flows typical of residential and commercial uses in the City. Therefore, the proposed project would not produce wastewater atypical of flows received at the MRWPCA regional treatment plant. MRWPCA has provided the Applicant with a will service letter (see Appendix B of IS/MND) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments. In addition, as discussed in Response XVII(b) of the environmental checklist, the proposed project is anticipated to generate approximately 24,000 gallons of wastewater per day, which is a fraction of 0.1 percent of the available daily treatment capacity at MRWPCA. Therefore, the increased wastewater flows from the proposed

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General Plan Goal/Policy	Evidence
	project can be accommodated within the existing design capacity of the MRWPCA regional treatment plant, would be typical of wastewater flows in the City, and would not result in the MRWPCA regional treatment facility exceeding its wastewater treatment requirements.
Goal LU-8: Provide a level of flood control and protection that meets the needs of the community. **Policy LU-8.2:** Ensure developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State and federal standards.	**Evidence:** Throughout the project site, drain inlets and a pipe system would be provided to collect the storm water from the driveways and other impervious surfaces, and direct it to the rain gardens, with the exception of the southerly, undeveloped end of the project site. In this location, the existing vegetation would be protected in place and runoff would infiltrate directly into the ground. Pervious pavers would be installed at interior courtyards and in all parking stalls. The new stormwater drainage system would accommodate storm water up to the 100-year storm. Prior to the issuance of a grading permit, the Applicant shall prepare a Final Stormwater Control Plan. The Final Stormwater Control Plan shall be prepared by a qualified hydrologist or Professional Engineer. The Final Stormwater Control Plan shall be prepared consistent with the post-construction requirements of the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development and the Stormwater Control Plan Template. The Final Stormwater Control Plan shall specify Best Management Practices (BMPs) to be incorporated into the design of the proposed project. In addition, the Final Stormwater Control Plan shall demonstrate that the storm water controls comply with the Fort Ord Reuse Authority requirement that 100 percent of the on-site storm water from a 24-hour 100-year storm event be infiltrated on the site. The Final Stormwater Control Plan shall include pre-project and post-project flow calculations to demonstrate that the rain gardens are designed to infiltrate 100 percent of the runoff from a 100-year storm. The Applicant shall provide the Final Stormwater Control Plan to the City of Seaside Public Works Department for review and approval.
Goal C-4: Ensure adequate parking is provided on-site **Policy C-4.1:** Require off-street parking in new development and redevelopment projects.	**Evidence:** The proposed project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The Assisted Living Facility and Memory Care Facility combined would provide 78 parking spaces for residents, visitors and employees. The Co-Housing Facility would provide 14 parking spaces for residents and visitors. Of the 92 total parking spaces, 8 parking spaces would be ADA-compliant and designated as handicap parking, 6 parking spaces would be designated for low-emitting and fuel-efficient vehicles and provide electric vehicle charging stations, 23 parking spaces would be designated for compact vehicles, and 55 parking spaces would be designated for standard vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.

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General Plan Goal/Policy	Evidence
Goal S-1: Reduce the risks to people and property from hazards related to seismic activity, flooding, geologic conditions, and wildfires	
Policy 8-S.1: Reduce the risk of impacts from seismic and geologic hazards.	**Evidence:** The project site is located in a region characterized by moderate to high seismic activity, which could result in damage to the proposed buildings. There are several faults in the vicinity of the project site that are capable of producing strong ground motion. A fault search conducted as part of the *Geotechnical Investigation Report* identified 24 active faults and potentially active faults mapped within a 62-mile radius of the project site. These 24 faults, their distance from the site, and their estimated mean moment magnitude are listed in Table VI.VI.1. During an earthquake along any of these faults, seismically induced ground shaking at the project site would be expected to occur. The severity of the shaking would be influenced by the distance of the project site to the seismic source, the soil conditions, and the depth to groundwater. According to the *Geotechnical Investigation Report*, the Rinconada Fault is the closest known fault to the project site and, because of the fault's proximity, has the greatest potential to generate the highest level of ground shaking at the project site. The probabilistic maximum considered earthquake (MCE)[2] for the project site is estimated to result in a peak ground acceleration of 0.56 g.[3] Due to the proximity of the project site to the Riconada Fault, the Blanco section of the Reliz Fault and the Monterey Bay-Tularcitos Fault and other active faults in the area, it is likely that the project site would be subjected to strong ground shaking from at least one moderate to severe earthquake during the lifespan of the proposed project. Therefore, strong seismic ground shaking generated by seismic activity is considered a potential constraint that may affect the proposed project. All applicable guidelines, including compliance with the California Building Code and the City of Seaside Building Code, accepted industry standards, and other regional and local regulations that address seismic hazards, would be incorporated into the project's building plans.
Policy S-1.2: Protect the community from flooding hazards.	**Evidence:** According to the City's General Plan Safety Element (2004), the project site is not located within a 100-year flood zone. In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located within a 100-year special flood hazard area. The project site is mapped as Zone X, Other Flood Areas, which is defined as areas of 0.2 percent annual chance floodplain (500-year floodplain), areas of 1 percent annual chance flood (100-year flood) with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood (Map No. 06053C0290G; April 2, 2009).
Policy S-1.3: Reduce the risk of wildfire hazard in the community.	**Evidence:** According to the City's General Plan Safety Element, the project site is located within a Fire Hazard Area. Although located in a Fire Hazard Area, the project site is surrounded by residential development to the east and south and SR-1 to the west and north. During operation, the project site would be developed with structures and landscaping and surrounded by

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
	urban development and roadways. In addition, the proposed use of the site would be typical of urban development and would have a low risk of igniting a wildfire. Because of the urban nature of the project site and surrounding development, and the proposed on-site uses, the risk of wildfire during operation would be low.
Goal 8-2: Protect the community from public safety hazards related to human activities. **Policy 8-2.2:** Minimize the risk to the community associated with hazardous materials.	**Evidence:** Construction of the proposed project would involve the use of chemical agents, solvents, paints, and other hazardous materials that are associated with construction activities. The amount of hazardous chemicals present during construction would be limited and would be handled in compliance with existing government regulations. The potential for the release of hazardous materials during project construction is low and, in the unlikely event that a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials used during construction. Construction of the proposed project would result in the disturbance of soils on the project site, which was once a gas station for Fort Ord. The project site previously contained three 1,000 gallon underground storage tanks (USTs) and associated product piping. The USTs and product piping located on site were properly removed in January 1997. Additionally, soil and soil vapor sampling was conducted to confirm soils on site do not contain any significant residual impacts from the gas station operations. Based on soil and soil vapor sampling conducted, there is no evidence of a petroleum hydrocarbon or VOC release resulting from the former gas station operation. Project operation would involve the use of potentially hazardous materials (e.g., cleaning agents, paints, fertilizers, or pesticides) that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to residents or workers in the vicinity of the project site. The proposed project would not produce hazardous emissions or handle acutely hazardous materials, substances, or waste.
Goal N-1: Provide consistent and effective noise control through proper and use planning. **N-3:** Minimize non-transportation related noise impacts. **Policy N-1.1:** Ensure new development and reuse/revitalization projects can be made compatible with the noise environment and existing development.	**Evidence:** The City of Seaside General Plan requires that interior noise levels be maintained at or below 45 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) for residential uses. Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods but in general, interior noise levels would be up to 58 to 59

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
	dBA CNEL. The proposed project will be required to install doors and windows with varying Sound Transmission Class (STC) ratings in units subjected to potentially high interior noise levels. The proposed project will also be required to install forced-air mechanical ventilation in all residential units. These requirements will help maintain interior noise levels below the City's 45 dBA CNEL noise threshold.
Policy N-3.1: Reduce the impacts of noise producing land uses, activities, and businesses on noise sensitive land uses.	**Evidence: Traffic-related Noise.** The project site is located between State Route 1 (SR-1) and Monterey Road just north of the Monterey Road and Coe Avenue intersection in the City of Seaside. Existing ambient noise was compared to projected ambient noise levels after the project is developed to determine if the project would be compatible with the existing noise environment and existing development. The primary existing noise source in the vicinity of the project site is vehicular traffic along SR-1 and local traffic along Monterey Road. Neighborhood traffic along Coe Avenue also affects the noise environment. Traffic-related noise will not be compatible with outdoor patios in three specific locations within the project site. Therefore, the proposed project includes walls around certain patios within the proposed development to ensure that use of the patios does not expose residents to excessive noise. **Stationary Noise.** The proposed project includes the operation of mechanical ventilation as well as emergency vehicles that may periodically assist residents. Neither the operation of mechanical equipment nor the periodic use of emergency vehicles will generate noise that will impact surrounding sensitive land uses. **Mechanical Equipment.** The proposed project would include mechanical equipment, such as heating, ventilation, and air conditioning systems. The placement of such equipment would occur on either the interior or the northern boundary of the project site. During daytime hours, typical existing hourly average noise levels range from 64 to 69 dBA L_{eq}, and during nighttime hours, existing noise levels range from 56 to 66 dBA L_{eq}. The nearest mechanical equipment room proposed near the southern property line would be a distance of 180 ft away from on-site residential units. Typical air conditioning units and heat pumps range from approximately 54 to 62 dBA L_{eq} at a distance of 5 ft. At 180 ft, these units would have noise levels below 40 dBA L_{eq}. Any other identified locations for mechanical equipment would be located further than 180 ft from the nearest noise-sensitive receptors. **Emergency Response.** The proposed senior assisted-living facility may, on occasion, require emergency vehicle assistance, which may include the use of a siren. At a distance of approximately 50 ft, sirens could reach levels of 92 to 94 dBA L_{max}. The nearest existing residences would be located approximately 125 ft from the entrance driveway of the project site, which would result in maximum instantaneous noise levels of 88 to 90 dBA L_{max}. While these levels could be considered to be excessive, they would occur within short time spans and would be in response to emergencies. According to Chapter 9.12.040 of the City's Municipal Code, excessive, unnecessary, or unusually loud noise is

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
	exempt from the established noise regulations.
Goal H-1: Maintain a range of housing opportunities to address the existing and projected needs of the community.	
Policy H-1.6: Support the concept of "aging in place" by maintaining a range of housing types that allows people to remain in the community as their housing needs change.	**Evidence:** The proposed project will contribute to improved residential options for senior citizens within the City by creating a development that incorporates a range of housing types for seniors, such as assisted living and memory care. The proposed project will provide seniors currently living in the Seaside/Monterey area an opportunity to "age in place" and remain in the area as they begin to require different housing options and a higher level of care.
Policy H-1.7: Ensure new residential developments are adequately served by infrastructure, including water and sewer, park and recreation areas, libraries, transportation, public safety and other necessary community services.	**Evidence:** The project proposes to construct 144 new senior living residential units located within three facilities and would be designed to accommodate approximately 174 senior residents. It is expected that the proposed facilities would primarily accommodate seniors that are currently living in the City, although some of the senior residents would relocate to obtain assisted living care in this location. Furthermore, the proposed project will include utilities and recreation areas on-site. Therefore, the proposed project would not substantially increase the demand on existing public services or the need for new or expanded public services.
Goal H-2: Maintain and improve existing neighborhoods and housing.	
Policy H-2.6: Through a design review process, ensure new residential developments and revitalization projects are compatible (i.e. scale, size, height, design, and appearance) with surrounding uses:	**Evidence:** The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan and that the design is consistent with the surrounding residential neighborhoods.
Policy H-2.7: Support public education programs that promote property maintenance.	**Evidence:** The proposed project will include a demonstration garden at the south end of the development which will include drought tolerant species native to the Monterey Peninsula.
Goal H-3: Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.	

Table I: General Plan Consistency

General Plan Goal/Policy	Evidence
Policy H-3.1: Participate in programs assisting in the production and conservation of adequate, safe, and attractive housing affordable to very-low, low, and moderate income households and other special needs groups.	**Evidence:** The assisted living and memory care facilities will provide housing opportunities for seniors with limited mobility and/or in need of special assistance for daily living functions. This type of housing type is limited within the community. The co-housing facility will provide affordable housing in a dormitory style environment.

[1] Water consumption was calculated based on the Marina Coast Water District's Urban Water Management Plan water demand factors. (144 dwelling units x 0.25 af/yr/dwelling unit) + (0.89 ac landscaping x 2.1 af/yr/ac) + (2,000 sf restaurant x 0.00145 af/yr/sf) = 40.8 af/yr.

[2] A maximum considered earthquake is defined as an earthquake that is expected to occur once in approximately 2,500 years, that is, it has a 2 percent probability of being exceeded in 50 years.

[3] g = acceleration due to gravity 9.8 (m/s^2)

ac = acres
af/yr = acre-feet per year
City = City of Seaside
ft = foot/feet
IS/MND = Initial Study/Mitigated Negative Declaration
MCWD = Marina Coast Water District
sf = square feet

Fort Ord Reuse Plan Conformance

The project site is within the former Fort Ord, and subject to consistency with the Fort Ord Reuse Plan. The proposed project has two components, one of which is a legislative action and one of which is a development entitlement. In accordance with Fort Ord Reuse Authority Master Resolution Section 8.01.020, the zoning amendment must be brought to the Fort Ord Reuse Authority Board of Directors for a consistency determination. The proposed youth hostel development project is an entitlement approval, and the consistency determination would be made by the Fort Ord Reuse Authority staff, subject to appeal to the Board of Directors. The Fort Ord Reuse Authority tacitly endorsed the site for this use when it transferred the site to the City specifically for this purpose.

The proposed project was reviewed for consistency with the BRP (refer to Table 2). The following objectives and policies from the BRP are applicable to the proposed project:

Objectives: Land Use Element: Residential Land Use Objectives B and C
Land Use Element: Institutional Land Use Objective D
Conservation Element: Soils and Geology Objective A
Conservation Element: Hydrology and Water Quality Objective C
Noise Element: Objective A
Safety Element: Seismic and Geologic Hazards Objective A
Safety Element: Fire, Flood and Emergency Management Objective A
Safety Element: Hazardous and Toxic Materials Safety Objective A

Policies: Land Use Element: Residential Land Use Policies B-1 and C-1
Land Use Element: Institutional Land Use Policy D-2
Conservation Element: Soils and Geology Policy A-2
Conservation Element: Hydrology and Water Quality Policy C-2
Noise Element: Policies B-8 and B-9
Safety Element: Seismic and Geologic Hazards Policy A-2
Safety Element: Fire, Flood and Emergency Management Policy A-2
Safety Element: Hazardous and Toxic Materials Safety Policy A-1

Table 2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Residential Objective B: Ensure compatibility between residential development and surrounding land Uses.	
Residential Land Use Policy B-1: Residential Land Use Policy B-1: The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.	**Evidence:** The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.
Residential Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.	
Residential Land Use Policy C-1: The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.	**Evidence:** The proposed project will provide Senior Housing, which is identified as an underserved housing type within the City of Seaside. By providing an underserved housing type to help maintain a variety of housing types in the City commensurate with projected housing needs, the proposed project would be consistent with the Seaside General Plan.
Institutional Land Use Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.	**Evidence:** Implementation of the proposed project

Table 2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Institutional Land Use Policy D-2: The City of Seaside shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.	would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space.
Conservation Element: Soils and Geology Objective A: Prevent the loss and transport of soil resulting from wind and water erosion and promote construction practices that recognize soils with development limitations.	
Conservation Element Soils and Geology Policy A-2: The City shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be Fort Ord subject to the approval of the public works director for the City of Seaside. The erosion component of the plan must at least meet the	**Evidence:** During construction of the proposed project, the total disturbed soil area would be approximately 5.47 acres. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. The on-site slopes composed of cohesionless dune sand materials are potentially subject to erosion. Concentration of surface runoff has the potential to result in severe erosion where the ground is

Table 2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.	included and unprotected. Because the proposed project disturbs greater than 1 acre of soil, the project is subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit). Under the Construction General Permit, the project would be required to prepare a SWPPP and implement construction Best Management Practices (BMPs) detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.
Conservation Element: Hydrology and Water Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water. **Hydrology and Water Quality Policy C-2:** At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.	**Evidence:** The project site consists of approximately 1.34 acres of impervious surface area (approximately 24.4 percent of the project site). The proposed project would increase impervious surface areas on the project site by approximately 1.66 acres to approximately 3.0 acres of impervious surface area (approximately 54.8 percent of the project site). Pollutants of concern associated with project operations include suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, and trash and debris. A *Preliminary Stormwater Control Plan* has been prepared for the proposed project that details Low Impact Development (LID) and Source Control BMPs that would be implemented to target pollutants of concern in stormwater runoff and reduce impacts to water quality during operation of the proposed project. The LID BMPs proposed in the *Preliminary Stormwater Control Plan* include pervious pavement within the interior building courtyards and vehicle parking stalls. In addition bioswales that resemble dry streambeds and rain gardens featuring native plants would be incorporated into the project's landscaping design. In addition to the LID BMPs, Source Control BMPs would also be implemented that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the proposed project.

Table 2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	As a Condition of Approval, the Developer will be required to prepare a Final Stormwater Control Plan that includes LID BMPs to ensure that on-site drainage systems are designed to capture and filter out urban pollution.
Noise Element Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.	
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.	**Evidence:** Neither the long-time traffic nor stationary noise sources would cause an increase in ambient noise levels of more than 3 A-weighted decibels (dBA) within the project vicinity as measured at the property line.
Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	**Evidence:** As a Condition of Approval, the Construction Contractor will be required to prepare a construction noise plan that includes implementation of Best Management Noise Reduction Practices.
Safety Element: Seismic and Geologic Hazards Objective A.	
Seismic and Geologic Hazards Policy A-2: The City shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction.	**Evidence:** A *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014) was prepared for the proposed project. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code and the recommendations of the project geotechnical consultant as summarized in the final written Geotechnical Report.
Safety Element: Fire, Flood and Emergency Management Objective A.	
Fire, Flood, and Emergency Management Policy A-2: The City shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.	**Evidence:** Fire protection services for the project site are provided by the Seaside Fire Department. The City operates one fire station located at 1635 Broadway Avenue that is located approximately 2.5 miles from the project site by way of surface streets. The daily staffing for the fire station includes One Chief Officer assigned to a Chevy Tahoe Command Vehicle, three to four firefighters assigned to an Engine company, and three or four firefighters assigned to a Truck company (Chief Brian Dempsey, Personal Communication). The project site will contain sufficient water service and water pressure to service the site for fire suppression

Table 2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	purposes.
Safety Element: Hazardous Materials and Toxic Materials Safety Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.	
Hazardous and Toxic Materials Safety Policy A-1: The City shall monitor and report to the public all progress made on the RA-ROD.	**Evidence:** A Hazardous Phase I environmental site assessment and a confirmation sampling report for the project was completed. Neither identified any hazardous wastes at the project site. Based on the results, there is no evidence that there are any hazardous materials remaining from the former gas station. Therefore, no remediation is necessary.

City = City of Seaside
ft = foot/feet
ROD = Record of Decision
sf = square feet

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, on the 18th day of August 2016 by the following votes:

FINAL

INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION

SEASIDE SENIOR LIVING PROJECT

CITY OF SEASIDE, CALIFORNIA

Submitted to:

City of Seaside Planning Division
440 Harcourt Avenue
Seaside, California 93955

Prepared by:

LSA Associates, Inc.
285 South Street, Suite P
San Luis Obispo, California 93401
(805) 782-0745

Project No. SEZ1402

LSA

May 2016

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INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Seaside Senior Living Project
File No.:	UP14-05 and BAR14-20
Project Location:	City of Seaside, California
Name of Property Owner:	Seaside Senior Living, LLC
Name of Applicant:	Ricardo de la Cruz
Assessor's Parcel Number(s):	APN 031-141-004
Acreage of Property:	5.47 acres
General Plan Designations:	Community Commercial
Zoning:	Community Commercial
Lead Agency:	City of Seaside
Prepared By:	LSA Associates, Inc. 285 South Street, Suite P San Luis Obispo, California 93401
Date Prepared:	May 2016
Contact Person:	Rick Medina
Phone Number:	(831) 899-6726

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II. ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

A. Environmental Setting

The project site is located in the central portion of the City of Seaside (City), a coastal community of approximately 35,000 residents on the south side of Monterey Bay. The City is within the County of Monterey (County) and is located approximately 18 miles (mi) southwest of the City of Salinas and 3 mi east-northeast of Monterey city center (refer to Figure II-1, Project Vicinity and Location). The project site is located at 550 Monterey Road, on the north side of Monterey Road at the intersection of Monterey Road and Coe Avenue. The project site is bounded by California State Route 1 (SR-1) to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest.

B. Project Description

The project site is approximately 5.47 acres (Assessor's Parcel Number [APN] 031-141-004). The project site was previously owned by the United States (U.S.) Army. Following the closure of Fort Ord in 1994, the parcel was transferred to the City under the Fort Ord Reuse Authority Act (FORA). There is currently one 5,000 square foot (sf) structure located on the project site that would be removed as part of the proposed project. The structure was formerly used by the U.S. Army as a convenience store and gas station but is currently vacant.

The majority of the project site is currently undeveloped with the exception of the 5,000 sf structure, the asphalt parking area, and the parking lot lights. The project site is generally flat, sloping from Monterey Road downward towards SR-1. There are three bluegum eucalyptus (*Eucalyptus globulus*) and 94 Monterey cypress (*Cupressus macrocarpa*) on the project site, with ice plant (*Carpobrotus edulis*) being the predominant groundcover. The remainder of the project site is primarily characterized by non-native ruderal plant species.

The proposed project would include demolition of the existing 5,000 sf structure and the development of a State of California licensed Residential Care Facility for the Elderly (RCFE). A Residential Care Facility for the Elderly means a housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator, or other responsible person; where 75 percent of the residents are 60 years of age or older and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents.[1] The RCFE will be comprised of two buildings that will house three related uses on the project site (refer to Figure II-2, Conceptual Site Plan). Building A-1 will house the Assisted Living Facility (81,679 sf) (refer to Building A-1 on Figure II-2), Building A-2 will house the Memory Care Facility (29,707 sf) (refer to Building A-2 on Figure II-2), and Building B will be used for the Assisted Living Co-Housing Facility (10,894 sf) (refer to Building B on Figure 1-2), for a total of 122,280 sf of new construction. The proposed project would be constructed in compliance with current California Building Code and Americans with Disability

[1] State of California, Department of Social Services, Health and Human Services Agency. Title 22, Division 6, Chapter 8, Page 24. *Residential Care Facilities for the Elderly*. March 5, 2008.

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Figure II-1: Project Vicinity and Location

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Figure II-2: Conceptual Site Plan

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Act Standards. The proposed project would be constructed in one phase. Project construction is anticipated to last approximately 18 months.

Project Objectives. The City and the project Applicant have established the following project objectives:

- Create a State Licensed Residential Care Facility for the Elderly (RCFE) providing Assisted Living and Memory Care, with associated amenities, including on-site memory support, healthcare by licensed professionals, and recreational activities along with cultural and therapeutic programs to seniors;
- Offer an assisted living facility for seniors, a type of residential housing not currently provided in the City;
- Create new employment opportunities in the City, particularly for healthcare professionals specializing in care and recreational services for senior and supporting fields;
- Contribute to improved residential options for senior citizens within the City by creating a development that incorporates the following design and planning principles as part of the project: safety and security, recreation and therapeutic activities, on-site management and healthcare, and transportation, including shuttle service to local restaurants, shopping, and health services; and
- Design a project that incorporates sustainable features including low-flow water fixtures, energy-efficient mechanical systems, and the use of recycled materials.

Project Technical, Economic, and Environmental Characteristics. The 2004 Seaside General Plan designates the project site as Community Commercial (CC). The City Zoning Ordinance (Title 17 of the Municipal Code) designates the project site as Community Commercial (CC).

Demolition and Utility Relocation. The proposed project would include demolition of the existing 5,000 sf structure, on-site pavement, parking lights, and gas pump islands and covers (the gas pumps were previously removed by the U.S. Army in 1996).

The proposed project would also include replacement of the following existing utilities in the same general location, within the western part of the project site bordering SR-1, as they are currently provided: (1) AT&T underground phone lines, (2) Marina Coast Water District's 10-inch pressurized sewage pipe line, and (3) an 8-inch gravity-fed sewage pipe line, which would be replaced with a 12-inch sewage pipe line.

Additionally, the proposed project would require reconstructing the following utilities that run along the westerly side of the project site: (1) a storm drain trunk line and (2) fiber optic cables.

Project Components. The proposed project would develop two buildings that would house three related senior living uses on the project site including an Assisted Living Facility (81,679 sf) (refer to Building A-1 on Figure II-2), a Memory Care Facility (29,707 sf) (refer to Building A-2 on

Figure II-2), and an Assisted Living Co-Housing Facility (10,894 sf) (refer to Building B on Figure II-2) for a total of 122,280 sf of new development. The specific components and amenities of each facility are provided below.

Assisted Living Facility. The proposed 81,679 sf Assisted Living Facility would be part of a two-story structure containing 88 residential units (refer to Figure II-3a, Assisted Living Elevations). A portion of the second story would be located above the adjoining Memory Care Facility. Of the 88 total residential units, there would be 39 studios (averaging 440 sf per unit), 42 one-bedroom units (averaging 550 sf per unit), and seven (7) two-bedroom units (averaging 700 sf per unit). The facility would be designed to serve approximately 100 seniors with daily living services. The studio units would include a kitchenette while the one- and two-bedroom units would include a full kitchen. All units would include Americans with Disabilities Act (ADA)-compliant bathrooms. The one and two-bedroom residential units would be designed to accommodate two individuals; the studio units would be designed to accommodate one individual. The Assisted Living Facility would also provide a Fire Code-approved elevator.

The Assisted Living Facility would offer residents daily meals served in a large dining area, housekeeping services including laundry, transportation, social and therapeutic services, entertainment, and options for personal care. The 81,679 sf facility would include the following amenities for residents: lobby/living room, dining room, wellness clinic, theater, activity/social room, beauty/barber salon, central kitchen, laundry facility, and outdoor recreational spaces.

Memory Care Facility. The proposed 29,707 sf Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level (refer to Figure II-3b, Memory Care Elevations). Of the 43 total residential units, there would be 31 private studios (averaging 330 sf per unit) designed for one resident and 12 companion studios (averaging 400 sf per unit) designed for two residents. The facility would be designed to serve approximately 55 mentally impaired seniors with assisted living care and therapeutic programs. The facility would consist of four distinct neighborhoods of approximately 11 units each. Each neighborhood would have access to two secure inner courtyards (2,992 sf outdoors). Each neighborhood would include a therapy kitchen, living room, dining room, and activity areas. All units would include ADA-compliant bathrooms; however, no kitchens or kitchenettes would be available within the units. Additionally, the facility would include staff offices, a staff conference room, a staff lounge, secured medication storage, therapy spa, kitchen prep-room, and a laundry facility.

Co-Housing Facility. The proposed 10,894 sf Co-Housing Assisted Living Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for seniors requiring assisted living facilities (refer to Figure II-3c, Senior Co-Housing Elevations). Each unit would be approximately 490 sf and would be designed to serve 1 to 2 people. All units would include ADA-compliant bathrooms and a small kitchenette. All residential units would open to common living areas that would include a community kitchen, dining areas, living rooms, a laundry facility and outdoor patios. The building would also provide one Fire Code-approved elevator.

Figure II-3a: Assisted Living Elevations

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Figure II-3b: Memory Care Elevations

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Figure II-3c: Senior Co-Housing Elevations

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Architectural Style. The proposed project would be designed to conform with Section R2.1 Occupancy, of the most current California Building Code (CBC), which includes building code requirements for residential care facilities for the elderly with more than six non-ambulatory residents.

The project would be designed in the traditional California Craftsman architectural style. The architectural design includes horizontal- and Craftsman shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables, flower boxes, and wood fascia. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, and wood castings and head and sill trim around all windows and doors. The roofs would consist of asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The City of Seaside Board of Architectural Review (BAR) would be responsible for reviewing and approving the proposed project's final architectural design plans before the proposed project is considered and approved by the Planning Commission and the City Council.

All services including trash and recycling, emergency power, and delivery areas would be located along the northern extent of the facilities (rear of the building) and would be screened from public view.

One freestanding monument sign, approximately 6-feet (ft) high by 10 ft wide, would be constructed near the front door of the building, which is just north of the project driveway entrance opposite Coe Avenue. The monument sign would be composed of a stone masonry base with an approximately 3 ft by 6.5 ft wooden sign hung from a wooden lattice-style pergola frame. Internal directional signage would also be provided on the site.

Lighting. On-site lighting for the proposed project would consist of traditional California craftsman style double-head lights located in the parking and driveway areas (approximately 7 ft high), walkway bollard lighting (approximately 3 ft high), landscape lighting, and wall-mounted single-head lights at the building entrances, along the building sides, and in the courtyard areas, the Co-Housing area, and the trash and recycling enclosure area (refer to Table II.1, below).

Table II.1: Outdoor Lighting Plan

Lights	Front	Rear	Sides	Total
Double-Head Lights: Parking	3	9	3	15
Building Entrances	2	2	0	4
Building Sides	3	8	7	18
Trash & Recycling Enclosure	0	0	1	1
Co-housing Lights	2	1	3	6
Total Count	**10**	**20**	**14**	**44**

All exterior lighting would be in conformance with the City's Outdoor Illumination Standards (City Municipal Code 17.30.070) and would not result in spill-over to any adjacent properties. Building exterior lights would be surface-mounted and directed away or screened from adjacent residential uses.

Landscaping. The proposed project would include approximately 17,958 sf of open space and 61,856 sf of landscaping, including around the exterior perimeter of the primary Assisted Living and Memory Care facility, around the perimeter of the parking areas, and within the courtyards and gardens. California native plants and drought-tolerant species would be used on the site.

Construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. Sixty-three of the Monterey cypress trees to be removed by the proposed project would be replaced, in-kind, on the site, with a minimum 5-gallon container. These Monterey cypress will planted according to standard landscaping practices to allow enough space for the Monterey cypress trees to grow with a dense tree canopy to a height of 30–40 ft. Eighteen of the Monterey cypress trees would be replaced, on the site, with a different tree species, with a minimum 5-gallon container. The 3 bluegum trees would be replaced, on site, with a different tree species. Of the 84 trees removed by the proposed project, 18 Monterey cypress trees would not be replaced in-kind because the proposed project site improvements (e.g., buildings, parking lots, and underground utilities) preclude the feasible placement of all 81 Monterey cypress trees.

The irrigation system for the proposed project would be designed in compliance with the State of California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill 1881, which promotes water efficient landscaping. The irrigation system would be designed to reflect the existing site soil conditions and would be installed by hydrozones as established by the planting plan. The irrigation system would also be designed to the recorded static pressure available on site in order to prevent runoff and overspray. The irrigation system would include the following features:

- Automatic irrigation controller with evapotranspiration date and rain sensors
- All sprinkler heads matched to precipitation
- No overhead spray used in areas less than 8 ft in width
- Overhead irrigation set back 24 inches from non-permeable surfaces
- Irrigation distribution through a mix of: low-flow, high-efficiency spray nozzles; point source drip; subsurface drip; and bubblers

Parking. The proposed project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The Assisted Living Facility and Memory Care Facility combined would provide 78 parking spaces for residents, visitors and employees. The Co-Housing Facility would provide 14 parking spaces for residents and visitors. Of the 92 total parking spaces, 8 parking spaces would be ADA-compliant and designated as handicap parking, 6 parking spaces would be designated for low-emitting and fuel-efficient vehicles and provide electric vehicle charging

stations, 23 parking spaces would be designated for compact vehicles, and 55 parking spaces would be designated for standard vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.

Access and Circulation. Local access to the project site is provided by Monterey Road. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. Both driveways are proposed to have a single ingress and egress lane.

The intersection at Coe Avenue/Monterey Road would be converted to a four-way stop as part of the proposed project. In order to provide full access to the main entrance, the following lane configurations/reconfigurations would be included as part of the proposed project:

- Northbound Coe Avenue: One left-turn lane, one through lane, and one right-turn lane
- Southbound main project entrance: One left-turn lane, one through lane, and one right-turn lane
- Eastbound Monterey Road: One left-turn lane, one through lane, and one right-turn lane
- Westbound Monterey Road: One left-turn lane, one through lane, and one right-turn lane

The second driveway is located approximately 400 ft east of the intersection of Monterey Road and Coe Avenue, and is near the eastern end of the project site. The proposed project would provide a stop sign within the development approximately 5 ft before the terminus of the driveway and its intersection with Monterey Road.

Circulation within the project site would include an internal road forming a “loop” that would provide access to the three facilities, parking, and fire hydrants for emergency fire response. The internal road would provide one lane of travel in each direction and would be accessible from each driveway.

Utilities and Services. The Marina Coast Water District (MCWD) provides water, wastewater, and recycled water services to the project site. MCWD must issue a water permit for any development or redevelopment activity that would involve the connection or modification of a connection to an existing water or wastewater distribution system, such as the proposed project.

Water for the proposed project would be supplied from the MCWD from groundwater wells.

Wastewater from the proposed project would be sent, via lines owned and managed by MCWD, to the Monterey Regional Water Pollution Control Agency’s (MRWMD) Regional Wastewater Treatment Plant where it would be treated. The existing sewer lines within the vicinity of the project site include one 8-inch gravity-fed sewage line and one 10-inch pressurized line. The residential buildings would connect directly to the 8-inch gravity-fed sewage line, which would be relocated and upgraded to a 12-inch gravity-fed sewage line as part of the proposed project.

Stormwater runoff from the new impervious surfaces would be treated by means of rain gardens (planted depressions allowing stormwater runoff from impervious surfaces the opportunity to be absorbed) permeable pavement, and infiltration on site. The proposed project includes the installation of seven rain gardens (varying in size) located along the exterior perimeter of the two buildings (refer to Figure II-2). Throughout the project site, drain inlets and a pipe system would be provided to collect the storm water from the driveways and other impervious surfaces, and direct it to the rain gardens, with the exception of the southerly, undeveloped end of the project site. In this location, the existing vegetation would be protected in place and runoff would infiltrate directly into the ground. Pervious pavers would be installed at interior courtyards and in all parking stalls. The new stormwater drainage system would accommodate storm water up to the 100-year storm.

Sustainable Development. The proposed project would incorporate the following sustainable design features to the greatest extent feasible:

- Use of "Green Building Materials," such as those materials that are resource-efficient, recycled, and manufactured in an environmentally friendly way, including low-volatile organic compound materials and materials free from formaldehyde;
- Installation of energy-efficient mechanical systems and solar systems;
- Supplying of electric auto chargers on site;
- Installation of water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals. Plum for recycled water (purple water) and on site gray-water systems;
- Designing buildings to promote the use of natural daylight and increase natural ventilation;
- Installation of occupancy sensor controlling lights in facility hallways, stairwells, offices, restrooms, and amenity areas;
- Installation of shading devices on south and west facing windows to reduce heat transfer from the sun;
- Installation of air conditioning systems free from chlorofluorocarbons (CFCs) and hydrofluorocarbons (HFCs) as part of the refrigerant system;
- Provision of a landscape and development plan for the proposed project that includes:
    - Native and/or drought-tolerant plants;
    - Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
    - Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff; and
- Provision of interior and exterior storage areas for recyclables and green waste from kitchen uses.

C. Discretionary Actions

In accordance with Sections 15050 and 15367 of the California Environmental Quality Act (CEQA) Guidelines, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions. Responsible Agencies are those agencies that have

jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The ministerial and discretionary actions to be considered by the City as a part of the proposed project include:

- **Use Permit:** Review and approval by the City Planning Commission of a Use Permit (Application UP14-05) for the development of a 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, including landscaping and parking areas.
- **Sign Permit:** Review and approval by the City Planning Commission of a Sign Permit for the proposed project.
- **Demolition Permit:** Review and approval by the City Planning Commission of a Demolition Permit to remove a 5,000 sf existing structure on the project site.
- **Plan Review:** Review and approval of the proposed project's Site and Elevation Plan, Lighting Plan, and Landscape Plan by the City's Board of Architectural Review (Application: BAR14-20).

Other public agencies (Responsible Agencies) whose approval is required for project development include:

- Fort Ord Reuse Authority – Entitlement Consistency Determination
- State of California Department of Social Services – State License for a Residential Care Facility
- Marina Coast Water District – Water and Sewer Connection
- Monterey Regional Water Pollution Control Agency – Wastewater Treatment Permit
- California Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) Permits
- Monterey Bay Unified Air Pollution Control District – Potential construction and operation permits

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III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

The plans checked below are applicable to the proposed project. Their consistency or nonconsistency with project implementation is described below. Referenced documents are listed in Section VIII, References.

General Plan/Area Plan	☒		Air Quality Management Plan	☒
Specific Plan	☐		Airport Land Use Plan	☐
Water Quality Control Plan	☐		Local Coastal Program-LUP	☐
Fort Ord Reuse Plan	☒			

A. General Plan

The proposed project was reviewed for consistency with the 2004 City of Seaside (City) General Plan (refer to Table III.1). The City's General Plan covers the approximate 8 square miles of land that make up the City area. The General Plan is intended as a comprehensive long-term plan to outline the physical growth and development of the community, and is the City's primary document for regulating land use and development. The General Plan includes eight elements to serve as a blueprint for the future growth of the City. These elements consist of: Land Use, Urban Design, Economic Development, Circulation, Conservation/Open Space, Safety, Noise, and Housing. Each element states its own goals and policies to guide land use and development decisions within the City. For a project to be considered consistent with the General Plan, it must be consistent with all applicable goals and policies found in the separate elements.

The following goals and policies from the 2004 City of Seaside General Plan are applicable to the proposed project:

Goals: Land Use: Goals LU-2, LU-4, LU-5, LU-6, and LU-8
Circulation: Goal C-4
Safety: Goals S-1 and S-2
Noise: Goals N-1 and N-3
Housing: Goals H-1, H-2, and H-3

Policies: Land Use: Policies LU-2.4, 4.1, 5.1, 5.3, 6.1, 6.2, and 8.2
Circulation: Policies C-4.1, C-4.2, and C-4.3
Safety: Policies S-1.1, S-1.2, S-1.3, and S-2.2
Noise: Policies N-1.1 and N-3.1
Housing: Policies H-1.6, H-1.7, H-2.5, H-2.6, H-2.7, and H-3.1

The proposed project was found to be consistent with all applicable goals and policies found in the 2004 City of Seaside General Plan.

CONSISTENT.

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
Goal LU-2: Revitalize existing commercial area. **Policy LU-2.4:** During redevelopment and revitalization activities, ensure quality architectural and design themes.	**Evidence:** Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 feet (ft) east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space. The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.	
Policy LU-4.1: Require that all new development 1) funds its share of community services and facilities; 2) uses quality design and materials; 3) is compatible with surrounding uses, the site, and available infrastructure.	**Evidence:** The proposed project will complement the existing site and enhance the character of the community as follows: 1. The proposed project will consist of demolishing an abandoned gas station/convenience store and redeveloping the site with an Assisted Living Facility; a Memory Care Facility; and a Co-Housing Assisted Living Facility. The Assisted Living Facility and the Memory Care Facility are contained in an 111,386 sf building. Of the 111,386 sf building, 81,679 sf will be used by the Assisted Living Facility and 29,707 sf will be used by the Memory Care Facility (refer to Building A-1 for the Assisted Living Facility and Building A-2 for the Memory Care Facility on Figure 1-2). The Co-Housing Assisted Living Facility will be 10,894 sf. The project will be able to fund its share of infrastructure improvements by re-constructing all required gas, water, and sewer lines to serve the development and pay the required Fort Ord Reuse Agency Fees. 2. The proposed project is being designed such that the height and setback of the buildings are similar to (e.g., two-story) or greater than (e.g., setbacks varying from approximately 16 to 63 ft) the neighboring residential areas. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. The project would be designed in the traditional California Craftsman architectural style. The architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables, flower boxes, and wood fascia. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, and wood castings and head and sill trim around all windows and doors. The roofs would consist of asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The City Board of Architectural Review (BAR) would be responsible for reviewing and approving the proposed project's final architectural design plans before the proposed project is considered and approved by the Planning Commission and the City Council. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
	development. The proposed project will water conservation measures to comply with Title 24 of the 2013 California Building Code and a planting and irrigation system in compliance with the State Model Landscape Ordinance. The proposed project would also be designed to conform to Section R2.1 Occupancy, of the most current California Building Code (CBC), which includes building code requirements for residential care facilities for the elderly with more than six non-ambulatory residents. 3. The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan. Furthermore, because the proposed project would include the development of residential housing for seniors, the land use character of the project site would be similar to the surrounding residential uses so the proposed project would not substantially change the character of the views currently experienced by off-site viewers. As mentioned above, the proposed project includes landscaping along the perimeter of the project site and around each of the two buildings to buffer the view of the facilities from passing motorists and off-site viewers. Furthermore, the proposed project will allow for the relocation of existing infrastructure system on-site and will not require any expansion in the capacity of the existing infrastructure system.
Goal LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs. **Policy LU-5.1:** Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without	**Evidence:** Operation of the proposed senior assisted living facility would result in a projected water demand of approximately 40.8 af/yr.[1] This does not include any reduction that would be obtained through incorporation of the sustainability features listed in Section II.B of this IS/MND. Based on the current and 10-year annual water consumption rates provided by the Marina Coast Water District, there is sufficient water allocation remaining in the 1,012 af/yr Ord Community/City of Seaside water allocation limit to

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
negatively impacting the existing community.	meet the water supply needs of the proposed project. Therefore, water supply is available to meet the incremental increase in demand from the proposed project. The project would not necessitate new or expanded water entitlements, and the MCWD would be able to accommodate the increased demand for potable water.
Policy LU-5.3: Actively promote water conservation by City residents and businesses.	**Evidence:** Provision of a landscape and development plan for the proposed project that includes: • Native and/or drought-tolerant plants; • Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls; • Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. Provision of ultra-high efficiency water fixtures within the living units and dining area facilities in accordance with the Marina Coast Water District standards.
Goal LU-6: Ensure that sewer services and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.	
Policy LU-6.1: Maintain the existing sewer system to provide a high level of service to community neighborhoods.	**Evidence:** Wastewater from the proposed project would be sent, via lines owned and managed by MCWD, to the Monterey Regional Water Pollution Control Agency's (MRWMD) Regional Wastewater Treatment Plant where it would be treated. The existing sewer lines within the vicinity of the project site include one 8-inch gravity-fed sewage line and one 10-inch pressurized line. Buildings would connect directly to the 8-inch gravity-fed sewage line, which would be relocated and upgraded to a 12-inch gravity-fed sewage line as part of the proposed project. The MCWD facilities would receive wastewater generated from the proposed project. The wastewater is ultimately pumped to the Monterey Regional Water Pollution Control Agency (MRWPCA) regional treatment plant for processing, which is located 2 miles north of the City of Marina in northern Monterey County. Any future development on the project site would be serviced by the MRWPCA regional treatment facility. The regional treatment facility is responsible for the disposal of treated wastewater. MRWPCA has provided the Applicant with a will service letter (see Appendix B of this IS/MND) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments.

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
Policy LU-6.2: Ensure new development and redevelopment projects provide adequate sewage collection infrastructure.	**Evidence:** The MRWPCA regional treatment facility has been designed to treat typical wastewater flows from different land uses in the region, including within the City. The proposed project would generate wastewater flows typical of residential and commercial uses in the City. Therefore, the proposed project would not produce wastewater atypical of flows received at the MRWPCA regional treatment plant. MRWPCA has provided the Applicant with a will service letter (see Appendix B of IS/MND) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments. In addition, as discussed in Response XVII(b) of the environmental checklist, the proposed project is anticipated to generate approximately 24,000 gallons of wastewater per day, which is a fraction of 0.1 percent of the available daily treatment capacity at MRWPCA. Therefore, the increased wastewater flows from the proposed project can be accommodated within the existing design capacity of the MRWPCA regional treatment plant, would be typical of wastewater flows in the City, and would not result in the MRWPCA regional treatment facility exceeding its wastewater treatment requirements.
Goal LU-8: Provide a level of flood control and protection that meets the needs of the community. **Policy LU-8.2:** Ensure developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State and federal standards.	**Evidence:** Throughout the project site, drain inlets and a pipe system would be provided to collect the storm water from the driveways and other impervious surfaces, and direct it to the rain gardens, with the exception of the southerly, undeveloped end of the project site. In this location, the existing vegetation would be protected in place and runoff would infiltrate directly into the ground. Pervious pavers would be installed at interior courtyards and in all parking stalls. The new stormwater drainage system would accommodate storm water up to the 100-year storm. Prior to the issuance of a grading permit, the Applicant shall prepare a Final Stormwater Control Plan. The Final Stormwater Control Plan shall be prepared by a qualified hydrologist or Professional Engineer. The Final Stormwater Control Plan shall be prepared consistent with the post-construction requirements of the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development and the Stormwater Control Plan Template. The Final Stormwater Control Plan shall specify Best Management Practices (BMPs) to be incorporated into the design of the proposed project. In addition, the Final Stormwater Control Plan shall demonstrate that the storm water controls comply with the Fort Ord Reuse Authority requirement that 100 percent of the on-site storm water from a 24-hour 100-year storm event be infiltrated on the site. The Final Stormwater Control Plan shall include pre-project and post-project flow calculations to demonstrate that the rain gardens are designed to infiltrate 100 percent of the runoff from a 100-year storm. The Applicant shall provide the Final Stormwater Control Plan to the City of Seaside Public Works Department

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
	for review and approval.
Goal C-4: Ensure adequate parking is provided on-site **Policy C-4.1:** Require off-street parking in new development and redevelopment projects.	**Evidence:** The proposed project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The Assisted Living Facility and Memory Care Facility combined would provide 78 parking spaces for residents, visitors and employees. The Co-Housing Facility would provide 14 parking spaces for residents and visitors. Of the 92 total parking spaces, 8 parking spaces would be ADA-compliant and designated as handicap parking, 6 parking spaces would be designated for low-emitting and fuel-efficient vehicles and provide electric vehicle charging stations, 23 parking spaces would be designated for compact vehicles, and 55 parking spaces would be designated for standard vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.
Goal S-1: Reduce the risks to people and property from hazards related to seismic activity, flooding, geologic conditions, and wildfires **Policy 8-S.1:** Reduce the risk of impacts from seismic and geologic hazards.	**Evidence:** The project site is located in a region characterized by moderate to high seismic activity, which could result in damage to the proposed buildings. There are several faults in the vicinity of the project site that are capable of producing strong ground motion. A fault search conducted as part of the *Geotechnical Investigation Report* identified 24 active faults and potentially active faults mapped within a 62-mile radius of the project site. These 24 faults, their distance from the site, and their estimated mean moment magnitude are listed in Table VI.VI.1. During an earthquake along any of these faults, seismically induced ground shaking at the project site would be expected to occur. The severity of the shaking would be influenced by the distance of the project site to the seismic source, the soil conditions, and the depth to groundwater. According to the *Geotechnical Investigation Report*, the Rinconada Fault is the closest known fault to the project site and, because of the fault's proximity, has the greatest potential to generate the highest level of ground shaking at the project site. The probabilistic maximum considered earthquake (MCE)[2] for the project site is estimated to result in a peak ground acceleration of 0.56 g.[3] Due to the proximity of the project site to the Riconada Fault, the Blanco section of the Reliz Fault and the Monterey Bay-Tularcitos Fault and other active faults in the area, it is likely that the project site would be subjected to strong ground shaking from at least one moderate to severe earthquake during the lifespan of the proposed project. Therefore, strong seismic ground shaking generated by seismic activity is considered a potential constraint that may affect the proposed project. All applicable

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
	guidelines, including compliance with the California Building Code and the City of Seaside Building Code, accepted industry standards, and other regional and local regulations that address seismic hazards, would be incorporated into the project's building plans.
Policy S-1.2: Protect the community from flooding hazards.	**Evidence:** According to the City's General Plan Safety Element (2004), the project site is not located within a 100-year flood zone. In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located within a 100-year special flood hazard area. The project site is mapped as Zone X, Other Flood Areas, which is defined as areas of 0.2 percent annual chance floodplain (500-year floodplain), areas of 1 percent annual chance flood (100-year flood) with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood (Map No. 06053C0290G; April 2, 2009).
Policy S-1.3: Reduce the risk of wildfire hazard in the community.	**Evidence:** According to the City's General Plan Safety Element, the project site is located within a Fire Hazard Area. Although located in a Fire Hazard Area, the project site is surrounded by residential development to the east and south and SR-1 to the west and north. During operation, the project site would be developed with structures and landscaping and surrounded by urban development and roadways. In addition, the proposed use of the site would be typical of urban development and would have a low risk of igniting a wildfire. Because of the urban nature of the project site and surrounding development, and the proposed on-site uses, the risk of wildfire during operation would be low.
Goal 8-2: Protect the community from public safety hazards related to human activities.	
Policy 8-2.2: Minimize the risk to the community associated with hazardous materials.	**Evidence:** Construction of the proposed project would involve the use of chemical agents, solvents, paints, and other hazardous materials that are associated with construction activities. The amount of hazardous chemicals present during construction would be limited and would be handled in compliance with existing government regulations. The potential for the release of hazardous materials during project construction is low and, in the unlikely event that a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials used during construction. Construction of the proposed project would result in the disturbance of soils on the project site, which was once a gas station for Fort Ord. The project site previously contained three 1,000 gallon underground storage tanks (USTs) and associated product piping. The USTs and product piping located on site were properly removed in January 1997. Additionally, soil and soil vapor sampling was conducted to confirm soils on site do not contain any significant residual impacts from the gas station operations. Based on soil

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
	and soil vapor sampling conducted, there is no evidence of a petroleum hydrocarbon or VOC release resulting from the former gas station operation. Project operation would involve the use of potentially hazardous materials (e.g., cleaning agents, paints, fertilizers, or pesticides) that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to residents or workers in the vicinity of the project site. The proposed project would not produce hazardous emissions or handle acutely hazardous materials, substances, or waste.
Goal N-1: Provide consistent and effective noise control through proper and use planning. **N-3:** Minimize non-transportation related noise impacts.	
Policy N-1.1: Ensure new development and reuse/revitalization projects can be made compatible with the noise environment and existing development.	**Evidence:** The City of Seaside General Plan requires that interior noise levels be maintained at or below 45 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) for residential uses. Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods but in general, interior noise levels would be up to 58 to 59 dBA CNEL. The proposed project will be required to install doors and windows with varying Sound Transmission Class (STC) ratings in units subjected to potentially high interior noise levels. The proposed project will also be required to install forced-air mechanical ventilation in all residential units. These requirements will help maintain interior noise levels below the City's 45 dBA CNEL noise threshold.
Policy N-3.1: Reduce the impacts of noise producing land uses, activities, and businesses on noise sensitive land uses.	**Evidence: Traffic-related Noise.** The project site is located between State Route 1 (SR-1) and Monterey Road just north of the Monterey Road and Coe Avenue intersection in the City of Seaside. Existing ambient noise was compared to projected ambient noise levels after the project is developed to determine if the project would be compatible with the existing noise environment and existing development. The primary existing noise source in the vicinity of the project site is vehicular traffic along SR-1 and local traffic along Monterey Road. Neighborhood traffic along Coe Avenue also affects the noise environment. Traffic-related noise will not be compatible with outdoor patios in three specific locations within the project site. Therefore, the proposed project includes walls around certain patios within the proposed development to ensure that use of the patios does not expose residents to excessive noise. **Stationary Noise.** The proposed project includes the operation of

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
	mechanical ventilation as well as emergency vehicles that may periodically assist residents. Neither the operation of mechanical equipment nor the periodic use of emergency vehicles will generate noise that will impact surrounding sensitive land uses. **Mechanical Equipment.** The proposed project would include mechanical equipment, such as heating, ventilation, and air conditioning systems. The placement of such equipment would occur on either the interior or the northern boundary of the project site. During daytime hours, typical existing hourly average noise levels range from 64 to 69 dBA L_{eq}, and during nighttime hours, existing noise levels range from 56 to 66 dBA L_{eq}. The nearest mechanical equipment room proposed near the southern property line would be a distance of 180 ft away from on-site residential units. Typical air conditioning units and heat pumps range from approximately 54 to 62 dBA L_{eq} at a distance of 5 ft. At 180 ft, these units would have noise levels below 40 dBA L_{eq}. Any other identified locations for mechanical equipment would be located further than 180 ft from the nearest noise-sensitive receptors. **Emergency Response.** The proposed senior assisted-living facility may, on occasion, require emergency vehicle assistance, which may include the use of a siren. At a distance of approximately 50 ft, sirens could reach levels of 92 to 94 dBA L_{max}. The nearest existing residences would be located approximately 125 ft from the entrance driveway of the project site, which would result in maximum instantaneous noise levels of 88 to 90 dBA L_{max}. While these levels could be considered to be excessive, they would occur within short time spans and would be in response to emergencies. According to Chapter 9.12.040 of the City's Municipal Code, excessive, unnecessary, or unusually loud noise is exempt from the established noise regulations.
Goal H-1: Maintain a range of housing opportunities to address the existing and projected needs of the community.	
Policy H-1.6: Support the concept of "aging in place" by maintaining a range of housing types that allows people to remain in the community as their housing needs change.	**Evidence:** The proposed project will contribute to improved residential options for senior citizens within the City by creating a development that incorporates a range of housing types for seniors, such as assisted living and memory care. The proposed project will provide seniors currently living in the Seaside/Monterey area an opportunity to "age in place" and remain in the area as they begin to require different housing options and a higher level of care.
Policy H-1.7: Ensure new residential developments are adequately served by infrastructure, including water and sewer, park and recreation	**Evidence:** The project proposes to construct 144 new senior living residential units located within three facilities and would be designed to accommodate approximately 174 senior residents. It is expected that the proposed facilities would primarily accommodate seniors that are currently living in the City, although some of the senior residents would relocate to

Table III.1: General Plan Consistency

General Plan Goal/Policy	Evidence
areas, libraries, transportation, public safety and other necessary community services.	obtain assisted living care in this location. Furthermore, the proposed project will include utilities and recreation areas on-site. Therefore, the proposed project would not substantially increase the demand on existing public services or the need for new or expanded public services.
Goal H-2: Maintain and improve existing neighborhoods and housing.	
Policy H-2.6: Through a design review process, ensure new residential developments and revitalization projects are compatible (i.e. scale, size, height, design, and appearance) with surrounding uses:	**Evidence:** The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan and that the design is consistent with the surrounding residential neighborhoods.
Policy H-2.7: Support public education programs that promote property maintenance.	**Evidence:** The proposed project will include a demonstration garden at the south end of the development which will include drought tolerant species native to the Monterey Peninsula.
Goal H-3: Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.	
Policy H-3.1: Participate in programs assisting in the production and conservation of adequate, safe, and attractive housing affordable to very-low, low, and moderate income households and other special needs groups.	**Evidence:** The assisted living and memory care facilities will provide housing opportunities for seniors with limited mobility and/or in need of special assistance for daily living functions. This type of housing type is limited within the community. The co-housing facility will provide affordable housing in a dormitory style environment.

[1] Water consumption was calculated based on the Marina Coast Water District's Urban Water Management Plan water demand factors. (144 dwelling units x 0.25 af/yr/dwelling unit) + (0.89 ac landscaping x 2.1 af/yr/ac) + (2,000 sf restaurant x 0.00145 af/yr/sf) = 40.8 af/yr.
[2] A maximum considered earthquake is defined as an earthquake that is expected to occur once in approximately 2,500 years, that is, it has a 2 percent probability of being exceeded in 50 years.
[3] g = acceleration due to gravity 9.8 (m/s^2)

ac = acres
af/yr = acre-feet per year
City = City of Seaside
ft = foot/feet
IS/MND = Initial Study/Mitigated Negative Declaration
MCWD = Marina Coast Water District
sf = square feet

B. Air Quality Management Plan

The proposed project was reviewed for consistency with the Monterey Bay Unified Air Pollution Control District's (MBUAPCD) Air Quality Management Plan (AQMP). For a project to be considered consistent with the AQMP the project must not exceed to MBUAPCD significance thresholds or cause a significant impact on air quality. If feasible mitigation measures can be implemented to reduce the project's impact level from significant to less than significant under the California Environmental Quality Act (CEQA), the project is considered to be consistent with the AQMP. Furthermore, since the AQMP is based on projections from local General Plans, projects that are consistent with the local General Plan are considered consistent with the AQMP.

Construction of the proposed project would result in the disturbance (grading and excavation) of approximately 3.25 ac. Since grading would take several weeks, the daily area of disturbance would cover less than 2.2 acres per day and would be below the MBUAPCD threshold of significance. Nevertheless, the proposed project would implement MBUAPCD's standard construction practices (refer to Standard Condition AQ-1 in Section III, Air Quality) to ensure that construction activities would not contribute to substantial short-term air pollution. Implementation of the proposed project would generate 447 daily trips. Long-term operational emissions associated with project-related mobile and stationary sources were calculated with the CalEEMod model (refer to Table VI.III.2 in Section III, Air Quality). Based on the results of the CalEEMod model, project emissions (both stationary sources and vehicular sources) would not exceed the MBUAPCD daily emissions thresholds. Therefore, the construction and operation of the proposed project would not result in a significant air quality impact. In addition, the proposed project is considered to be consistent with the City's General Plan and is, therefore, consistent with the AQMP.

CONSISTENT.

C. Fort Ord Base Reuse Plan

The project site is located within the jurisdiction of the Fort Ord Base Reuse Plan (BRP). The BRP was created by the Fort Ord Reuse Authority who is responsible for overseeing the redevelopment of the former Fort Ord Army Base. The base was closed in 1994 and the BRP was adopted in 1997 to oversee the redevelopment of the site from military uses to primarily civilian uses and was then reassessed in 2012. The BRP lays out objectives and policies that are intended to guide developers

who wish to build within the boundaries of the former base. These objectives and policies are also intended to guide the decision making of the local municipal governments as they create policies and other land use plans. In order for a project to be considered consistent with the BRP it must be consistent with all applicable objectives and policies that are found in the BRP. The proposed project was reviewed for consistency with the BRP (refer to Table III.2). The following objectives and policies from the BRP are applicable to the proposed project:

Objectives: Land Use Element: Residential Land Use Objectives B and C
Land Use Element: Institutional Land Use Objective D
Conservation Element: Soils and Geology Objective A
Conservation Element: Hydrology and Water Quality Objective C
Noise Element: Objective A
Safety Element: Seismic and Geologic Hazards Objective A
Safety Element: Fire, Flood and Emergency Management Objective A
Safety Element: Hazardous and Toxic Materials Safety Objective A

Policies: Land Use Element: Residential Land Use Policies B-1 and C-1
Land Use Element: Institutional Land Use Policy D-2
Conservation Element: Soils and Geology Policy A-2
Conservation Element: Hydrology and Water Quality Policy C-2
Noise Element: Policies B-8 and B-9
Safety Element: Seismic and Geologic Hazards Policy A-2
Safety Element: Fire, Flood and Emergency Management Policy A-2
Safety Element: Hazardous and Toxic Materials Safety Policy A-1

The proposed project was found to be consistent with the above applicable objectives and policies in the BRP, and therefore, is considered consistent with the BRP.

CONSISTENT.

Table III.2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Residential Objective B: Ensure compatibility between residential development and surrounding land Uses.	
Residential Land Use Policy B-1: Residential Land Use Policy B-1: The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.	**Evidence:** The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.
Residential Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.	
Residential Land Use Policy C-1: The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.	**Evidence:** The proposed project will provide Senior Housing, which is identified as an underserved housing type within the City of Seaside. By providing an underserved housing type to help maintain a variety of housing types in the City commensurate with projected housing needs, the proposed project would be consistent with the Seaside General Plan.
Institutional Land Use Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.	
Institutional Land Use Policy D-2: The City of Seaside shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.	**Evidence:** Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280

Table III.2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space.
Conservation Element: Soils and Geology **Objective A:** Prevent the loss and transport of soil resulting from wind and water erosion and promote construction practices that recognize soils with development limitations.	
Conservation Element Soils and Geology Policy A-2: The City shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be Fort Ord subject to the approval of the public works director for the City of Seaside. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California	**Evidence:** During construction of the proposed project, the total disturbed soil area would be approximately 5.47 acres. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. The on-site slopes composed of cohesionless dune sand materials are potentially subject to erosion. Concentration of surface runoff has the potential to result in severe erosion where the ground is included and unprotected. Because the

Table III.2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
State Water Resources Control Board.	proposed project disturbs greater than 1 acre of soil, the project is subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit). Under the Construction General Permit, the project would be required to prepare a SWPPP and implement construction Best Management Practices (BMPs) detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.
Conservation Element: Hydrology and Water Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water. **Hydrology and Water Quality Policy C-2:** At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.	**Evidence:** The project site consists of approximately 1.34 acres of impervious surface area (approximately 24.4 percent of the project site). The proposed project would increase impervious surface areas on the project site by approximately 1.66 acres to approximately 3.0 acres of impervious surface area (approximately 54.8 percent of the project site). Pollutants of concern associated with project operations include suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, and trash and debris. A *Preliminary Stormwater Control Plan* has been prepared for the proposed project that details Low Impact Development (LID) and Source Control BMPs that would be implemented to target pollutants of concern in stormwater runoff and reduce impacts to water quality during operation of the proposed project. The LID BMPs proposed in the *Preliminary Stormwater Control Plan* include pervious pavement within the interior building courtyards and vehicle parking stalls. In addition bioswales that resemble dry streambeds and rain gardens featuring native plants would be incorporated into the project's landscaping

Table III.2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	design. In addition to the LID BMPs, Source Control BMPs would also be implemented that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the proposed project. As a Condition of Approval, the Developer will be required to prepare a Final Stormwater Control Plan that includes LID BMPs to ensure that on-site drainage systems are designed to capture and filter out urban pollution.
Noise Element Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.	
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.	**Evidence:** Neither the long-time traffic nor stationary noise sources would cause an increase in ambient noise levels of more than 3 A-weighted decibels (dBA) within the project vicinity as measured at the property line.
Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	**Evidence:** As a Condition of Approval, the Construction Contractor will be required to prepare a construction noise plan that includes implementation of Best Management Noise Reduction Practices.
Safety Element: Seismic and Geologic Hazards Objective A.	
Seismic and Geologic Hazards Policy A-2: The City shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction.	**Evidence:** A *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014) was prepared for the proposed project. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code and the recommendations of the project geotechnical consultant as summarized in the final written Geotechnical Report.
Safety Element: Fire, Flood and Emergency Management Objective A.	
Fire, Flood, and Emergency Management Policy A-2: The City shall provide fire suppression water system guidelines and implementation plans for	**Evidence:** Fire protection services for the project site are provided by the Seaside Fire Department. The City operates one fire station located at 1635 Broadway

Table III.2: Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.	Avenue that is located approximately 2.5 miles from the project site by way of surface streets. The daily staffing for the fire station includes One Chief Officer assigned to a Chevy Tahoe Command Vehicle, three to four firefighters assigned to an Engine company, and three or four firefighters assigned to a Truck company (Chief Brian Dempsey, Personal Communication). The project site will contain sufficient water service and water pressure to service the site for fire suppression purposes.
Safety Element: Hazardous Materials and Toxic Materials Safety Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process. **Hazardous and Toxic Materials Safety Policy A-1:** The City shall monitor and report to the public all progress made on the RA-ROD.	**Evidence:** A Hazardous Phase I environmental site assessment and a confirmation sampling report for the project was completed. Neither identified any hazardous wastes at the project site. Based on the results, there is no evidence that there are any hazardous materials remaining from the former gas station. Therefore, no remediation is necessary.

City = City of Seaside
ft = foot/feet
ROD = Record of Decision
sf = square feet

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. Factors

The environmental factors checked below would be potentially affected by the proposed project, as discussed on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology and Soils
☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials	☒ Hydrology and Water Quality
☒ Land Use and Planning	☐ Mineral Resources	☒ Noise
☒ Population and Housing	☒ Public Services	☒ Recreation
☒ Transportation/Traffic	☒ Utilities and Service Systems	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from California Environmental Quality Act (CEQA) review may have little or no potential for adverse environmental impacts related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a not sensitive environment, and are easily identifiable, and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following findings can be made using the project description, environmental setting, or other information as supporting evidence.

☐	Check here if this finding is not applicable.

Finding: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation, or maintenance of the proposed project, and no further discussion in the Environmental Checklist is necessary.

Evidence:

1. **Agriculture and Forestry Resources:** There are no agricultural or forestry resources in the proposed project area. Therefore, implementation of the proposed project would not (1) convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use; (2) conflict with existing zoning for agricultural use or a Williamson Act contract; (3) conflict with existing zoning for forest land, timberland or timberland production; (4) result in the loss of forest land or conversion of forest land to a non-forest use; or (5) involve other changes to the existing environment which, due to their location or nature, could result in conversion of Farmland or forestland to non-agricultural or non-forest uses, respectively.
2. **Mineral Resources:** No mineral resources have been identified in the proposed project area. Therefore, implementation of the proposed project would not result in the loss of availability of any know mineral resources.

B. Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been evaluated by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be evaluated.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier DEIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier DEIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature Date

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers, except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, a DEIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program DEIR or other CEQA process, an effect has been adequately analyzed in an earlier DEIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Evaluated. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were evaluated by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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VI. ENVIRONMENTAL CHECKLIST

SECTION I: AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

I(a). Have a substantial adverse effect on a scenic vista? A scenic vista is considered as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access.

The City of Seaside (City) and adjacent cities are defined by their proximity to Monterey Bay, which is a notable and visible landmark in the geographic region. The western boundary of the City runs parallel to Monterey Bay and is between 0.0 and 0.75 mile inland from Monterey Bay. The project site is located approximately 0.25 mile inland from Monterey Bay, which can be seen from various locations within the City. However, because the topography of the project site is relatively flat and the western boundary of the project site is bordered by mature Cypress trees, Monterey Bay is not visible from the project site. There are no other scenic vistas that are visible from the project site and the project site is not visible from any scenic vistas. Therefore, implementation of the proposed project would have a less than significant impact on scenic vistas, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

I(b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? The California Department of Transportation (Caltrans) Landscape Architecture Program administers the Scenic Highway Program, contained in Streets and Highways Code Sections 260–263. State highways are classified as either Officially Listed or Eligible. There are no State Scenic Highways designated under the Scenic Highway Act located in the project vicinity.[1] In addition, according to the City's General Plan, there are no designated scenic corridors within the City limits. There are no historic buildings or rock outcroppings located on the project site or in the surrounding vicinity. Furthermore, construction of the proposed project would not result in the removal or damage of scenic resources. Therefore, implementation of the proposed project would not damage scenic resources within a State or locally designated scenic roadway, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

I(c). Substantially degrade the existing visual character or quality of the site and its surroundings? The project site is bounded by California State Route 1 (SR-1) to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest. In the existing condition, the 5.47-acre project site is partially developed with a 5,000 square feet (sf) vacant structure that was formerly owned by the United States (U.S.) Army as a convenience store and gas station. The majority of the project site is currently undeveloped with the exception of the 5,000 sf structure, existing parking, the asphalt parking area, and the existing parking lot lights. In the existing condition, local access to the project site is provided by Monterey Road. There are three bluegum eucalyptus (*Eucalyptus globulus*) and 94 Monterey cypress (*Cupressus macrocarpa*) on the project site. Ice plant (*Carpobrotus edulis*) is the predominant groundcover on the project site.

Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three related senior living uses on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Assisted Living Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for assisted living services. The two buildings would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and Craftsman shingle-sided

[1] California Scenic Highway Mapping System. Monterey County. Website: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm (accessed October 1, 2015).

buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 31,932 sf of landscaping around each of the three facilities, around the perimeter of the associated parking areas, and within the courtyards and gardens.

The project site is surrounded on three sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.

In addition, as part of the City's standard review process for development projects, the City of Seaside Board of Architectural Review (BAR) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan. Furthermore, because the proposed project would include the development of residential housing for seniors, the land use character of the project site would be similar to the surrounding residential uses so the proposed project would not substantially change the character of the views currently experienced by off-site viewers. As mentioned above, the proposed project includes landscaping along the perimeter of the project site and around each of the three facilities to buffer the view of the facilities from passing motorists and off-site viewers. Therefore, with consideration of the architectural design, surrounding residential housing, and proposed landscaping, implementation of the proposed project would have a less than significant impact on the existing visual character and quality of the site and its surroundings, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

I(d). Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Spill-over light occurs when lighting standards are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Glare is a result of improperly aimed or blocked lighting sources that are visible

against a dark background such as the night sky. Glare generally does not result in illumination of off-site locations but does result in a visible source of light viewable from a distance.

Currently, the project site does not contain lighting in or around the vacant 5,000 sf structure. The proposed project would introduce new lighting sources on the project site to service the three facilities, and the new lighting could affect nighttime views in the area. The proposed project's outdoor lighting plan includes the following components: 15 traditional California Craftsman-style double-head lights located in the parking and driveway areas (approximately 7 ft high) and 29 single-head lights at the building entrances, along the building sides, and in the courtyard areas, Co-Housing area, and the trash and recycling enclosure area, for a total of 44 outdoor lights.

The proposed lighting would be in conformance with City Outdoor Illumination Standards (City Municipal Code 17.30.070) and would be illuminated from sunset to sunrise (generally 6:00 p.m. to 6:00 a.m., depending on the time of year). Project lighting would be designed to be contained within the project site, and spill light and glare would be reduced by design features (e.g., light shielding). In accordance with the City Outdoor Illumination Standards, no lighting source would produce an illumination level greater than 1 foot-candle on any property within a residential zone except on the site of the light source. In addition, the exterior lights would be surface-mounted and directed away or screened from adjacent residential uses. Furthermore, all interior project lighting would be contained within the insides of the buildings.

To reduce potential impacts associated with project lighting, a Final Lighting Plan would need to be prepared for the proposed project and approved by the City BAR. The proposed project's Final Lighting Plan would include design components such as downward directional lumens, containment to only those areas needed for illumination on and off-site, and unobtrusive lighting design to reduce potentially significant impacts on nighttime views and nighttime light and glare impacts. With implementation of Mitigation Measure AES-1 requiring the preparation and approval of a Final Lighting Plan, potential project-related impacts associated with light and glare would be reduced to less than significant levels.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure AES-1: **Lighting Plan.** Prior to issuance of a grading permit, a Final Lighting Plan shall be prepared for the proposed project and be submitted for review and approval to the City of Seaside (City) Board of Architectural Review. The Final Lighting Plan shall be prepared by a qualified engineer and shall comply with the requirements of the California Energy Code set forth in the California Code of Regulations (CCR), Title 24, Part 6 and the City's Municipal Code. The Final Lighting Plan shall include the following components to minimize adverse visual effects during nighttime hours:

- Lighting fixtures shall be focused downward within the project site boundaries to avoid light spill upward to the night sky or out on adjacent properties.
- The Final Lighting Plan shall be reviewed by the City's Police Department for consistency with security and safety requirements.
- All proposed interior project lighting shall have a maximum candela value such that the light falls within the buildings.
- The Final Lighting Plan shall also include a photometric survey. The photometric survey shall demonstrate that no direct rays shine onto public streets or adjacent sites and that no on-site lighting source produces an illumination level greater than 1 foot-candle on any property within a residential zone except on the site of the source.

Significance Determination After Mitigation: Less than Significant Impact

SECTION II: AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impact to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Refer to Section IV, Environmental Factors Potentially Affected and Determination. The proposed project would have no impact on agricultural and forestry resources, and no mitigation is required.

SECTION III: AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
The discussion and analysis provided in this section is based on the *Air Quality Analysis* (LSA, Associates, Inc. [LSA] September 2015) and the *Health Risk Assessment* (LSA, September 2015) (refer to Appendix A).

III(a). Conflict with or obstruct implementation of the applicable air quality plan? The project site is located in the City of Seaside within Monterey County, in the southern portion of the North Central Coast Air Basin (Basin). The Basin encompasses Santa Cruz, San Benito, and Monterey Counties. Air quality within this part of the Basin is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by a city, county, or region classified as a non-attainment area. The Basin is in non-attainment for the State standards for ozone (O_3) and particulate matter less than 10 microns in diameter (PM_{10}). The main purpose of an AQMP is to bring the area into compliance with federal and State air quality standards. Consistency with MBUAPCD's most current AQMP (adopted in 2008) (2008 AQMP) means that a project is consistent with the goals, objectives, and assumptions in the respective plan to achieve federal and State air quality standards. Specific criteria for determining whether the potential air quality impacts of a proposed project are significant are set forth in the MBUAPCD's *CEQA Air Quality Guidelines*.

The California Environmental Quality Act (CEQA) requires that certain projects be analyzed for consistency with the AQMP. For a project to be consistent with the AQMP adopted by the MBUAPCD, the pollutants emitted from the project should not exceed the MBUAPCD daily

threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. As discussed in Responses III (b), (c), and (d), below, the proposed project's emissions would be below the emissions thresholds established in the MBUAPCD's *CEQA Air Quality Guidelines*. In addition, the proposed project is consistent with the City's General Plan and is, therefore, consistent with the projections therein. Therefore, the proposed project would not conflict with the AQMP and would not result in any impacts related to implementation of the AQMP, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

III(b). Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Short-Term (Construction) Emissions. Emissions of pollutants would occur during construction of the proposed project from soil disturbance and equipment exhaust. Emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project. Air quality impacts can nevertheless be acute during construction periods, resulting in significant localized impacts to air quality. Construction emission thresholds published by the MBUAPCD are identified below.

The *CEQA Air Quality Guidelines* published by the MBUAPCD note that construction activities (grading, excavation, and on-site vehicular traffic) would have a significant effect on local air quality if they emit greater than 82 pounds of PM_{10} near sensitive receptors. MBUAPCD has determined that when minimal earthmoving (grading) takes place, disturbance of greater than 8 acres can exceed the 82-pound-per-day threshold. A construction site with earthmoving activity would have potentially significant PM_{10} impacts when active construction covers 2.2 acres or more per day.

Construction of projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors, and front-end loaders, which temporarily emit precursors of O_3 (i.e., reactive organic gases (ROG) or nitrogen oxides [NO_X)]), are accommodated in the emissions inventories of State and federally required air plans and would not have a significant impact on the attainment and maintenance of O_3 Ambient Air Quality Standards (AAQS).

Construction projects that may cause or substantially contribute to the violation of other State or national AAQS or that could emit toxic air contaminants could result in temporary significant impacts.

The total area of disturbance (grading and excavation) for construction of the entire proposed project is anticipated to be approximately 3.25 acres. Per the MBUAPCD threshold, the proposed project is prohibited from disturbing more than 2.2 acres per day during construction. Since grading would take

several weeks, the daily area of disturbance would cover less than 2.2 acres per day and, therefore, would be below the MBUAPCD threshold of significance. In addition, MBUAPCD standard construction practices would be implemented (refer to Standard Conditions AQ-1 and AQ-2, below) as part of the proposed project to ensure that construction activities would not disturb more than 2.2 acres per day or contribute to substantial short-term air pollution. Therefore, with the implementation of Standard Conditions AQ-1 and AQ-2, air quality impacts associated with the proposed project during construction would be less than significant, and no mitigation is required.

Long-Term (Operational) Emissions. Long-term air pollutant emission impacts are associated with any change in permanent use of the project site by on-site stationary and off-site mobile sources that substantially increase emissions. Stationary source emissions include emissions associated with electricity consumption and natural gas usage. Mobile source emissions would result from vehicle trips associated with the proposed project.

The daily operational emissions "significance" thresholds for criteria pollutants with regional effects established by the MBUAPCD are identified below in Table VI.III.1.

Table VI.III.1: Thresholds of Significance for Criteria Pollutants of Concern: Operational Impacts[1]

Pollutant	Threshold(s) of Significance
ROGs	137 lbs/day (direct + indirect)
NO_X as NO_2	137 lbs/day (direct + indirect)
PM_{10}	82 lbs/day (on site)[2]
	AAQS exceeded along unpaved roads (off site)
CO	LOS at intersection/road segment degrades from D or better to E or F; v/c ratio at intersection/road segment at LOS E or F increases by 0.05 or more; delay at intersection at LOS E or F increases by 10 seconds or more; or reserve capacity at unsignalized intersection at LOS E or F decreases by 50 or more
	550 lbs/day (direct)[3]
SO_X as SO_2	150 lbs/day (direct)

Source: LSA Associates, Inc. *Air Quality Analysis* (September 2015).

[1] Projects that emit other criteria pollutant emissions would have a significant impact if emissions would cause or substantially contribute to the violation of State or national AAQS. Criteria pollutant emissions could also have a significant impact if they would alter air movement, moisture, temperature, or climate or create objectionable odors in substantial concentrations. When estimating proposed project emissions, local or proposed project-specific conditions should be considered.

[2] MBUAPCD-approved dispersion modeling can be used to refute (or validate) a determination of significance if modeling shows that emissions would not cause or substantially contribute to an exceedance of State and national AAQS.

[3] Modeling should be undertaken to determine whether the proposed project would cause or substantially contribute (550 lbs/day) to the exceedance of CO AAQS. If not, the proposed project would not have a significant impact.

AAQS = ambient air quality standards
CO = carbon monoxide
lbs/day = pounds per day
LOS = level of service
MBUAPCD = Monterey Bay Unified Air Pollution Control District
NO_2 = nitrogen dioxide
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in diameter
ROG = reactive organic gases
SO_2 = sulfur dioxide
SO_X = sulfuric oxides
v/c = volume-to-capacity

Projects in the Basin with operations-related emissions that exceed any of the emission thresholds are considered potentially significant by the MBUAPCD. Implementation of the proposed project would generate 447 daily trips. Long-term operational emissions associated with project-related mobile and stationary sources were calculated with the CalEEMod model, and are shown in Table VI.III.2, below.

Table VI.III.2: Project Operational Emissions

Source	Pollutants (lbs/day)					
	CO	**ROCs**	**NO_X**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Stationary Source Emissions	3.5	0.25	7.0	0.0015	0.052	0.052
Mobile Source Emissions	2.1	5.5	26	0.043	2.8	0.79
Total Emissions	**5.6**	**5.8**	**33**	**0.045**	**2.9**	**0.84**
MBUAPCD Threshold	**550**	**137**	**137**	**150**	**82**	**N/A**
Exceed MBUAPCD Threshold?	No	No	No	No	No	N/A
Significant Air Quality Impact?	No	No	No	No	No	N/A

Source: LSA Associates, Inc. *Air Quality Analysis* (September 2015).
CO = carbon monoxide
lbs/day = pounds per day
MBUAPCD = Monterey Bay Unified Air Pollution Control District
N/A = Not Applicable
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
PM_{10} = particulate matter less than 10 microns in diameter
ROCs = reactive organic compounds
SO_X = sulfur oxide

As shown in Table VI.III.2, project emissions (both stationary source and vehicular source) would not exceed the MBUAPCD daily emissions thresholds. Therefore, the long-term air quality impacts of the proposed project are less than significant, and no mitigation measure is required.

CO Hot-Spot Analysis. Vehicular trips associated with the proposed project would contribute to congestion at intersections and along roadway segments in the project vicinity. Localized air quality impacts occur when emissions from vehicular traffic increase as a result of the proposed project. The primary mobile-source pollutant of local concern is carbon monoxide (CO), a direct function of vehicle idling time and, thus, of traffic flow conditions. CO transport is extremely limited; under normal meteorological conditions, it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors (residents, school children, the elderly, and hospital patients, etc.). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service (LOS E or F) or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended, to determine a project's effect on local CO levels.

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored at the Salinas Station, the closest station with complete monitored CO data, showed a highest recorded 1-hour concentration of 1.8 parts per million (ppm) (State standard is 20 ppm) and a highest 8-hour concentration of 1.4 ppm (State standard is 9 ppm) during the past 3 years (see Table E in the *Air Quality Analysis* in Appendix A). The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

The proposed project would generate net increases of 29 trips in the a.m. peak hour and 47 trips in the p.m. peak hour. All intersections analyzed in the project traffic study (Hatch Mott MacDonald, October 8, 2015) were found to operate at LOS A and B (other than the SR-1 ramps). LOS A and B represent acceptable levels of traffic flow and vehicle delay. Intersections functioning at LOS E or F are the most conducive to the formation of CO hotspots. "Projects that are likely to worsen air quality at signalized intersections having a level of service E, or F, represent a potential for a CO violation and need further analysis" (Caltrans 1977).

Given the relatively low level of CO concentrations in the project area, and no traffic impacts at any intersections, project-related vehicles are not expected to contribute significantly to an increase in CO concentrations such that the CO concentrations would exceed the State or federal CO standards. Because no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

In summary, operation of the proposed project would not violate any air quality standards or contribute to an existing or projected air quality violation. Therefore, operation of the proposed project would result in a less than significant impact, and no mitigation is required.

Standard Conditions:

Standard Condition AQ-1: **Dust Control Measures.** The City of Seaside (City) Engineer shall ensure, per the Monterey Bay Unified Air Pollution Control District *CEQA Air Quality Guidelines* that the following dust mitigation measures shall be implemented by the Construction Contractor during construction of the proposed project:

- The Construction Contractor shall water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- The Construction Contractor shall apply chemical soil stabilizers on inactive construction areas (disturbed lands within the proposed project's construction footprint that are unused for at least four consecutive days).
- The Construction Contractor shall apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and shall hydroseed the area.
- The Construction Contractor shall cover all trucks hauling dirt, sand, or loose materials to and from the project site.
- The Construction Contractor shall plant vegetative ground cover in disturbed areas as soon as possible.
- The Construction Contractor shall cover inactive storage piles.
- The Construction Contractor shall sweep streets if visible soil material is carried out from the construction site.

- The Construction Contractor shall limit the area under construction at any one time and limit grading to 2.2 acres per day.

Standard Condition AQ-2: **Air Pollution Reduction Measures.** The City Resource Management Services shall ensure, prior to final site plan approval, that the proposed project site plans include the following written specifications to reduce air pollutants generated by vehicle and equipment exhaust during construction:

- The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment shall be tuned and maintained in accordance with the manufacturers' specifications.
- The Construction Contractor shall ensure that construction grading plans include a statement that work crews shall shut off equipment when not in use.
- The Construction Contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
- The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.
- California Air Resources Board-approved on-road diesel fuel shall be used in all diesel construction equipment when available.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

III(c). Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? As discussed in Response III(b), above, no exceedance of MBUAPCD criteria pollutant emission thresholds would be anticipated for the proposed project. The projected emissions of criteria pollutants as a result of the proposed project are expected to be below the emissions thresholds established for the region. Cumulative emissions are part of the emission inventory included in the AQMP for the project area. Therefore, implementation of the proposed project would result in a less

than significant impact associated with creating a cumulatively considerable net increase of the criteria pollutants that are in non-attainment status in the Basin, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

III(d). Expose sensitive receptors to substantial pollutant concentrations?

Short-Term (Construction). Construction of the proposed project may expose surrounding sensitive receptors to airborne particulates as well as to a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). These sensitive receptors are not expected to experience a substantial increase in pollutant concentrations during construction of the proposed project due to the small daily area of soil disturbance (less than 2.2 acres). In addition, MBUAPCD standard construction practices would be implemented as part of the proposed project to further reduce or eliminate emissions.

Therefore, with the implementation of Standard Condition AQ-1, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during construction, potential short-term impacts are considered less than significant, and no mitigation is required.

Long-Term (Operational). Operation of the proposed project would not result in higher concentrations of criteria pollutants that would create or worsen an existing air quality violation. Short-term emissions are of concern for analyzing acute health impacts. The acute inhalation, carcinogenic, and chronic inhalation health risks from all nearby pollutant sources to the future residents of the proposed project are shown in Table VI.III.3, below.

Table VI.III.3: Health Risk Levels for Residents of the Proposed Project

Location	Maximum Cancer Risk (risk per million)	Maximum Non-cancer Chronic Risk (Hazard Index)	Maximum Non-cancer Acute Risk (Hazard Index)
30-year resident exposure	1.9	0.0081	0.032
25-year worker exposure	0.91		
MBUAPCD Significance Threshold	**10**	**1.0**	**1.0**
Significant?	**No**	**No**	**No**

Source: LSA Associates, Inc. *Health Risk Assessment* (September 2015).
MBUAPCD = Monterey Bay Unified Air Pollution Control District

As shown in Table VI.III.3, the acute hazard index (HI) for both residents and workers would be 0.032, which is less than the MBUAPCD threshold of 1.0. In addition both maximum cancer risk and chronic HI would be below the established MBUAPCD thresholds.

Therefore, operation of the proposed project would result in a less than significant impact associated with exposing sensitive receptors to substantial pollutant concentrations, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Conditions AQ-1 and AQ-2 in Response III(b), above. No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

III(e). Create objectionable odors affecting a substantial number of people? During construction of the proposed project, some objectionable odors may be present due to diesel-powered construction equipment. However, these odors would be temporary, limited to the construction period (i.e., 18 months), and are not anticipated to be substantial due to the intermittent use of construction equipment. In addition, the proposed uses would follow good waste management procedures and are not anticipated to emit any objectionable odors that would cause a public nuisance. Therefore, implementation of the proposed project would result in a less than significant impact associated with creating objectionable odors affecting a substantial number of people, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

SECTION IV: BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The discussion and analysis provided in this section is based on the *Biotic Resources Assessment* (Thompson Wildland Management, October 2015) and the *Arborist Report* (Thompson Wildland Management, October 2015) (refer to Appendix A).

IV(a). Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? The project site consists of a 5,000 sf vacant structure, asphalt parking area, existing parking lot lights, and undeveloped land. There are three bluegum eucalyptus and 94 Monterey cypress on the project site. Ice plant is the predominant groundcover. The land uses surrounding the project site are primarily residential.

The California Natural Diversity Data Base (CNDDB) was reviewed for special-status plant and wildlife species that are known or have the potential of occurring on the project site. In addition, field surveys in the fall of 2014 and a field survey in the spring of 2015 were conducted to map and describe existing habitats, prepare a floristic list, and survey the project site for the presence of special-status plants and wildlife species.

Based on review of the CNDDB, 47 special-status plant and wildlife species have the potential to occur on the project site. Of the 47 special-status species identified as having the potential to occur on the project site, only one special-status plant species, Michael's rein orchid (*Piperia michaelii*), was observed in the southeast portion of the project site during the field survey conducted during the spring of 2015. This small patch consisted of less than a dozen plants. This species has a California Native Plant Society (CNPS) rare plant rank of 4.2 (i.e., this species is fairly uncommon and of limited distribution but does not have a State or federal protection status). Though CNPS monitors the status of this species, there is currently no protection or preservation requirements for Michael's rein orchid. No other suitable habitat or special-status species were found to be present on the project site during the 2014 and 2015 field surveys.

The project site has an extremely low likelihood to support California tiger salamander (*Ambystoma californiense*; CTS) or California red-legged frog (Rana draytonii; CRLF). Both are listed as threatened species under the Federal Endangered Species Act (FESA) and are California Species of Special Concern (SSC); CTS is also listed as a threatened species under the California Endangered Species Act (CESA). Although the project site is within the historic range of CTS and CRLF, the project site contains no aquatic habitat (for breeding) and would not be considered suitable upland habitat due to the ruderal conditions present on the site, being situated between two major roadways (SR-1 and Monterey Road), and the lack of connectivity to suitable habitat for CTS or CRLF. The closest known records of CTS and CRLF to the project site are from approximately 3 miles to the east and 5 miles to the south, respectively. The maximum reported movement distance from upland burrows to breeding ponds is approximately 1.3 miles (CDFG 2010). Additionally, dispersal from one of these recorded locations to the project site would require traversing vast tracts of developed areas (e.g., housing developments and heavily-traveled roads). Given that neither suitable breeding nor upland habitat occurs within or adjacent to the project site, the recorded locations for CTS and CRLF are greater than the documented movement distances from the project site, and because the project site is isolated by development from occupied or suitable habitat, CTS and CRLF are not expected to occur within the project site. Therefore, no impacts to CTS or CRLF are anticipated as a result of this project.

The project site is not located within designated critical habitat for any special-status species. Due to the lack of suitable habitat and based on the results of the field surveys, implementation of the proposed project would not have a substantial adverse effect on any candidate, sensitive, or special-

status species, as defined by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS). Therefore, any potential impacts to sensitive or special-status species resulting from implementation of the proposed project would be considered less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IV(b). Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? The project site is dominated by non-native ruderal species and does not contain any riparian habitat or sensitive natural communities identified in local or regional plans, policies, or regulations or by the CDFW or the USFWS. No impacts related to riparian habitat or other sensitive natural communities identified in local or regional plans would result from project implementation, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

IV(c). Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? The project site is dominated by non-native ruderal species, and no natural hydrologic features or federally protected wetlands as defined by Section 404 of the Clean Water Act occur on site. Therefore, no direct removal, filling, or hydrological interruption of a wetland area would occur from implementation of the proposed project. The proposed project would not result in any impacts to wetlands, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

IV(d). Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? The project site is bounded by SR-1 to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to

the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest. The project site is dominated by non-native ruderal species. Because the project site is surrounded by residential development and a freeway, the project site does not function as a wildlife movement corridor.

There are a total of 97 mature (6-inch or larger diameter at breast height [DBH]) trees on the project site (94 Monterey cypress and 3 bluegum eucalyptus). Implementation of the proposed project would remove 44 trees, of which 42 trees would be replaced. The existing grove of Monterey cypress trees may provide suitable habitat for migratory birds and raptors such as Ferruginous hawk (*Buteo regalis*) and Northern harrier (*Circus cyaneus*), which are protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. In addition, on-site trees may provide roosting habitat for bats. If construction of the proposed project occurs during the nesting bird season or bat maternity season, construction activities could result in impacts to nesting birds and roosting bats,. Impacts to birds and bats could also occur from the removal of trees on the project site, which could result in loss of nesting and/or roosting habitat. In addition, indirect impacts may occur as a result of noise and increased human activity in the area associated with construction of the proposed project. If construction activities are scheduled during the nesting bird season or bat maternity season, pre-construction nesting bird and roosting bat surveys would be required in order to prevent any impacts to nesting birds or roosting bats, as specified in Mitigation Measure BIO-1. With implementation of Mitigation Measure BIO-1, potential construction-related impacts to nesting birds and roosting bats could be avoided. And therefore, potentially significant impacts would be reduced to less than significant.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure BIO-1: **Pre-construction Nesting Bird and Roosting Bat Surveys.** To avoid impacts to native bird or roosting bat species that may utilize the project site, if feasible, construction (at a minimum, vegetation clearing and/or preliminary ground disturbance) should take place outside the nesting bird and roosting bat season (i.e., September through mid-January). If these activities are scheduled within the active bird nesting season (January 15 through July 31) or recognized bat maternity season (April 1 through August 31), within 14 days prior to commencement of construction activities, a nesting bird survey and bat roosting survey shall be conducted by a qualified biologist. This requirement shall be reflected as notes on all construction documents to be approved by the City of Seaside (City).

If no active nests or roosts are located, construction activities can proceed. If active nests are located, then construction work should be conducted outside an exclusion zone to be developed by the qualified biologist in coordination with the appropriate regulatory agency based on the geographic setting of the nest and the species (i.e., 50 feet (ft) for common passerine species and up to 500 ft for raptor species). Construction activities should avoid the exclusion zones until the qualified biologist determines that

the young have successfully fledged or the nest is no longer considered active. A qualified biologist should conduct periodic site inspections to ensure that the exclusion zone is maintained and to monitor the nesting progression. Should roosting bats be found in any of the trees, bats will be humanely evicted from their roosts using a site- and/or species-specific tree trimming protocol developed in coordination and consultation with the California Department of Fish and Wildlife (CDFW).

If applicable, within 1 week of completing the pre-construction nesting bird and bat roosting survey, the qualified biologist shall prepare a memorandum documenting the survey results and submit to the City for review and approval.

Significance Determination After Mitigation: Less than Significant Impact

IV(e). Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? The Conservation and Open Space Element of the City's General Plan establishes policies for the City's Tree Ordinance (Municipal Code Chapter 8.54) and landscaping performance standards (Zoning Ordinance Section 17.30.40). The City's Tree Ordinance prohibits removal of any tree on private property in the City without a permit. The ordinance also contains a list of trees, which may not be planted without a permit (including Monterey pine, Monterey cypress, coast redwood, bluegum eucalyptus, willow, cottonwood, and poplar). Any protected tree that is removed must be replaced with a species and at a location approved by the City's BAR.

There are a total of 97 mature (6-inch or larger DBH) trees on the project site including 94 Monterey cypress and 3 bluegum eucalyptus that were planted on the property by Caltrans and the U.S. Army Corps of Engineers (Corps) for landscape improvement and vegetation screening. In addition, there are cypress seedlings and saplings (4-inch DBH or less) on the project site that developed from natural recruitment.

Construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. Sixty-three (63) of the Monterey cypress trees to be removed by the proposed project but would be replaced, in-kind, on the site, with a minimum 5-gallon container. Eighteen (18) of the Monterey cypress trees would be replaced, on the project site, with a different tree species, with a minimum 5-gallon container. The 3 bluegum trees would be replaced, on the project site, with a different tree species also with a minimum 5-gallon container.

While the City's Tree Ordinance specifies that all trees that are removed shall be replaced on a 1:1 basis, Section 8.54.070 of the City's Tree Ordinance states that this requirement may be modified or waived if it is determined that replacement on a one-for-one basis constitutes an unreasonable hardship. In the case of the proposed project, the location of the proposed project site improvements (e.g., buildings, parking lots, and underground utilities) preclude the feasible placement of all 81 Monterey cypress trees. The Landscape Plan, proposed tree replacement percentage, types of

replacement trees to be planted, and locations for replacement trees will require approval from the City's BAR. Therefore, the BAR will need to approve the modification of the City's tree replacement policy for the proposed project. Therefore, as specified in Standard Condition BIO-1, the project's Landscaping Plans will be submitted to the BAR for review and approval to ensure compliance with the City's Tree Ordinance prior to the City Planning Commission's review of the proposed project.

Construction on the west side of the project site adjacent to SR-1 would be in close proximity to the existing Monterey cypress trees being preserved. Therefore, construction activities would have the potential to impact these existing trees. Therefore, Mitigation Measure BIO-3 would be implemented to reduce impacts to existing Monterey cypress trees during construction of the proposed project. With implementation of Standard Condition BIO-2 and Mitigation Measure BIO-3, the proposed project would not conflict with local policies or ordinances protecting biological resources and impacts would be less than significant.

Standard Conditions:

Standard Condition BIO-2: **Board of Architectural Review.** Prior to project level review by the City Planning Commission, the Developer shall submit the project's Landscaping Plans to the City Board of Architectural Review (BAR) for review and approval. The Landscape Plans shall incorporate all Conditions of Approval as required for the proposed project by the BAR prior to the issuance of a building permit.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure BIO-3: **Contracted Arborist**. Prior to the issuance of a tree removal permit, the Developer shall submit proof to the City of an executed agreement with a qualified Arborist. The agreement shall include a schedule of the proposed construction timeline for the Project Arborist to ensure compliance with the following measures as detailed in the Arborist Assessment;

- **Exclusionary Fencing:** Prior to commencing grading and construction activities, the Construction Contractor shall install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy dripline) of individual trees and tree groupings to be preserved by the proposed project. The Project Arborist shall identify and delineate sensitive root zone areas within and beyond the canopy dripline of retained trees to ensure these trees will be protected and preserved for the duration of the project. The Construction Contractor shall conduct necessary repairs, modifications, and maintenance to canopy driplines on an as needed basis for the duration of construction.

- **Sedimentation Control:** The Construction Contractor shall install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the project site, and, if necessary, apply soil stabilization and erosion control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion and sediment runoff around preserved trees during rain events. The Construction Contractor shall conduct routine monitoring and necessary maintenance to ensure the erosion control and sedimentation control measures are functioning effectively for the duration of construction.
- **Trunk and Stem Protection:** Where grading and construction activities are occurring within 3 ft of preserved trees, the Construction Contractor shall install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures shall be securely installed to trees with rope and surrounded by high visibility exclusionary fencing. If it is necessary to perform any pruning, the Construction Contractor shall use proper tree pruning practices in consultation with the Project Arborist.
- **Root Zone Protection:** To the greatest extent feasible, the Construction Contractor shall avoid damaging or severing roots located within the critical root zone (i.e., canopy dripline) of preserved trees, especially roots that are 2 inches in diameter or larger. Construction footings shall be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If roots are encountered, efforts shall be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to preserved trees shall be performed under the guidance and monitoring of the Project Arborist. Tree roots severed or damaged during grading or excavating operations shall be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap-covered cut roots are exposed to the outside environment for a prolonged period of time, the Construction Contractor shall assign a site attendant the task of regularly wetting burlap-covered roots to prevent root desiccation.
- **Trees Damage:** In accordance with established tree care and preservation Best Management Practices, if protected trees are damaged during construction of the proposed project, the Construction Contractor shall promptly repair and/or treat

the trees as prescribed by the Project Arborists. Remedial or corrective treatments shall depend largely on the condition of the specific tree and the damage or injury sustained.

- **Natural Grade Protection:** To the greatest extent feasible, the Construction Contractor shall avoid altering the natural grade and applying excessive fill material within the critical root zone of the protected trees to reduce the likelihood of crown rot and root decay disorders from developing. Specifically, applying fill material against the lower trunk and root crown of protected trees should be avoided.
- **Irrigation:** The Construction Contractor shall irrigate protected trees on a schedule as determined by the Project Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches. Irrigation shall continue for the duration of construction of the proposed project.
- **Pruning:** If tree pruning is necessary, the Construction Contractor shall conduct pruning at the direction of the Project Arborist. The Project Arborist shall oversee pruning activities to ensure that pruning is conducted in a manner that minimizes harmful impacts to trees and reduces potential tree hazards. If feasible, tree pruning shall be performed during the fall through early winter months. Pruning shall be conducted so that cuts are as small as possible and as few living branches as possible are removed.
- **Woodchip Mulch:** The Construction Contractor shall retain woodchip mulch produced during tree removal operations on the site. This sourced mulch shall be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may be used for future landscaping activities on the project site.
- **Storage:** The Construction Contractor shall avoid storing construction tools, materials, and equipment within the dripline of protected trees. The Construction Contractor shall not wash out or dispose of excess materials (e.g., paint) or temporarily store or stockpile materials and/or equipment within the critical root zones of protected trees. If it is unavoidable and necessary to temporarily store or stockpile materials and/or equipment within the dripline of protected trees, the Construction Contractor shall apply 6–12 inches of clean and properly sourced woodchip mulch within the dripline to prevent substantial soil compaction and root zone disturbance. Once construction activities are complete, the temporary mulch layer shall be removed and reduced to a 3–

4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.

- **Site Inspections:** For the duration of construction, the Construction Contractor shall regularly perform construction site inspections to monitor the condition of protected trees and resource protection measures and to determine if any repairs, adjustments, or modifications are necessary. Additionally, trees impacted by site development shall be periodically monitored and assessed during and following construction to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures.

The Project Arborist shall submit monthly memorandums to the City during construction and within 2 weeks of the completion of construction, and shall submit a final report summarizing the project's compliance with the measures prescribed above.

Significance Determination After Mitigation: Less than Significant Impact

IV(f). Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? There is presently no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan in the City. Implementation of the proposed project would not interfere with any current local, regional, or State HCPs or NCCPs, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

SECTION V: CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resources as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The discussion and analysis provided in this section is based on the *Preliminary Archaeological Reconnaissance for the Seaside Senior Living Project (*Archaeological Consulting, 2014) (refer to Appendix A). The project area for cultural resources, includes the entirety of the parcel (APN 031-141-004), located at 550 Monterey Road in Seaside, Monterey County, California.

V(a). Cause a substantial adverse change in the significance of a historical resources as defined in §15064.5? CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) listed in a local register of historical resources as defined in California Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and *State CEQA Guidelines* Section 15064.5(a)).

In addition, a resource must retain enough of its historic character and appearance to be recognizable as an historical resource and be able to convey the reasons for its significance (California Code of Regulations [CCR] Title 14 Section 4852(c)). Generally, a cultural resource must be 50 years or older to be eligible for the California Register**.** The existing facility in the project area consists of a vacant gas station and convenience store constructed circa 1990. The gas station and its ancillary facilities are not of sufficient age to be considered a historical resource, nor do they exhibit any extraordinary characteristics to be considered as an exception to minimum age requirements (i.e., >50 years old). Therefore, implementation of the proposed project would not result in any impacts to historical resources as defined in Section 15064.5, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

V(b). Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5? Based on the results of the background research and cultural resources field survey conducted for the proposed project, the project site does not contain surface evidence of archaeological resources. In addition, the review of publications and maps for archaeological and environmental information (e.g., geologic setting), records search, and field survey identified no indication of elevated sensitivity for the presence of previously undocumented buried archaeological resources to occur in the project area. Furthermore, according to the City's General Plan, the project area is not within an area of high sensitivity for possessing archaeological resources.[1] Therefore, the potential for unknown subsurface resources to be encountered during construction activities is low. Construction of the proposed project would require excavation during demolition of the existing gas station and development of three new facilities at the project site (Assisted Living Facility, a Memory Care Facility, and a Co-Housing Facility). If any archaeological resources are discovered during grading and construction activities, work in the area would be required to cease and deposits would be treated in accordance with federal, State, and local guidelines as specified in Standard Condition CULT-1. Compliance with existing regulations as specified in Standard Condition CULT-1 would ensure that potential project-related impacts associated with impacting unknown archaeological resources would be less than significant, and no mitigation is required.

Standard Conditions:

Standard Condition CULT-1: **Discovery of Archaeological Resources.** If unknown deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The developer and the City of Seaside Planning Department should also be notified. Project personnel should not collect or move any archaeological materials. It is recommended that adverse effects to such deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated for their California Register of Historical Resources (California Register) eligibility. If the deposit is not eligible, a determination should be made as to whether it qualifies as a "unique archaeological resource" under the California Environmental Quality Act (CEQA). If the deposit is neither a historical nor unique archaeological resource, avoidance is not necessary. If the deposit is eligible for listing in the California

[1] City of Seaside Planning Division. 2004. *Seaside General Plan.*

Register, or is a unique archaeological resource, it will need to be avoided by adverse impacts or such impacts must be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. The data recovery will avoid or substantially reduce the severity of the impact through the professional recovery and analysis of archaeological deposits, and the synthesis of those findings with current archaeological research questions to realize the information potential of the resource. The report should be submitted to City of Seaside and the Northwest Information Center.

Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric sites often contain human remains. Historical materials can include wood, stone, concrete footings, walls, and other structural remains; and deposits of wood, glass, ceramics, metal, and other refuse.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

V(c). Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature? Geologic maps of the project area and relevant geological and paleontological literature were consulted to determine which geologic units are present within the project area and whether fossils have been recovered from those or similar geologic units elsewhere in the region. A search for known fossil localities was conducted through the online collections database of the University of California Museum of Paleontology (UCMP) at the University of California, Berkeley, in order to determine the status and extent of previously recorded paleontological resources within and surrounding the project area.

The project site is underlain by Late Pleistocene Older Dune Sand, and deposits of this age elsewhere in the County and across California have produced scientifically significant paleontological resources. As such, these deposits are considered to have high paleontological sensitivity. Because excavation during the course of the proposed project would reach depths of these paleontologically sensitive deposits, there is a potential for the project to impact paleontological resources. Implementation of

Mitigation Measure CULT-2 requires the development of a Paleontological Resource Impact Mitigation Program (PRIMP), the presence of a qualified paleontological monitor during excavation and grading activities in deposits with a high paleontological sensitivity rating, and the methods to be used if a paleontological resource is encountered. Therefore, with implementation of Mitigation Measure CULT-2, project-related impacts to paleontological resources would be reduced to less than significant levels.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure CULT-2: **Paleontological Impact Mitigation Program.** Prior to the issuance of a grading permit, the Developer shall submit proof of an executed agreement with a qualified Paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) in order to mitigate adverse impacts to paleontological resources that may exist on the site in on-site sediments. The PRIMP shall follow guidelines developed by the Society For Vertebrate Paleontology (SVP; 1995) and include the methods that shall be used to protect paleontological resources that may exist within the project area, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. Excavation and grading activities in deposits with a high paleontological sensitivity rating shall be monitored by a qualified paleontologist following the PRIMP. Specific monitoring levels may be determined based on more detailed excavation plans for the proposed project. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field and transported to the laboratory for evaluation and curation.

Significance Determination After Mitigation: Less than Significant Impact

V(d). Disturb any human remains, including those interred outside of formal cemeteries? No human remains are present on the project site, and there are no facts or evidence to support the idea that Native Americans or people of European descent are buried on the project site. However, ground-disturbing activities associated with the project have the potential to disturb previously unknown human remains. In the unlikely event that human remains are encountered during construction activities, the proper authorities would be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities would be implemented, as specified by Standard Condition CULT-3. Therefore, compliance with Standard Condition CULT-3 would ensure that potential project-related impacts to unknown buried human remains are less than significant, and no mitigation is required.

Standard Conditions:

Standard Condition CULT-3: **Discovery of Human Remains.** If human remains are encountered, work within 25 feet of the discovery shall be redirected, and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. The Developer shall also be notified. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC 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. Recommendations for the proper treatment of the remains and associated grave goods consist primarily of notifying the MLD and involving the descendant community. Descendant community involvement will ensure that the cultural values of those who ascribe traditional or religious significance to human remains and associated grave goods are considered in the disposition of such remains and 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. The report shall be submitted to the Developer, the City, and the Northwest Information Center.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

SECTION VI: GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The discussion and analysis provided in this section is based on the *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (Haro, Kasunich, and Associates, Inc., December 2014) (refer to Appendix A).

VI(a). Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

VI(a)(i). Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. The project site is located in a region characterized by moderate to high seismic activity. Therefore, similar to all of Northern California, the project site is subject to strong ground motion resulting from earthquakes on nearby faults. According to the *Geotechnical Investigation Report,* there are no known active or potentially active faults crossing or trending towards the project site. In addition, the project site does not lie within the boundaries of an Alquist-Priolo Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. Therefore, the potential for ground rupture to affect the project site is considered to be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VI(a)(ii). Strong seismic ground shaking? The project site is located in a region characterized by moderate to high seismic activity, which could result in damage to the proposed buildings. There are several faults in the vicinity of the project site that are capable of producing strong ground motion. A fault search conducted as part of the *Geotechnical Investigation Report* identified 24 active faults and potentially active faults mapped within a 62-mile radius of the project site. These 24 faults, their distance from the site, and their estimated mean moment magnitude are listed in Table VI.VI.1. During an earthquake along any of these faults, seismically induced ground shaking at the project site would be expected to occur. The severity of the shaking would be influenced by the distance of the project site to the seismic source, the soil conditions, and the depth to groundwater.

According to the *Geotechnical Investigation Report*, the Rinconada Fault is the closest known fault to the project site and, because of the fault's proximity, has the greatest potential to generate the highest level of ground shaking at the project site. The probabilistic maximum considered earthquake (MCE)[1] for the project site is estimated to result in a peak ground acceleration of 0.56 g.[2] Due to the proximity of the project site to the Rinconada Fault, the Blanco section of the Reliz Fault and the Monterey Bay-Tularcitos Fault and other active faults in the area, it is likely that the project site would be subjected to strong ground shaking from at least one moderate to severe earthquake during the lifespan of the proposed project. Therefore, strong seismic ground shaking generated by seismic activity is considered a potential constraint that may affect the proposed project. All applicable guidelines, including compliance with the California Building Code and the City of Seaside Building Code, accepted industry standards, and other regional and local regulations that address seismic hazards, would be incorporated into the project's building plans. With compliance with State and local building code requirements and Standard Condition GEO-1, potential project-related impacts associated with seismic ground shaking would be less than significant, and no mitigation is required.

[1] A maximum considered earthquake is defined as an earthquake that is expected to occur once in approximately 2,500 years, that is, it has a 2 percent probability of being exceeded in 50 years.

[2] g = acceleration due to gravity 9.8 (m/s^2)

Table VI.VI.1: Potential Fault Earthquake Sources in Site Vicinity

Fault Name	Distance to Fault Trace (mi)	Distance to Fault Trace (km)	Compass Direction to Fault	Maximum Earthquake Moment Magnitude (Mw)	UBC Fault Class
Blanco Section of Reliz (Part of Rinconada)	2.9	4.7	North	6.5	B
Rinconada	2.5	4.0	East	7.5	B
Monterey Bay-Tularcitos	5.7	9.2	Southwest	7.3	B
Palo Colorado Sur	13.2	21.3	West	7.0	A
Zayante-Vergeles	14.6	23.5	Northeast	7.0	B
San Andreas 1906 Section	19.5	31.3	Northeast	7.9	A
San Andreas, Pajaro Section	19.5	31.3	East	7.0	A
San Gregorio	20.6	33.1	Northeast	7.2	A
San Andreas, SCM Section	21.1	33.9	Northeast	7.0	A
Sargent	23.7	38.1		6.8	B
Calaveras, South	256	41.2	Northeast	5.8	B
Quien Sabe	30.6	49.3	Northeast	6.4	B
Hosgri	35.7	57.5	South	7.5	B
San Andreas (Peninsula)	36.8	59.2	Northwest	7.1	A
Monte Vista-Shannon	37.6	60.2	Northeast	6.7	B
Hayward (SE Extension)	42.3	68.1	North	6.4	B
Ortigalita	46.6	75	Northeast	6.7	B
Calaveras North of Calaveras Res	53.7	86.4	North	6.8	B
Hayward (Total Length)	53.7	86.4	North	6.7	A
Hayward South	53.7	86.2	North	6.7	A
Great Valley 8	54.2	87.2	Northeast	6.6	B
Great Valley 9	54.7	88.2	East	6.6	B
Greenville	54.7	88.1	North	6.6	B
Great Valley 10	59.0	95.0	East	6.4	B

Source: Haro, Kasunich, and Associates, Inc. *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014).
km = kilometer
mi = mile/miles
UBC = Uniform Building Code

Standard Conditions:

Standard Condition GEO-1: **Geotechnical Requirements.** All grading operations and construction activities shall be conducted in accordance with governing building codes and in conformance with the recommendations included in the *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014). Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code. Prior to issuance of a grading permit, the City's Building Official, or designee, shall review and approve final project design plans and the recommendations of the project geotechnical consultant as summarized in a final written report.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant

VI(a)(iii). Seismic-related ground failure, including liquefaction? Liquefaction commonly occurs when three conditions are present simultaneously: (1) high groundwater; (2) relatively loose, cohesionless (sandy) soil; and (3) earthquake-generated seismic waves. The presence of these conditions may cause a loss of shear strength and, in many cases, ground settlement. Seismically induced liquefaction and settlement were investigated as part of the *Geotechnical Investigation Report* prepared for the proposed project. Groundwater was not encountered to the maximum depth explored as part of the geotechnical investigation (51.5 ft below ground surface [bgs]). Given the potential depth to groundwater is likely greater than 90 ft bgs and the high soil density above and below the groundwater table, the potential for liquefaction at the project site is considered very low.

Seismically induced settlement of sufficient magnitude to cause structural damage is normally associated with sufficiently strong earthquake shaking combined with poorly consolidated, predominantly sandy soils, or variable consolidation characteristics within the structure area. Although seismic settlement is not a form of liquefaction, it is a related phenomenon that can occur in conjunction with liquefaction. Test borings conducted as part of the *Geotechnical Investigation Report* indicate that the project site is underlain by up to a couple feet of manmade fill consisting of sandy silt. Beneath the existing sandy fill, sands range from loose to very dense as the depth increases. Seismically induced settlement of dry sands can occur and cause ground subsidence during earthquakes in sandy soils with low-to-medium density. In general, the on-site materials range from loose-to-medium-dense sand, with silt, and silty sand, which may be susceptible to seismic settling. Therefore, seismic-related ground failure is considered a potential constraint that may affect the proposed project. Standard Condition GEO-1 requires compliance with the recommendations of the project's *Geotechnical Investigation Report* and the most current California Building Code and City of Seaside Building Code, which contain specific recommendations for addressing seismic-related ground failure. With implementation of Standard Condition GEO-1, potential project-related impacts associated with seismic ground failure, including liquefaction, would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Condition GEO-1. No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IV(a)(iv). Landslides? Due to the absence of steep slopes on or adjacent to the project site, the potential for landslides to impact the proposed project is considered low. Therefore, the potential for people or structures on the project site to be adversely affected by landslides is considered to be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VI(b). Result in substantial soil erosion or the loss of topsoil? On-site slopes composed of cohesionless dune sand materials may be subject to erosion. Concentration of surface runoff from natural topography, historical grading, or development of impermeable surfaces has the potential to result in severe erosion where the ground is included and unprotected.

During construction of the proposed project, soil would be exposed, and there would be an increased potential for soil erosion compared to existing conditions. Additionally, during a storm event, soil erosion could occur at an accelerated rate. The increased erosion potential could result in short-term water quality impacts as identified in Section IX, Hydrology and Water Quality. Under the Construction General Permit, the proposed project would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) as well as implement construction Best Management Practices (BMPs) during construction activities. Construction BMPs would include Erosion Control BMPs designed to minimize erosion. In compliance with the Zoning Ordinance (Title 17 of the Municipal Code), graded areas shall be revegetated within 30 days, and disturbed areas of the construction site that are to remain inactive longer than 3 months shall be seeded and watered until grass cover is grown and maintained. With implementation of Mitigation Measure BIO-3 and Standard Condition GEO-2, potential project-related impacts associated with erosion during construction would be less than significant, and no mitigation is required.

As proposed, 54.8 percent of the project site would be impervious surface area and not prone to erosion. The remaining 45.2 percent of the project site would consist of landscaping, swales, and rain gardens that would collect and infiltrate runoff and minimize erosion. Therefore, operational impacts related to erosion would be less than significant, and no mitigation is required.

Standard Conditions:

Standard Condition GEO-2: **Construction General Permit.** Prior to issuance of a grading permit, the Construction Contractor shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit). The Construction Contractor shall provide the Waste Discharge Identification Number (WDID) to the City of Seaside Public Works Department to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the

proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. The construction BMPs identified in the SWPPP shall comply with the revegetation requirements outlined in the Zoning Ordinance (Title 17 of the Municipal Code).

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VI(c). Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? As discussed in Response VI(a)(iv), above, due to the absence of steep slopes on or adjacent to the project site, the potential for landslides to impact the proposed project is considered low.

Lateral spreading is a phenomenon that is associated with liquefaction. Slopes may become unstable during liquefaction, and level areas near descending slopes may move laterally toward the slope as the slope becomes unstable. Because the potential for liquefaction on the project site is considered to be low, the potential for lateral spreading does not represent a geologic hazard to the proposed project.

As discussed in Response VI(a)(iii), the soils on the site range from loose-to-medium dense sand, with silt, and silty sand, which may be susceptible to subsidence. Therefore, subsidence is considered a potentially significant impact that may affect the proposed project. However, given the potential depth to groundwater and the high soil density above and below the groundwater table, the potential for liquefaction at the project site is considered very low.

Hydroconsolidation, or collapse, is a geologic hazard where soil materials undergo settlement when they become saturated. According to the *Geotechnical Investigation Report*, the potential for soil collapse is low, especially in areas where the near surface soils are compacted.

Because soils on site are potentially susceptible to subsidence, impacts related to the project site being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, are considered a potential constraint of the proposed project. Standard Condition GEO-1 requires compliance with the recommendations of the project *Geotechnical Investigation Report* and the most current California Building Code and City of Seaside Building Code, which contain specific recommendations for addressing soil instability. With implementation of Standard Condition GEO-1, impacts related to soil instability would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Condition GEO-1. No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VI(d). Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? The soils at the project site are comprised of sands and silty sands that are expected to have little, if any expansion potential. Therefore, potential project-related impacts associated with expansive soils would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VI(e). Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? The proposed project does not include construction of or connections to septic tanks or alternative waste water disposal systems. Wastewater generated from the project site would be served by the Marina Coast Water District (MCWD) sewer system. Therefore, the proposed project would not result in impacts related to the soil capability to adequately support the use of septic tanks or alternative wastewater disposal systems, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

SECTION VII: GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The discussion and analysis provided in this section is based on the *Air Quality Analysis* (LSA, September 2015) (refer to Appendix A).

Global climate change (GCC) is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures.

Climate change refers to any change in measures of weather (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from natural factors, such as changes in the sun's intensity; natural processes within the climate system (e.g., changes in ocean circulation) or human activities, such as the burning of fossil fuels, land clearing, or agriculture. The primary observed effect of GCC has been a rise in the average global tropospheric[1] temperature of 0.36 degrees Fahrenheit (°F) per decade, determined from meteorological measurements worldwide between 1990 and 2005. Climate change modeling shows that further warming may occur, which may induce additional changes in the global climate system during the current century. Changes to the global climate system, ecosystems, and the environment of California could include higher sea levels, drier or wetter weather, changes in ocean salinity, changes in wind patterns, or more energetic aspects of extreme weather, including droughts, heavy precipitation, heat waves, extreme cold, and increased intensity of tropical cyclones. Specific effects in California might include a decline in the Sierra Nevada snowpack, erosion of California's coastline, and seawater intrusion in the San Joaquin Delta.

[1] The troposphere is the zone of the atmosphere characterized by water vapor, weather, winds, and decreasing temperature with increasing altitude.

GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced GCC are:[1]

- Carbon dioxide (CO_2)
- Methane (CH_4)
- Nitrous Oxide (N_2O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur hexafluoride (SF_6)

These gases vary considerably in terms of global warming potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas in absorbing infrared radiation and the length of time that the gas remains in the atmosphere ("atmospheric lifetime"). GWP of each gas is measured relative to CO_2, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of metric tons (MT)[2] of "CO_2 equivalents" (CO_2e). For example, N_2O is 265 times more potent at contributing to global warming than CO_2. Table VI.VII.1 identifies the GWP for each type of GHG analyzed in this report.

Table VI.VII.1: Global Warming Potential of Greenhouse Gases

Gas	Atmospheric Lifetime (Years)	Global Warming Potential (100-year Time Horizon)
Carbon Dioxide (CO_2)	~100	1
Methane (CH_4)	12	28
Nitrous Oxide (N_2O)	121	265

Source: California Air Resources Board. *First Update to the Climate Change Scoping Plan: Building on the Framework* (2014). Website: http://www.arb.ca.gov/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf (accessed September 2015).

Currently, neither the CEQA statutes nor the *State CEQA Guidelines* prescribe specific quantitative thresholds of significance or a particular methodology for performing a GHG emissions impact analysis. Significance criteria are left to the judgment and discretion of the Lead Agency. The discussion below provides an overview of the regulatory considerations and methodological approach related to GHGs for this Initial Study/Mitigated Negative Declaration (IS/MND).

In June 2005, Governor Schwarzenegger established California's GHG emissions reduction targets in Executive Order (EO) S-3-05. The EO established the following goals for California: GHG emissions

[1] The GHGs listed are consistent with the definition in Assembly Bill 32 (Government Code 38505), as discussed later in this section.

[2] A metric ton is equivalent to approximately 1.1 tons.

were to be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050.

California's major initiative for reducing GHG emissions is outlined in Assembly Bill (AB) 32, the "Global Warming Solutions Act," passed by the California State legislature on August 31, 2006. AB 32 required the California Air Resources Board (ARB) to:

- Establish a statewide GHG emissions cap for 2020, based on 1990 emissions, by January 1, 2008;
- Adopt mandatory reporting rules for significant sources of GHG emissions by January 1, 2008;
- Adopt an emissions reduction plan by January 1, 2009, indicating how emissions reductions would be achieved via regulations, market mechanisms, and other actions; and
- Adopt regulations to achieve the maximum technologically feasible and cost-effective reduction of GHGs by January 1, 2011.

To assist public agencies in the mitigation of GHG emissions or analyzing the effects of GHGs under CEQA, including the effects associated with transportation and energy consumption, Senate Bill (SB) 97 (Chapter 185, 2007) required the Governor's Office of Planning and Research (OPR) to develop *State CEQA Guidelines* on how to minimize and mitigate a project's GHG emissions. The OPR was required to prepare, develop, and transmit these *State CEQA Guidelines* on or before July 1, 2009, and the Natural Resources Agency was required to certify and adopt them by January 1, 2010. On January 8, 2009, the OPR released preliminary draft *State CEQA guideline* amendments. The Natural Resources Agency adopted the *State CEQA Guidelines* Amendments and transmitted them to the Office of Administrative Law (OAL) on December 31, 2009. On February 16, 2010, the OAL approved the Amendments and filed them with the Secretary of State for inclusion in the CCR. The Amendments became effective on March 18, 2010. The Amendments encourage Lead Agencies to consider many factors in conducting a CEQA analysis, but preserve the discretion granted by CEQA to Lead Agencies in making their determinations.

State CEQA Guidelines Section 15064.4 states:

> "(a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based on available information, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:
>
> (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; or
>
> (2) Rely on a qualitative analysis or performance based standards.
>
> (b) A lead agency may consider the following when assessing the significance of impacts from greenhouse gas emissions on the environment:

> (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.
>
> (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
>
> (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must include specific requirements that reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project."

State CEQA Guidelines Section 15064(b) provides that the "determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data," and further states that an "ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting."

As such, currently neither the CEQA statutes, OPR guidelines, nor the *State CEQA Guidelines* prescribe specific quantitative thresholds of significance or a particular methodology for performing a GHG impact analysis. As with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

The recommended approach for GHG analysis included in the Governor's OPR June 2008 Technical Advisory is to: (1) identify and quantify GHG emissions, (2) assess the significance of the impact on climate change, and (3) if significant, identify alternatives and/or mitigation measures to reduce the impact below significance. The June 2008 OPR guidance provides some additional direction regarding planning documents as follows: "CEQA can be a more effective tool for GHG emissions analysis and mitigation if it is supported and supplemented by sound development policies and practices that would reduce GHG emissions on a broad planning scale and that can provide the basis for a programmatic approach to project-specific CEQA analysis and mitigation. For local government lead agencies, adoption of general plan policies and certification of general plan EIRs that analyze broad jurisdiction-wide impacts of GHG emissions can be part of an effective strategy for addressing cumulative impacts and for streamlining later project-specific CEQA reviews."

Emissions estimates for the proposed project are discussed below. GHG emissions estimates are provided herein for informational purposes only because there is no established quantified GHG emissions threshold. The MBUAPCD is proposing to adopt GHG thresholds to provide guidance to lead agencies for evaluating GHG impacts in accordance with the requirements of CEQA. Under the guidance for consideration by the MBUAPCD, the GHG threshold applicable to this project would be the bright line threshold of 2,000 MT CO_2e per year. While this threshold is still in the proposal phase, and bearing in mind that CEQA does not require "perfection" but instead "adequacy, completeness, and a good faith effort at full disclosure," the analysis below is based on methodologies and information available to the City and the Applicant at the time this analysis was prepared.

Estimation of GHG emissions in the future does not account for all changes in technology that may reduce such emissions; therefore, the estimates are based on past performance and represent a scenario that is worse than that which is likely to be encountered (after energy-efficient technologies have been implemented).

Construction and operation of proposed project would generate GHG emissions, with the majority of energy consumption (and associated generation of GHG emissions) occurring during the proposed project's operation (as opposed to during its construction). Typically, more than 80 percent of the total energy consumption takes place during the use of buildings, and less than 20 percent of energy is consumed during construction.[1] As of yet, there is no study that quantitatively assesses all of the GHG emissions associated with each phase of the construction and the use of an individual development.

VII(a). Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction GHG Emissions. GHG emissions associated with the proposed project would occur over the short term from construction activities and would consist primarily of emissions from construction equipment exhaust. Construction activities produce combustion emissions from various sources such as on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Table VI.VII.2 below includes annual construction GHG emissions.

Table VI.VII.2: Short-Term Regional Construction Emissions

Construction Phase	Peak Annual Emissions (MT/yr)			
	CO_2	CH_4	N_2O	CO_2e
2016				
Demolition	41	0.01	0	41
Site Preparation	19	0.0056	0	19
Grading	29	0.0086	0	29
Building Construction	320	0.067	0	330
Architectural Coating	27	0.0028	0	27
2017				
Building Construction	29	0.0059	0	29
Architectural Coating	3.3	0.00032	0	3.3
Paving	22	0.0064	0	22
Total Construction Emissions				**500**

Source: LSA Associates, Inc. *Air Quality Analysis* (September 2015).
CH_4 = methane
CO_2 = carbon dioxide
CO_2e = carbon dioxide equivalent
MT/yr = metric tons per year
N_2O = nitrous oxide

[1] United Nations Environment Programme (UNEP). 2007. *Buildings and Climate Change: Status, Challenges and Opportunities*. Paris, France. Website: http://www.unep.fr/shared/publications/pdf/DTIx0916xPA-BuildingsClimate.pdf (accessed September 2015).

Architectural coatings used in construction of the proposed project may contain volatile organic compounds (VOCs) that are similar to ROGs and are part of O_3 precursors. However, there are no significant emissions of GHGs from architectural coatings. The architectural coating phase in Table VI.VII.2 shows GHG emissions from equipment exhaust and energy use.

Operational GHG Emissions. The following activities associated with the proposed project operation could directly or indirectly contribute to the generation of GHG emissions and they are quantitatively shown in Table VI.VII.3:

Table VI.VII.3: Greenhouse Gas Emissions from Proposed Project Operations

Emission Source	Emissions (MT/yr)				
	CO_2	CH_4	N_2O	CO_2e	Percent of Total
Area	1.4	0.0014	0	1.4	0.19%
Energy	120	0.0045	0.0015	120	16.0%
Mobile	580	0.03	0	580	77.0%
Waste	15	0.91	0	34	4.5%
Water	14	0.18	0.0043	19	2.5%
Total Project Emissions	**730**	**1.1**	**0.0058**	**750**	

Source: LSA Associates, Inc. *Air Quality Analysis* (September 2015).
Note: Numbers in table may appear to not add up correctly due to rounding to two significant digits.
CH_4 = methane
CO_2 = carbon dioxide
CO_2e = carbon dioxide equivalent
MT/yr = metric tons per year
N_2O = nitrous oxide

- **Area Sources:** Area sources include architectural coatings, consumer products, and landscaping.
- **Energy and Natural Gas Use:** Buildings represent 39 percent of the United States primary energy use and 70 percent of electricity consumption.[1] The proposed project would increase the demand for electricity and natural gas due to the increased building area and number of residents and employees.
- **Mobile Sources:** Mobile sources (vehicle trips and associated miles traveled) are the largest source of GHG emissions in California and represent approximately 38 percent of annual CO_2 emissions generated in the State. As for most land use development projects, vehicle miles traveled (VMT) is the most direct indicator of CO_2 emissions from the proposed project, and associated CO_2 emissions function as the best indicator of total GHG emissions. The proposed project would generate 447 daily trips. Assuming an average trip length of 8.5 miles, the project would generate approximately 3,800 VMT per day.

[1] United States Department of Energy. 2012. *2011 Buildings Energy Data Book.* March. Website: http://buildingsdatabook.eren.doe.gov/docs/DataBooks/2011_BEDB.pdf (accessed September 2015).

- **Solid Waste Disposal:** The proposed project would also generate solid waste during project operation. Average waste generation rates from a variety of sources are available from the California Integrated Waste Management Board (CIWMB).[1]

Water Use: Water-related energy use consumes 19 percent of California's electricity every year.[2] Energy use and related GHG emissions are based on electricity used for water supply and conveyance, water treatment, water distribution, and wastewater treatment.
The proposed project would generate up to 750 tons of CO_2e/yr of new emissions. The emissions from vehicle exhaust would comprise approximately 77 percent of the proposed project's total CO_2e emissions. The emissions from vehicle exhaust are controlled by the State and federal governments and are outside the control of the City of Seaside.

The remaining CO_2e emissions are primarily associated with building heating systems and increased regional power plant electricity generation due to the proposed project's electrical demands. The proposed project would comply with existing State and federal regulations regarding the energy efficiency of buildings, appliances, and lighting, which would reduce the proposed project's electricity demand.

At present, there is a federal ban on chlorofluorocarbons (CFCs); therefore, it is assumed the proposed project would not generate emissions of CFCs. The proposed project may produce a small amount of hydrofluorocarbon (HFCs) emissions from leakage and service of refrigeration and air-conditioning equipment and from disposal at the end of the life of the equipment. However, the details regarding refrigerants to be used in the proposed project site are unknown at this time. PFCs and SF_6 are typically used in industrial applications, none of which would occur on the proposed project site. Therefore, it is not anticipated that the proposed project would contribute significant emissions of these additional GHGs.

As described above, the only significance threshold for GHG emissions is a proposed MBUAPCD threshold of 2,000 MT CO_2e per year. This analysis shows that the construction of the proposed project could generate a one-time release of 500 MT of CO_2e, and that the operation of the proposed project could release 750 MT/yr of CO_2e. This amount of CO_2e emissions is well below the proposed MBUAPCD threshold of 2,000 MT/yr of CO_2e. Further, it is also below other, more conservative, GHG emissions thresholds in place, such as the Bay Area Air Quality Management District (BAAQMD) bright line threshold of 1,100 MT/yr of CO_2e. Thus, the level of CO_2e emissions anticipated from construction and operation of the proposed project would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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1 California Integrated Waste Management Board (CIWMB). 2015. Residential Developments: Estimated Solid Waste Generation Rates. Website: http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm (accessed September 2015).

2 California Energy Commission. 2005. California's Water-Energy Relationship. November. Website: http://www.energy.ca.gov/2005publications/CEC-700-2005-011/CEC-700-2005-011-SF.PDF (accessed September 2015).

VII(b). Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? As identified above, the amount of CO_2e emissions anticipated from construction and operation of the proposed project would be well below the proposed MBUAPCD GHG threshold of 2,000 MT CO_2e per year. The Climate Action Team and ARB have developed several reports to achieve the Governor's GHG targets that rely on voluntary actions of California businesses, local government and community groups, and State incentive and regulatory programs. These include the *Climate Action Team Report to Governor Schwarzenegger and the Legislature* (CalEPA 2010), the *Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration* (ARB 2007), and the *First Update to the Climate Change Scoping Plan: Building on the Framework Pursuant to AB 32, the California Global Warming Solutions Act of 2006* (ARB 2014).

These reports identify strategies to reduce California's emissions to the levels proposed in EO S-3-05 and AB 32 that are applicable to the proposed project. The Scoping Plan that was adopted in 2008 and updated in 2014 is the most recent document, and the strategies included in the Scoping Plan that apply to the project are contained in Table VI.VII.4, below, which also summarizes the extent to which the project would comply with the strategies to help California reach the emission reduction targets.

Table VI.VII.4: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
Energy Efficiency Measures	
Energy Efficiency. Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities). **Renewables Portfolio Standard.** Achieve a 33 percent renewable energy mix statewide. **Green Building Strategy.** Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**Compliant with Incorporation of Project Features.** The proposed project will comply with the updated Title 24 standards, including the 2013 CBC, for building construction. In addition, the project would implement Standard Condition GHG-1 including measures to incorporate energy-efficient building design features.
Water Conservation and Efficiency Measures	
Water Use Efficiency. Continue efficiency programs and use cleaner energy sources to move and treat water. Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute, and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions.	**Compliant.** The project would implement Standard Condition GHG-1 including measures to increase water use efficiency.

Table VI.VII.4: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
Solid Waste Reduction Measures	
Increase Waste Diversion, Composting, and Commercial Recycling, and Move Toward Zero-Waste. Increase waste diversion from landfills beyond the 50 percent mandate to provide for additional recovery of recyclable materials. Composting and commercial recycling could have substantial GHG reduction benefits. In the long term, zero-waste policies that would require manufacturers to design products to be fully recyclable may be necessary.	**Compliant.** Data available from the CIWMB indicates that the City of Seaside (Monterey County) has achieved the 50 percent diversion rate.[1] The proposed project would implement Standard Condition GHG-1 including measures to increase solid waste diversion, composting, and recycling.
Transportation and Motor Vehicle Measures	
Vehicle Climate Change Standards. AB 1493 (Pavley) required the State to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles and light-duty trucks. Regulations were adopted by the ARB in September 2004. **Light-Duty Vehicle Efficiency Measures.** Implement additional measures that could reduce light-duty GHG emissions. For example, measures to ensure that tires are properly inflated can both reduce GHG emissions and improve fuel efficiency. **Adopt Heavy- and Medium-Duty Fuel and Engine Efficiency Measures.** Regulations to require retrofits to improve the fuel efficiency of heavy-duty trucks that could include devices that reduce aerodynamic drag and rolling resistance. This measure could also include hybridization of and increased engine efficiency of vehicles. **Low Carbon Fuel Standard.** ARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.	**Compliant.** The project does not involve the manufacture of vehicles. However, vehicles that are purchased and used within the project site would comply with any vehicle and fuel standards that the ARB adopts.
Regional Transportation-Related Greenhouse Gas Targets. Develop regional GHG emissions reduction targets for passenger vehicles. Local governments will play a significant role in the regional planning process to reach passenger vehicle GHG emissions reduction targets. Local governments have the ability to directly influence both the siting and design of new residential and commercial developments in a way that reduces GHGs associated with vehicle travel.	**Compliant.** Specific regional emission targets for transportation emissions do not directly apply to this project; regional GHG reduction target development is outside the scope of this project. The project will comply with any plans developed by the City of Seaside and Monterey County.
Measures to Reduce High-GWP Gases. ARB has identified Discrete Early Action measures to reduce GHG emissions from the refrigerants used in car air conditioners, semiconductor manufacturing, and consumer products. ARB has also identified potential reduction opportunities for future commercial and industrial refrigeration, changing the refrigerants used in auto air conditioning systems, and ensuring that existing car air conditioning systems do not leak.	**Compliant.** New products used or serviced on the project site (after implementation of the reduction of GHGs) would comply with future ARB rules and regulations.

Source: Compiled by LSA Associates, Inc. (2015).
AB = Assembly Bill
ARB = California Air Resources Board
CBC = California Building Code
CIWMB = California Integrated Waste Management Board
GHG = greenhouse gas
GWP = Global Warming Potential

[1] CalRecycle. Website: http://www.calrecycle.ca.gov/LGCentral/reports/jurisdiction/reviewreports.aspx (accessed on January 12, 2016).

The strategies listed in Table VI.VII.4 are either part of the project design or requirements under local or State ordinances. With implementation of these strategies/measures, the project's contribution to cumulative GHG emissions would be reduced. In order to ensure that the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor, Standard Condition GHG-1 shall be implemented.

Standard Conditions:

Standard Conditions GHG-1: To the extent feasible and to the satisfaction of the City of Seaside, the project architect, project engineer, and Construction Contractor shall incorporate the following measures into the design and construction of the proposed project:

- **Construction and Building Materials**
  - Use locally produced and/or manufactured building materials for construction of the proposed project;
  - Recycle/reuse demolished construction materials; and
  - Use "Green Building Materials," such as those materials that are resource-efficient, and recycled and manufactured in an environmentally friendly way, including low-volatile organic compound materials.
- **Energy Efficiency Measures**
  - Design all proposed project buildings to exceed the California Building Code's Title 24 energy standard, including, but not limited to, any combination of the following:
    - Increase insulation such that heat transfer and thermal bridging are minimized;
    - Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and
    - Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.
  - Provide a landscape and development plan for the proposed project that takes advantage of shade, prevailing winds, and drought-resistant landscaping.
  - Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.

- Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.
- Install solar or light-emitting diodes (LEDs) for outdoor lighting.

- **Water Conservation and Efficiency Measures**
  - Devise a comprehensive water conservation strategy appropriate for the proposed project and location. The strategy may include the following, plus other innovative measures that might be appropriate:
    - Create water-efficient landscapes within the development;
    - Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
    - Use reclaimed water for landscape irrigation within the proposed project and install the infrastructure to deliver and use reclaimed water;
    - Design buildings to be water-efficient and install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals; and
    - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
- **Solid Waste Measures**
  - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
  - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
  - Provide employee education about reducing waste and available recycling services.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

SECTION VIII: HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The discussion and analysis provided in this section is based on the *Phase I Environmental Site Assessment* (Phase 1 ESA) (Weber, Hayes & Associates, Inc., April 2015) (refer to Appendix A).

VIII(a). Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? and **(b). Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?** Hazardous materials are chemicals that could potentially cause harm during an accidental release and are defined as being toxic, corrosive, flammable, reactive, an irritant, or strong sensitizer. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment. The probable frequency and severity of consequences from the use, transport, or disposal of hazardous materials is affected by the type of substance, quantity used or managed, and the nature of the activities and operations.

Construction of the proposed project would involve the use of chemical agents, solvents, paints, and other hazardous materials that are associated with construction activities. The amount of hazardous chemicals present during construction would be limited and would be handled in compliance with existing government regulations. The potential for the release of hazardous materials during project construction is low and, in the unlikely event that a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials used during construction. Construction of the proposed project would result in the disturbance of soils on the project site, which was once a gas station for Fort Ord. The project site previously contained three 1,000 gallon underground storage tanks (USTs) and associated product piping. The USTs and product piping located on site were properly removed in January 1997. Additionally, soil and soil vapor sampling was conducted to confirm soils on site do not contain any significant residual impacts from the gas station operations. Based on soil and soil vapor sampling conducted, there is no evidence of a petroleum hydrocarbon or VOC release resulting from the former gas station operation. Therefore, impacts associated with the potential release of hazardous materials that could occur during construction of the proposed project are considered less than significant, and no mitigation is required.

Project operation would involve the use of potentially hazardous materials (e.g., cleaning agents, paints, fertilizers, or pesticides) that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to residents or workers in the vicinity of the project site. The proposed project would not produce hazardous emissions or handle acutely hazardous materials, substances, or waste. Therefore, impacts resulting in a significant hazard to the public and environment through the routine transport use or disposal of hazardous materials are considered less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VIII(c). Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Central Coast High School, located at 200 Coe Avenue, is located approximately 0.21 mile to the south of the project site. Seaside High School, located at 2200 Noche Buena Street, is located approximately 0.27 mile to the east of the project site. However, as stated previously, construction and operation of the proposed project would involve the use of potentially hazardous materials that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to students or faculty at schools in the vicinity of the proposed project. The amount of hazardous chemicals present would be limited and in compliance with existing government regulations. In addition, the proposed project would not produce or handle acutely hazardous materials, substances, or waste. Therefore, potential impacts to schools within 0.25 mile resulting from hazardous materials used on the project site are considered to be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VIII(d). Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? As part of the Phase I ESA prepared for the proposed project, an environmental database report prepared by Environmental Data Resources, Inc. (EDR) was reviewed for local, State, and federal listings for the project site and properties in the vicinity of the project site. Regulatory database lists were reviewed for cases pertaining to leaking USTs and aboveground storage tanks, hazardous waste sites, and abandoned sites within the specified radii of standards established by the American Society for Testing and Materials (ASTM) guidelines.

According to the EDR report, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and as a result, the proposed project would not create a significant hazard to the public or the environment. However, the project site is located within the historical Fort Ord military base boundary and is, therefore, part of the study area for the United States Environmental Protection Agency (EPA) National Priorities List (NPL) or Superfund cleanup case that encompasses an area of 24,492 acres that spans portions of the present-day cities of Seaside and Marina. An Environmental Baseline Survey (EBS) conducted in 1997 included the project site. The project site was determined to be free of lead-based paint, radon, radiological contamination, ordnance and explosives, and polychlorinated biphenyls. The USTs located on the project site were removed, and the project site was transferred out of Department of Defense ownership. A number of point sources for soil and groundwater contamination were identified, attributed to historical operations of the former military. Multiple groundwater plumes exist within the former military base from multiple source areas and consist of chlorinated VOCs. The plumes have been evaluated, monitored and remediated. The project site is located at least 2 miles from the nearest detection of these groundwater contaminants. Therefore, because the project site does not contain any recognized environmental conditions and is located 2 miles away from the nearest

groundwater contamination, impacts related to hazardous materials sites would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VIII(e). For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? and **(f). For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?** The project site is not located within an airport land use plan or located within 2 miles of a public or private airstrip. The closest nearby public airports are the Monterey Regional Airport, which is located approximately 3 miles south of the project site, and the Marina Municipal Airport, which is located approximately 4 miles northeast of the project site. No private airstrips are located within 2 miles of the project site. Therefore, the proposed project would not result in a safety hazard related to its proximity to an airstrip, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

VIII(g). Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? The proposed project would not physically interfere with any adopted emergency or evacuation plans. According to the City's General Plan Safety Element, the nearest evacuation corridor is SR-1. As discussed in Section XVI, Transportation/Traffic, implementation of the proposed project would not result in any significant traffic impacts at intersections or along roadway segments within the project area. In addition, the proposed project would be developed in accordance with the City's emergency access standards. Access to, from, and on the project site for emergency vehicles would be reviewed and approved by the City and the City of Seaside Fire Department prior to project construction. All proposed structures would be required to comply with all applicable codes and ordinances for emergency vehicle access, which would ensure adequate access to, from, and on the project site for emergency vehicles. Furthermore, the two driveways of the proposed project would be built in accordance with all applicable City standards allowing safe and efficient ingress and egress of emergency vehicles. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VIII(h). Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? According to the City's General Plan Safety Element, the project site is located within a Fire Hazard Area. There is a potential for construction vehicles and equipment to ignite wildfires in areas with dry vegetation. However, Standard Condition AQ-1 in Section III, Air Quality, would require frequent watering (e.g., minimum twice per day) of construction areas for dust control. With implementation of Standard Condition AQ-1, impacts related to wildfires during construction would be less than significant, and no mitigation is required.

Although located in a Fire Hazard Area, the project site is surrounded by residential development to the east and south and SR-1 to the west and north. During operation, the project site would be developed with structures and landscaping and surrounded by urban development and roadways. In addition, the proposed use of the site would be typical of urban development and would have a low risk of igniting a wildfire. Because of the urban nature of the project site and surrounding development, and the proposed on-site uses, the risk of wildfire during operation would be low. Therefore, operational impacts related to wildfires would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Condition AQ-1 in Section III, Air Quality.

Significance Determination After Mitigation: Less than Significant Impact

SECTION IX: HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The discussion and analysis provided in this section is based on the *Preliminary Stormwater Control Plan for Seaside Assisted Living and Memory Care* (JF Construction and Engineering Company, October 2015) and the *Hydrology Assessment* (Webber, Hayes & Associates, September 2015) (refer to Appendix A).

IX(a). Violate any water quality standards or waste discharge requirements? Pollutants of concern during construction of the proposed project include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. The on-site slopes composed of cohesionless dune sand materials are potentially subject to erosion. Concentration of surface runoff has the potential to result in severe erosion where the ground is included and unprotected. In addition, chemicals, liquid products, petroleum products (such as paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via storm runoff into receiving waters.

During construction of the proposed project, the total disturbed soil area would be approximately 5.27 acres. Because the proposed project disturbs greater than 1 acre of soil, the project is subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit).

As specified in Standard Condition GEO-2, coverage under the Construction General Permit would have to be obtained for the proposed project. Under the Construction General Permit, the project would be required to prepare a SWPPP and implement construction BMPs detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.

During operation, pollutants of concern associated with the proposed development include suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, and trash and debris. In the existing condition, the project site consists of approximately 1.34 acres of impervious surface area (approximately 24.4 percent of the project site). The proposed project would increase impervious surface areas on the project site by approximately 1.66 acres. As a result, in the proposed condition, the project site would contain approximately 3.0 acres of impervious surface area (approximately 54.8 percent of the project site).

A *Preliminary Stormwater Control Plan* has been prepared for the proposed project that details Low Impact Development (LID) and Source Control BMPs that would be implemented to target pollutants of concern in stormwater runoff and reduce impacts to water quality during operation of the proposed project. As specified in Standard Condition WQ-1, a Final Stormwater Control Plan would be

required to be prepared for the proposed project. The LID BMPs proposed in the *Preliminary Stormwater Control Plan* include pervious pavement within the interior building courtyards and vehicle parking stalls. In addition bioswales that resemble dry streambeds and rain gardens featuring native plants would be incorporated into the project's landscaping design. In addition to the LID BMPs, Source Control BMPs would also be implemented that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the proposed project.

With incorporation of construction and post-construction BMPs that would target pollutants of concern, as specified in Standard Conditions GEO-2 and WQ-1, impacts related to violation of water quality standards or waste discharge requirements would be less than significant, and no mitigation is required.

Standard Conditions:

Standard Condition WQ-1: **Final Stormwater Control Plan.** Prior to the issuance of a grading permit, the project engineer shall prepare a Final Stormwater Control Plan. The Final Stormwater Control Plan shall be prepared by a qualified hydrologist or Professional Engineer. The Final Stormwater Control Plan shall be prepared consistent with the post-construction requirements of the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development and the Stormwater Control Plan Template. The Final Stormwater Control Plan shall specify Best Management Practices (BMPs) to be incorporated into the design of the proposed project. In addition, the Final Stormwater Control Plan shall demonstrate that the storm water controls comply with the Fort Ord Reuse Authority requirement that 100 percent of the on-site storm water from a 24-hour 100-year storm event be infiltrated on the site. The Final Stormwater Control Plan shall include pre-project and post-project flow calculations to demonstrate that the rain gardens are designed to infiltrate 100 percent of the runoff from a 100-year storm. The project engineer shall provide the Final Stormwater Control Plan to the City of Seaside Public Works Department for review and approval.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IX(b). Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? The project site is not in a designated groundwater recharge area. Groundwater was not encountered during geotechnical borings for the proposed project, which were advanced to depths ranging from 15 to 51.5 ft bgs. In addition, according to the *Hydrology Assessment*, based upon depth to groundwater data from nearby groundwater monitoring wells for other sites at the former Fort Ord, it appears that groundwater is found at a depth approximately equal to mean sea level (MSL). As such, the depth to first groundwater at the project site is likely to be greater than 90 ft bgs. Due to the depth of groundwater, groundwater is not anticipated to be encountered during construction of the proposed project. The proposed project would increase impervious surface areas on site, which would decrease infiltration. However, this decrease in infiltration would be offset by implementation of the LID BMPs, which would infiltrate all storm water on the site. In addition, operation of the proposed project would not require groundwater extraction. Therefore, impacts related to depletion of groundwater supplies or interference with groundwater recharge would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IX(c). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site? and **(d). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?** During construction activities, soil would be exposed and disturbed, drainage patterns would be temporarily altered during grading and other construction activities, and there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. As discussed above in Response IX(a) and specified in Standard Condition GEO-2, the Construction General Permit requires preparation of a SWPPP to identify Construction BMPs to be implemented as part of the proposed project to reduce impacts to water quality during construction, including those impacts associated with soil erosion, siltation, and flooding. With implementation of the Construction BMPs as specified in Standard Condition GEO-2, impacts related to on- or off-site erosion or siltation and flooding would be less than significant, and no mitigation is required.

The proposed project would not alter the path of a stream or river. The existing topography generally slopes toward the west and would not substantially alter the topography or existing drainage patterns on the project site. As discussed above, the proposed project would increase the impervious surface area on site by approximately 1.66 acres, which, without stormwater controls to infiltrate runoff, would increase the volume of runoff from the site. However, the Fort Ord Reuse Authority, which governs reuse of the former Fort Ord Military Base, requires that 100 percent of the on-site storm

water from a 24-hour 100-year storm event be infiltrated on the site. In compliance with this requirement, the proposed project includes rain gardens that would be designed to infiltrate all of the on-site storm water from a 24-hour 100-year storm. As specified in Standard Condition WQ-1, a Final Stormwater Control Plan would be prepared to demonstrate that the design of the rain gardens would achieve infiltration of a 24-hour 100-year storm event. The rain gardens would include space above the biofiltration media to contain a 100-year storm event of 4.71 inches in 24 hours. Therefore, with implementation of Standard Condition WQ-1, operation of the proposed project would not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on or off the site, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Conditions GEO-2 and WQ-1. No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IX(e). Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? As discussed in Response IX(c) and IX(d), above, the rain gardens would be designed to percolate all of the on-site storm water from a 24-hour 100-year storm. As specified in Standard Condition WQ-1, a Final Stormwater Control Plan would be prepared to demonstrate that the design of the rain gardens would achieve infiltration of a 24-hour 100-year storm event. Because stormwater runoff would be contained on the site, the proposed project would not exceed the capacity of the storm drain lines. Therefore, with implementation of Standard Condition WQ-1, the proposed project would not contribute runoff water that would exceed the capacity of an existing or planned stormwater drainage system, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Condition WQ-1. No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IX(f). Otherwise substantially degrade water quality? Refer to Response IX(a) above.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Standard Condition WQ-1. No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

IX(g). Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? and **IX(h). Place within a 100-year flood hazard area structures which would impede or redirect flood flows?** According to the City's General Plan Safety Element (2004), the project site is not located within a 100-year flood zone. In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located within a 100-year special flood hazard area. The project site is mapped as Zone X, Other Flood Areas, which is defined as areas of 0.2 percent annual chance floodplain (500-year floodplain), areas of 1 percent annual chance flood (100-year flood) with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood (Map No. 06053C0290G; April 2, 2009). Therefore, implementation of the proposed project would not place housing or structures within a 100-year flood hazard area. No impacts would occur, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

IX(i). Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? The Salinas River, which is the river located closest to the project site, is identified in the County of Monterey General Plan as one of two rivers facing the greatest risk of dam failure from two County-owned dams – Nacimiento and San Antonio. According to the Monterey County Dam Inundation Zone map, the project site is not within any of these dam inundation zones. Therefore, implementation of the proposed project would not result in impacts related to exposure of people or structures to risk of loss, injury, or death involving flooding as a result of inundation from failure of a dam or levee, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

IX(j). Inundation by seiche, tsunami, or mudflow? Seiches are standing waves created by seismically-induced ground shaking (or volcanic eruptions or explosions) that occur in large, freestanding bodies of water. Roberts Lake and Laguna Grande Lake are located approximately 2 miles to the west of the project site within the City. The Seaside General Plan Safety Element (2004), concludes that the Laguna Grande Lake and Roberts Lake areas are susceptible to flooding and other impacts from seiches. However, the project site is located 2 miles away from Roberts Lake and Laguna Grande Lake. These lakes would not create a large enough seiche that would put the project site at risk of inundation. Therefore, the risk associated with possible seiche waves is not considered a

potential constraint or a potentially significant impact of the proposed project, and no mitigation is required.

Tsunamis are a series of ocean waves generally caused by tectonic displacement of the seafloor associated with shallow earthquakes, seafloor landslides, rockfalls, and exploding volcanic islands. Tsunamis can damage property through direct wave impacts and wave-associated flooding, but the greater threat is to human health and safety. Although the project site is located approximately 1,350 ft from Monterey Bay, according to the Tsunami Inundation Map for Emergency Planning for the Seaside Quadrangle (2009), the project site is not located within the Tsunami inundation zone. The project site is approximately 1,000 ft away from the Tsunami inundation zone, and elevations on the site range from 88 to 115 ft above mean sea level; therefore, the project site is at an elevation above and at a distance from the ocean that is not known to have historical tsunami impacts. The risk associated with tsunamis is, therefore, not considered a potential hazard or a potentially significant impact, and no mitigation is required.

Mudslides and slumps are described as a shallower type of slope failure, usually affecting the upper soil mantle or weathered bedrock underlying natural slopes and triggered by surface or shallow subsurface saturation. The project site is relatively flat, and no existing landslides are present on the property. Therefore, the risk associated with possible mudflows and mudslides is not considered a potential constraint or a potentially significant impact of the proposed project, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

SECTION X: LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

X(a). Physically divide an established community? The project site is bounded by SR-1 to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest. In the existing condition, the 5.47-acre project site is partially developed with a 5,000 sf vacant structure that was formerly operated as a convenience store and gas station. The project site is currently designated and zoned as Community Commercial in the City's General Plan and Zoning Ordinance (Title 17 of the Municipal Code), respectively, and no general plan amendment or zone change is required for project implementation. Implementation of the proposed project would not physically divide an established community, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

X(b). Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? The proposed project was reviewed for consistency with the City's General Plan and zoning ordinance and found to be consistent subject to the issuance of a Use Permit. Additionally, the proposed project was reviewed for consistency with the MBUAPCD and the Fort Ord Base Reuse Plan and was found to be consistent with all applicable objectives and policies (refer to Section III, Environmental Factors Potentially Affected and Determination). Therefore,

implementation of the proposed project would not conflict with any land use plans, polices or regulations. A less than significant impact would occur, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

X(c). Conflict with any applicable habitat conservation plan or natural community conservation plan? There is presently no adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan in the City. Implementation of the proposed project would not interfere with any current local, regional, or State HCPs or NCCPs, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

SECTION XI: MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Refer to Section IV, Environmental Factors Potentially Affected and Determination. The proposed project would have no impact on mineral resources.

SECTION XII: NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The following provides an overview of the characteristics of sound-related impacts associated with the proposed project and the regulatory framework that applies to noise within the vicinity of the project site. The discussion and analysis provided in this section are based on the *Noise and Vibration Assessment,* prepared by Illingworth & Rodkin, Inc., January 2016 (refer to Appendix A).

Characteristics of Sound. Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Several noise measurement scales exist that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative intensity of a sound. Sound levels in decibels are calculated on a logarithmic basis. Audible increases in noise levels generally refer to a change of 3.0 dB or greater since this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1.0 and 3.0 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category includes changes in noise levels of less than 1.0 dB, which are inaudible to the human ear. An increase of 10 dB represents a tenfold increase in

acoustic energy, while 20 dB is 100 times more intense and 30 dB is 1,000 times more intense. Each 10 dB increase in sound level is perceived as approximately a doubling of loudness; similarly, each 10 dB decrease in sound level is perceived as half as loud. Sound intensity is normally measured through the A-weighted sound level (dBA). This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. The A-weighted sound level is the basis for 24-hour sound measurements, which better represent how humans are more sensitive to sound at night.

As noise spreads from a source, it loses energy; therefore, the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 dB reduction in the noise level for each doubling of distance from a single point source of noise to the noise-sensitive receptor of concern.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. The equivalent continuous sound level (L_{eq}) is the total sound energy of time-varying noise over a sample period. The predominant rating scales for human communities in the State of California are the L_{eq}, the community noise equivalent level (CNEL), and the day-night average level (L_{dn}) based on A-weighted decibels. CNEL is the time-varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale, but without the adjustment for events occurring during the evening relaxation hours. CNEL and L_{dn} are within 1 dBA of each other and are normally interchangeable. The noise adjustments are added to noise events occurring during the more sensitive hours.

Noise Element of the City of Seaside General Plan. The Noise Element of the City of Seaside General Plan addresses noise sources in the community and identifies ways to reduce the impacts of these noise sources. The Noise Element contains policies and programs to achieve and maintain noise levels compatible with various types of land uses.

One of the policies contained in the Noise Element of the City's General Plan (N-1.1.1 Compatible Development) endeavors to ensure that new development and reuse/revitalization projects are compatible with the noise environment and existing development. Implementation of the policy focuses on the following:

> Review discretionary development proposals for potential on- and offsite stationary and vehicular noise impacts per the California Environmental Quality Act (CEQA). Any proposed development located within a 60 dB or higher noise contour shall be reviewed for potential noise impacts and compliance with the noise and land use compatibility standards. The thresholds established in the Zoning Ordinance, Noise Ordinance, the Noise Contours Map, and Table VI.XII.1 of the Noise Element will be used to determine the significance of impacts. If potential impacts are identified, mitigation in the form of noise reduction designs/structures will be required to reduce the impact to a level less than significant. If the impact cannot be reduced to a level less than significant or avoided with accepted noise reduction methods, the proposed project will be determined "Clearly Unacceptable" and will not be approved.

Table VI.XII.1: City of Seaside Interior and Exterior Noise Standards

Land Use	Noise Standards	
	Exterior	Interior
Residential	65 dBA CNEL	45 dBA CNEL
Mixed-Use Residential	70 dBA CNEL	45 dBA CNEL
Commercial	70 dBA CNEL	–
Office	70 dBA CNEL	50 dBA CNEL
Industrial	75 dBA CNEL	55 dBA CNEL
Public Facilities	70 dBA CNEL	50 dBA CNEL
Schools	50 dBA CNEL	50 dBA CNEL

Source: City of Seaside General Plan. 2004.
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibel(s)

The Noise Element also specifies outdoor and indoor noise limits for residential, commercial, office, industrial, public facility, and educational uses. As shown in Table VI.XII.1, City of Seaside Interior and Exterior Noise Standards, the noise standard for exterior living areas is 65 dBA CNEL for residential uses. The indoor residential noise standard is 45 dBA CNEL, which is consistent with the California Noise Insulation Standard.

In addition to establishing exterior and interior noise standards, the City General Plan states that for a proposed project to be approved, the results of an acoustical analysis "must demonstrate that the project is designed to attenuate noise to meet the City's noise standards."

City of Seaside Municipal Code. The City has adopted a noise ordinance (Chapter 9.12 of the Municipal Code), which seeks to control noise by setting forth time periods when activities are allowed or prohibited. For example, excessive unnecessary or unusually loud construction noise activity before 7:00 a.m. or after 7:00 p.m. daily (except Saturday, Sunday, and holidays when the hours are before 9:00 a.m. and after 7:00 p.m.) are prohibited. The City's Municipal Code does not contain quantitative noise limits.

CEQA Significance Criteria-Noise. A project will normally have a significant effect on the environment related to noise if it would substantially increase the ambient noise levels for adjoining areas or conflict with the adopted environmental plans and goals of the community in which it is located. The applicable noise standards governing the project site are the criteria provided in the City's General Plan Noise Element and the City's Noise Ordinance. For purposes of this IS/MND, the proposed project would create a significant noise impact if the noise increase is greater than 3 dBA with the proposed project and the resulting noise level is greater than the established City of Seaside noise standard; or if the noise increase is greater than 5 dBA with the proposed project, but the overall noise level after project implementation is less than the established City of Seaside noise standard.

Vibration. Vibration is the periodic oscillation of a medium or object with respect to a given reference point. Vibration amplitude can be expressed in peak particle velocity (PPV). PPV is defined as the maximum instantaneous positive or negative peak of vibration signal. PPV is typically used in the monitoring of transient and impact vibration and has been found to correlate well to the stresses experienced by buildings; both are expressed in inches per second (inch/sec).

Vibration velocity is expressed in vibration velocity decibels (VdB). Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible; however, without the effects associated with the shaking of a building, there is less adverse reaction. Vibration energy propagates from a source, through intervening soil and rock layers, to the foundations of nearby buildings. The vibration then propagates from the foundation throughout the remainder of the structure. The occupants may perceive building vibration as the motion of building surfaces, the rattling of items on shelves or hanging on walls, or as a low-frequency rumbling noise. The vibrating walls, floors, and ceilings that radiate sound waves cause the rumbling noise.

A typical source of groundborne vibration is construction activities (e.g., pavement breaking and operating heavy-duty earth-moving equipment) and occasional traffic on rough roads. Groundborne vibration levels from construction activities very rarely reach levels that can damage structures; however, these levels are perceptible near the active construction site. Caltrans produced one of the seminal works relating to construction-induced vibration. Table VI.XII.2 lists the reactions of people and damage to buildings from continuous or frequent intermittent vibration levels taken from the *Transportation and Construction Vibration Guidance Manual* (Caltrans 2013). While the proposed project is not subject to Caltrans regulations the following groundborne vibration and noise thresholds are commonly used for projects in the State of California.

Table VI.XII.2: Reactions of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (inch/sec)	Human Reaction	Effect On Building
0.01	Barely Perceptible	No effect
0.04	Distinctly Perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly Perceptible to Strongly Perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly Perceptible	Virtually no risk of damage to normal buildings
0.3	Strongly Perceptible to Severe	Threshold at which there is a risk of damage to older residential dwellings such as plastered walls or ceilings
0.5	Severe – Vibrations considered unpleasant	Threshold at which there is a risk of damage to newer residential structures

Source: California Department of Transportation. 2013. *Transportation and Construction Vibration Guidance Manual*. September.
inch/sec = inches per second
PPV = peak particle velocity

CEQA Significance Criteria-Vibration. While the proposed project is not subject to Caltrans regulations in this IS/MND, a significant vibration impact would occur if construction of the proposed project results in vibration levels that exceed 0.3 inch/sec PPV, as such levels could result in cosmetic damage to normal buildings.

Existing Noise Environment. The project site is located between State Route 1 (SR-1) and Monterey Road just north of the Monterey Road and Coe Avenue intersection in the City of Seaside. To

quantify existing ambient noise levels, noise monitoring was completed at the site on December 8-9, 2015. The noise monitoring survey included two long-term and two short-term measurements. Please refer to Figure XII-1 showing the noise monitoring locations. The results of the long-term noise measurements are shown in Table VI.XII.3 while the results of the short-term measurements are shown in Table VI.XII.4. The primary existing noise source in the vicinity of the project site is vehicular traffic along SR-1 and local traffic along Monterey Road. Neighborhood traffic along Coe Avenue also affects the noise environment.

Table VI.XII.3: Long-Term Noise Measurement (dBA)-Existing Conditions

Location	Description	Daytime Noise Levels (7 a.m. to 7 p.m.)	Nighttime Noise Levels (7 p.m. to 7 a.m.)	Community Noise Equivalent Level (CNEL)
LT-1:	Located near the northwestern boundary of the project site, approximately 135 feet from the nearest lane on northbound SR-1	69 – 73 dBA L_{eq}	61 – 69 dBA L_{eq}	74 dBA CNEL
LT-2:	Located northeast of the Monterey Road/Coe Avenue intersection, approximately 40 feet from the Monterey Road centerline	64 – 69 dBA L_{eq}	56 – 66 dBA L_{eq}	69 dBA CNEL

Source: Illingworth & Rodkin, Inc. 2016. *Noise and Vibration Assessment*. January.
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibel
L_{eq} = the average noise level during a specific hour
SR-1 = State Route 1

Table VI.XII.4: Summary of Short-Term Noise Measurements (dBA)-Existing Conditions

Noise Measurement Location (Date, Time)	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	$L_{eq(10)}$	CNEL
ST-1: ~145 feet from State Route 1 (12/8/2015, 9:30-9:50 a.m.)	75	75	73	71	68	71	74
	76	75	73	71	69	71	
ST-2: ~95 feet from Monterey Road (12/8/2015, 10:00-10:20 a.m.)	69	66	64	62[1]	60[1]	62[1]	66
	69	66	63	61	59	61	

[1] Slightly elevated due to influence of State Route 1 (SR-1) traffic.
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibel
$L_{(1)}$ = noise level exceeded for 1 percent of the measurement period
$L_{(10)}$ = noise level exceeded for 10 percent of the measurement period
$L_{(50)}$ = noise level exceeded for 50 percent of the measurement period
$L_{(90)}$ = noise level exceeded for 90 percent of the measurement period
L_{eq} = the average noise level during a specific hour
$L_{eq(10)}$ = the average noise level during a specific hour
L_{max} = maximum sound level during a noise event

Figure XII-1 Noise Monitoring Locations

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Discussion/Conclusion/Mitigation:

XII(a). Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?

Short-Term Construction Noise Impacts. Short-term noise impacts would be associated with excavation, grading, and the erection of buildings on site during construction of the proposed project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area at the present time, but would no longer occur once construction of the project is completed.

Two types of short-term noise impacts could occur during construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. As shown in Table VI.XII.5, a single truck passing at a distance of 50 ft would generate a noise level of 84 dBA maximum continuous level (L_{max}). However, the projected construction traffic would be minimal when compared to the existing traffic volumes, particularly along SR-1, and the noise level change associated with construction crew commutes would not be perceptible (less than 3 dBA).

Table VI.XII.5: Typical Maximum Construction Equipment Noise Levels (L_{max})

Type of Equipment	Acoustical Usage Factor	Suggested Maximum Sound Levels for Analysis (dBA L_{max} at 50 ft)
Backhoe	40	80
Cement Mixer	50	80
Concrete/Industrial Saw	20	90
Crane	16	85
Excavator	40	85
Generator	50	82
Grader	40	85
Loader	40	80
Paver	50	85
Roller	20	85
Rubber Tire Dozer	40	85
Scraper	40	85
Tractor	40	84
Truck	40	84

Source: Federal Highway Administration. 2006. *Highway Construction Noise Handbook.*
dBA = A-weighted decibel
ft = feet
L_{max} = maximum continuous noise level

The second type of short-term noise impact is related to noise generated during project construction, during which time there is a is a substantial, albeit temporary, increase in noise levels at nearby sensitive land uses. Construction activities can generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used.

The proposed project would be built over the course of 24 months. Construction of the proposed project would be undertaken in three discrete steps, each of which has its own mix of equipment, and consequently its own noise characteristics. Phase 1 would include demolition of the existing building and pavement, site clearing, and foliage removal. Phase 2 would include grading and trenching. Phase 3 would involve constructing the building foundations, structures, and interior details. These various sequential phases would change the character of the noise generated on the site. Therefore, noise levels would vary as construction progresses. Table VI.XII.5 shows the average noise level ranges for each type of construction equipment, based on a distance of 50 ft between the equipment and a noise receptor. Despite the variety in the type and size of construction equipment used during each phase, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table VI.XII.6 shows the average noise level ranges, by construction activity, based on a distance of 50 ft between the equipment and a noise receptor. As shown in Table VI.XII.6, typical hourly noise levels range from 81 to 88 dBA L_{eq} at a distance of 50 ft when all pertinent equipment is in operation on-site. Hourly average construction noise levels associated with the erection of the proposed senior assisted-living facility, such as hammer- and drilling-related noise, range from approximately 63 to 71 dBA at a distance of 50 ft. The noise levels associated with construction of the buildings would be substantially less than the noise levels associated with grading and pavement activities during project site preparation.

Table VI.XII.6: Typical Ranges of Construction Noise Levels at 50 Feet (L_{eq} dBA)

	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial, Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works, Roads & Highways, Sewers, and Trenches	
	I	II	I	II	I	II	I	II
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

Source: United States Environmental Protection Agency. 1973. Legal Compilation on Noise, Vol. 1, p. 2–104.
I- All pertinent equipment present at site.
II- Minimum required equipment present at site.

Construction of the proposed project is anticipated to include the use of gas engine chain saws, a tree chipper, pneumatic jackhammers, loaders, heavy trucks, small bulldozers, backhoes, haul trucks, cranes, pumps, auxiliary engines, generators, and compressors. This equipment would be used on the project site. The nearest existing residential structures, Seaside Highlands, are located approximately 60 ft southeast of the project site. During construction along the southern boundary of the project site, these residences would be exposed to hourly average noise levels ranging from 79 to 86 dBA L_{eq}. When construction occurs along the eastern boundary of the project site, residences located 250 ft northeast of the project boundary would experience construction noise levels that would range from 67 to 74 dBA L_{eq}. Construction activities would be conducted in accordance with the provisions of the City of Seaside Municipal Code, which exempts noise level impacts when construction work occurs between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday and between the hours of 7:00 p.m. and 9:00 a.m. on weekends and holidays. This exemption recognizes that construction

activity is typically short-term in duration and a normal part of the daytime urban environment. Therefore, the threshold of significance associated with short-term construction noise is time dependent. Construction activities would only occur during the hours specified above. Therefore, impacts associated with short-term construction noise would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation: No mitigation is required.

Significance Determination after Mitigation: Less than Significant Impact

Long-Term Project-Generated Traffic Noise Impacts. Traffic-related noise conditions in the vicinity of the project site were calculated as part of the *Noise and Vibration Assessment* (Illingworth & Rodkin, Inc. 2016). The existing and build-out traffic volumes were compared to calculate the project-related increase in traffic noise. A comparison of these two scenarios demonstrated that traffic volumes on all roadways serving the site would increase by 1 dBA CNEL as a result of project implementation. Therefore, existing traffic noise levels would not substantially increase over existing conditions. Therefore, a substantial increase in ambient noise levels in the project vicinity above existing noise levels without the project would not occur and impacts would be less than significant. No mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation required.

Significance Determination after Mitigation: Less than Significant Impact

Long-Term Project-Generated Stationary Noise Impacts. The proposed project includes the operation of mechanical ventilation as well as emergency vehicles that may periodically assist residents. The potential noise impacts are discussed below:

Mechanical Equipment. The proposed project would include mechanical equipment, such as heating, ventilation, and air conditioning systems. The placement of such equipment would occur on either the interior or the northern boundary of the project site. During daytime hours, typical existing hourly average noise levels range from 64 to 69 dBA L_{eq}, and during nighttime hours, existing noise levels range from 56 to 66 dBA L_{eq}. The nearest mechanical equipment room is proposed to be located at a distance of more than 180 ft away from the southern property line. Typical air conditioning units and heat pumps range from approximately 54 to 62 dBA L_{eq} at a distance of 5 ft. At 180 ft, these units would have noise levels below 40 dBA L_{eq}. Given the nearest noise sensitive residential land uses are beyond the southern boundary of the project site and are therefore more than 180 ft from the proposed mechanical equipment room, noise levels at the nearest noise-sensitive receptors would not change from the existing conditions.Therefore, impacts associated with the operation of mechanical equipment on the site would be less than significant, and no mitigation is required.

Emergency Response. The proposed senior assisted-living facility may, on occasion, require emergency vehicle assistance, which may include the use of a siren. At a distance of approximately 50 ft, sirens could reach levels of 92 to 94 dBA L_{max}. The nearest existing residences would be located approximately 125 ft from the entrance driveway of the project site, which would result in maximum instantaneous noise levels of 88 to 90 dBA L_{max}. While these levels could be considered to be excessive, they would occur within short time spans and would be in response to emergencies. According to Chapter 9.12.040 of the City's Municipal Code, excessive, unnecessary, or unusually loud noise is exempt from the established noise regulations. Therefore, impacts associated with emergency vehicles would be less than significant. No mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: Less than Significant Impact

Long-Term On-Site Exterior Traffic-Related Noise Impacts. The project site plan identifies seven outdoor use areas: three courtyards and four outdoor patios. Figure XII-2 shows each of the courtyards, labeled C1 through C3, and each of the outdoor patios, labeled P1 through P4.

Courtyards: Courtyards C1 and C2 would be located within the Memory Care Facility, and Courtyard C3 would be located in the Assisted Living Building. All three courtyards would be completely surrounded by the proposed senior living center and would not have direct line-of-sight to either SR-1 or Monterey Road. The future exterior noise levels at Courtyards C1, C2, and C3 would be below 65 dBA CNEL when accounting for the acoustical shielding provided by the buildings.

Patios: Outdoor Patios P1 and P2 would be located along the western façade of the Memory Care Facility, as shown in Figure XII-2. While Patio P1 would be shielded from traffic along SR-1 by the proposed buildings, the orientation of the building with respect to Monterey Road would expose part of the exterior of the patio to the traffic noise from Monterey Road. The future calculated exterior noise levels at Patios P1 and P2 would reach 64 dBA CNEL and 67 dBA CNEL, respectively.

Two additional outdoor patios are located along the western façade of the Co-Housing Building on the western boundary of the project site. Patio P3 would have direct line-of-sight to both SR-1 and Monterey Road. Due to the orientation of the proposed Co-Housing Building, P4 would be shielded from SR-1, but would have direct line-of-sight to Monterey Road, with a setback of 45 ft. The future calculated exterior noise levels at Patios P3 and P4 would reach 74 dBA CNEL and 69 dBA CNEL, respectively.

The future calculated noise levels at outdoor Patios P2, P3, and P4 would exceed the 65 dBA CNEL threshold by up to 2 dBA, 9 dBA, and 4 dBA CNEL, respectively. Traffic-related exterior noise impacts at the proposed project site would be significant, and mitigation is required.

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Figure XII-2: Noise Sensitive Outdoor-Use Areas

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Mitigation Measure NOI-1 requires the construction of sound walls varying in type, height, and length to reduce exterior noise levels at Patios P2, P3, and P4 (refer to Figure XII-3: Proposed Soundwall Locations). With implementation of Mitigation Measure NOI-1, exterior noise levels would be reduced to a level below the City's 65 dBA CNEL noise threshold.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure NOI-1: **Sound Barriers.** Prior to the issuance of an approved grading plan, the City of Seaside (City) Building Official, or designee, shall confirm that the site plan for the proposed project includes the design and construction of the following sound walls:

- **Patio P2:** The Construction Contractor shall construct a sound wall around the perimeter of Patio P2 that shall be attached to the proposed building on both ends. The total length of the sound wall shall be approximately 30 feet (ft). The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 pounds per square foot ($lbs/ft^{2)}$ (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass concrete masonry units (CMU)). The sound wall shall be at least 5 ft high as measured relative to the base elevation of the outdoor patio.
- **Patio P3:** The Construction Contractor shall construct an 8-inch thick wall, measuring 6 ft tall around the perimeter of Patio P3. The sound wall shall be at least 9 to 10 ft high and shall be at least 85 ft in length.
- **Patio P4:** The Construction Contractor shall construct a sound wall that surrounds the perimeter of the patio that shall be attached to the proposed building on both ends. The total length of the wall shall be at least 40 ft. The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 lbs/ft^2 (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass CMU). The sound wall shall be at least 5 ft high.

Significance Determination After Mitigation: Less than Significant Impact

Long-Term On-Site Interior Traffic Related Noise Impacts. The City of Seaside General Plan requires that interior noise levels be maintained at or below 45 dBA CNEL for residential uses.

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Figure XII-3: Proposed Soundwall Locations

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Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods. Standard residential construction provides approximately 15 dBA of exterior-to-interior noise reduction, assuming the windows are partially open for ventilation. Standard construction with the windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces. Where exterior noise levels range from 60 to 65 dBA CNEL, the inclusion of adequate forced-air mechanical ventilation is often the method selected to reduce interior noise levels to acceptable levels by closing the windows to control noise. Where noise levels exceed 65 dBA CNEL, forced-air mechanical ventilation systems and sound-rated construction methods are normally required. Such methods or materials may include a combination of smaller window and door sizes as a percentage of the total building façade facing the noise source, sound-rated windows and doors, sound-rated exterior wall assemblies, and mechanical ventilation so windows may be kept closed at the occupant's discretion.

For the proposed project, the interior noise levels would be up to 59 dBA CNEL at the Co-Housing Building and up to 58 dBA CNEL at the Memory Care and Assisted Living Facilities, which exceeds the City's threshold for interior noise by 7 dBA. Therefore, traffic-related interior noise impacts at the proposed project site would be significant, and mitigation is required.

Mitigation Measure NOI-2 requires the installation of doors and windows with varying Sound Transmission Class (STC) ratings in residential units subjected to potentially high interior noise levels. Mitigation Measure NOI-2 also requires the installation of forced-air mechanical ventilation in all residential units proposed as part of the project. Therefore, with implementation of Mitigation Measure NOI-2, interior noise levels would be reduced to a level below the City's 45 dBA CNEL noise threshold.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure NOI-2: Prior to the issuance of a grading permit, the City shall ensure that the Developer's project plans include the design and construction of building treatments including the following:

- **Co-Housing Building:** The Construction Contractor shall install windows and doors with a minimum Sound Transmission Class (STC) rating of 30 with adequate forced-air mechanical ventilation in the residential units with direct line-of-sight to State Route 1 along the northern, eastern, and western sides of the Co-Housing Building. The Construction Contractor shall also install windows and doors with a minimum STC rating of 26 in all residential units proposed along the southern façade of the Co-Housing Building.
- **Memory Care Facility:** The Construction Contractor shall install windows and doors with a minimum STC rating of 30 in all exterior-facing units along the

northern façade of the Memory Care Facility. The Construction Contractor shall also install windows and doors with minimum STC ratings of 28 to 30 in units proposed along the eastern and western façades and windows and doors with minimum STC ratings of 26 in units proposed along the Monterey Road-facing units on the southern façade of the Memory Care Facility.

- **Assisted Living Building:** The Construction Contractor shall install doors and windows with minimum STC ratings of 30 in all exterior-facing units along the northern façade of the Assisted Living Building. The Construction Contractor shall also install windows and doors with minimum STC ratings of 28 to 30 in all exterior-facing units along the eastern and western façades and windows and doors with a minimum 26 STC rating for units proposed along the southern façade of the Assisted Living Building.
- **All Buildings***:* All rooms/units shall include forced-air mechanical ventilation.

Significance Determination After Mitigation: Less than Significant Impact

XII(b). Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Construction Vibration. Construction of the proposed project may generate perceptible vibration associated with the use of heavy equipment or impact tools (e.g. jackhammers, hoe rams, etc.). Construction activities would include site clearing and vegetation removal, demolition of existing building and concrete removal, excavation, grading and trenching, site preparation work, foundation work, and new building framing and finishing. The proposed project is not expected to require pile driving, which can cause excessive vibration.

Table VI.XII.7 presents typical vibration levels that could be expected from construction equipment at a distance of 25 ft. Vibration levels would vary depending on soil conditions, construction methods, and equipment used. Vibration levels from typical construction activities would be expected to be 0.2 inch/sec PPV or less at a distance of 25 ft, below the 0.3 inch/sec PPV significance threshold. The nearest residential structures to the site are located 60 ft or further from the nearest property line of the project site. Vibration levels at a distance of 60 ft would be 0.08 inch/sec PPV or less. Vibration generated by construction activities near the southern and eastern property line of the project site would at times be perceptible to the nearby residences; however, it would be infrequent and only occur during the allowable daytime construction period. Therefore, project-related impacts associated with the generation of excessive groundborne vibration would be less than significant, and no mitigation is required.

Table VI.XII.7: Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 Ft (inch/sec)	Approximate L_v at 25 Ft (VdB)
Pile Driver (Impact)	upper range	1.158	112
	typical	0.644	104
Pile Driver (Sonic)	upper range	0.734	105
	typical	0.170	93
Clam shovel drop		0.202	94
Hydromill (slurry wall)	in soil	0.008	66
	in rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large bulldozer		0.089	87
Caisson drilling		0.089	87
Loaded trucks		0.076	86
Jackhammer		0.035	79
Small bulldozer		0.003	58

Source: Illingworth & Rodkin, Inc. 2016. *Transit Noise and Vibration Impact Assessment*, January;
United States Department of Transportation, Office of Planning and Environment, Federal Transit Administration, May 2006.
ft = feet
inch/sec = inches per second
PPV = peak particle velocity
VdB = vibration velocity decibels

Construction Vibration. Operation of the proposed project would not involve any uses that would generate groundborne vibration or groundborne noise levels. Therefore, no impact associated with the generation of excessive groundborne vibration would occur, and no mitigation is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: No mitigation required.

Significance Determination after Mitigation: Less Than Significant Impact

XII(c). A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

A substantial permanent increase in ambient noise levels associated with the proposed project would occur if the proposed project would cause noise levels to increase by 3 dBA or more. As shown in Section XII(a) above, long-time traffic noise sources would not cause an increase in ambient noise levels of more than 3 dBA.

As for stationary noise sources that might permanently increase ambient noise levels in the project vicinity, the proposed project would include mechanical equipment, such as heating, ventilation, and air conditioning systems. The mechanical equipment would be located either within the proposed on-site buildings or near the northern boundary of the project site. During daytime hours, typical existing hourly average noise levels range from 64 to 69 dBA L_{eq}, and during nighttime hours, existing noise

levels range from 56 to 66 dBA L_{eq}. Typical air conditioning units and heat pumps range from approximately 54 to 62 dBA L_{eq} at a distance of 5 ft. At a distance of 35 ft from the proposed mechanical equipment, the noise level impact would be below 46 dBA L_{eq}, which is more than 10 dBA less than the existing noise levels. When a noise level impact is more than 10 dBA less than existing noise levels, it is assumed that it would not provide an increase in noise levels. All uses, both on-site and off-site, are located more than 35 ft away from the proposed mechanical rooms. Because the noise levels associated with mechanical equipment are below the existing ambient noise levels at the project site and at the off-site residential uses, impacts associated with the operation of mechanical equipment would be less than significant, and no mitigation is required. Therefore, impacts associated with a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project from mobile and stationary noise sources would be less than significant, and no mitigation is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: Less Than Significant Impact

XII(d). A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Implementation of the proposed project would include construction activities that would result in a substantial temporary increase in ambient noise levels in the project site vicinity above levels existing without the project, but would no longer occur once construction is completed. The closest sensitive receptors in the project vicinity are 60 ft from proposed construction areas. During construction along the southern boundary of the project site, these residences would be exposed to hourly construction-related noise levels ranging from 79 to 86 dBA L_{eq}. When comparing the noise levels related to construction activities to existing ambient noise levels ranging from 64 to 69 dBA L_{eq}, it is expected that temporary daytime noise levels may increase by as much as 15 dBA. When construction occurs along the eastern boundary of the project site, residences located 250 ft northeast of the project boundary would experience construction noise levels that would range from 67 to 74 dBA L_{eq}, approximately 12 dBA less than that of the impacts to the residence to the south, due to distance. As noted above under XII(a), the City of Seaside Municipal Code exempts noise level impacts when construction work occurs between the hours of 7:00 p.m. and 7:00 a.m., Monday through Friday, and between the hours of 7:00 p.m. and 9:00 a.m., on weekends and holidays. This exemption recognizes that construction activity is typically short-term in duration and a normal part of the daytime urban environment. Furthermore, implementation of Mitigation Measure NOI-3, which prescribes the implementation of reasonable and feasible best management noise reduction practices to reduce construction noise impacts on adjacent noise sensitive land uses, will greatly reduce construction noise impacts at adjacent noise-sensitive land uses. Therefore, with implementation of Mitigation Measure NOI-3 and adherence to the required hours of construction as prescribed in the City of Seaside's Municipal Code, the substantial temporary increase in ambient noise levels in the project vicinity during construction activities would be less than significant.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure NOI-3: **Best Management Noise Reduction Practices.** Prior to issuance of a grading permit, the construction contractor shall develop and implement a construction noise control plan that includes, but is not limited to, the following available Best Management Practices:

- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located within 200 ft of adjoining sensitive land uses.
- All construction equipment must have appropriate sound-muffling devices, which shall be properly maintained and used at all times such equipment is in operation.
- The Construction Contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
- Unnecessary idling of internal combustion engines shall be prohibited.
- The Construction Contractor shall locate on-site equipment staging areas, material stockpiles, and construction parking areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during the construction period.
- The Construction Contractor shall place stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- Ensure noise from construction workers, such as radios, is not audible at existing residences near the project site.
- Neighbors located within a 300 ft radius to the construction site shall be notified of the construction schedule in writing.
- Designate a project liaison that shall be responsible for responding to noise complaints during the construction phase. The name and phone number of the liaison shall be conspicuously posted at construction areas and on all advanced notifications. The liaison shall take steps to resolve complaints, including periodic noise monitoring, if necessary. Results of noise monitoring shall be presented at regular project meetings with the project contractor, and the liaison shall coordinate with the

contractor to modify any construction activities generating excessive noise levels to the greatest extent feasible.

- Require a reporting program that documents complaints received, actions taken to resolve problems, and effectiveness of these actions.
- Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise controls and practices (including construction hours, construction schedule, and noise coordinator) are being implemented.

Significance Determination after Mitigation: Less than Significant Impact

XII(e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Monterey Regional Airport is a public-use airport located approximately 2.75 miles south of the project site. Although aircraft-related noise would occasionally be audible at the project site, noise from aircraft would not substantially increase ambient noise levels at the project site. Therefore, there would be less than significant noise impacts due to public airports, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: Less than Significant Impact

XII(f). For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not in the vicinity of a private airstrip. There would be no impacts related to excessive noise levels from private airstrips, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: No Impact

SECTION XIII: POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

XIII(a). Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Construction. Construction of the proposed project would provide short-term jobs over an approximately 18-month period. Many of the construction jobs would be temporary or seasonal and would be specific to the variety of construction activities. Although the proposed project would increase the number of employees at the project site during construction activities, it is expected that local and regional construction workers would be available to serve the proposed project's construction needs.

Project-related construction workers would not be expected to relocate their household's place of residence as a consequence of working on the proposed project. Therefore, the proposed project would not induce substantial population growth or demand for housing through increased construction employment, and no mitigation is required.

Operation. Implementation of the proposed project would include the construction of three new residential facilities including an Assisted Living Facility, a Memory Care Facility, and Co-Housing. The three proposed senior living facilities would provide a total of 144 residential units and would be designed to accommodate approximately 174 senior residents. It is expected that the proposed facilities would primarily accommodate seniors that are currently living in the City but who are in need of assisted living care. Although it is expected that some senior residents would relocate to obtain assisted living care in this location, the number of people that would relocate to the area would not be substantial. Since the proposed project would primarily serve people already living in the area, the provision of senior assisted living housing would not cause or result in direct population growth.

The proposed project would generate approximately 54 employees, including healthcare professionals, maintenance employees, and administrative staff. According to the 2010–2014

American Community Survey 5-Year Estimates,[1] the County has a labor force of 200,196 people, with approximately 18,709 people unemployed.[2] This suggests an available labor pool to serve the long-term employment opportunities offered by the proposed project. Because of the general availability of labor resources and the current unemployment rates in the County, there would be an opportunity to hire local employees to fill the proposed project's employment needs. It is unlikely that a substantial number of employees would need to be relocated from outside the region to meet the need for 54 employees. Any increase in population associated with proposed project would be limited and would not represent a substantial increase in the City's population.

Furthermore, the proposed project would be located within a developed area that is already served by all utilities. The existing regional infrastructure and the established roadway network would be utilized by employees accessing the project site.

Therefore, project operations would not induce population growth either directly or indirectly, and no mitigation is required.

The proposed project would generate approximately 54 employees, including healthcare professionals, maintenance employees, and administrative staff. A majority of the employees, including maintenance and administrative staff positions, would likely be filled by existing City residents. It is possible that the upper management positions and skilled nurses would be filled by relocating individuals or families from elsewhere. However, the addition of a few individuals or families to the City would be accommodated by the existing homes and businesses located in the City and would not result in a substantial direct population growth in the area.

Additionally, the proposed project is located in a developed residential area of the City. The proposed project would tie into existing infrastructure (e.g., access roads, and sewer systems, etc.) and would not include the development of any infrastructure that would induce substantial indirect population growth in the project area. Therefore, implementation of the proposed project would result in a less than significant impact associated with inducing substantial population growth either directly or indirectly, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

[1] United States Department of Commerce, U.S. Census, American Fact Finder. Website: http://factfinder.census.gov (accessed January 13, 2016).

[2] Ibid.

XIII(b). Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Implementation of the proposed project would include removing one existing vacant structure that was formerly used as a convenience store and gas station by the U.S. Army. No housing currently exists on the project site, and housing displacement would not occur as a result of implementation of the proposed project. Therefore, implementation of the proposed project would not result in an impact related to housing displacement, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

XIII(c). Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Implementation of the proposed project would include removing one existing vacant structure that was formerly used as a convenience store and gas station by the U.S. Army. No housing units or other forms of temporary housing are located on the project site, and no people would be displaced as a result of implementation of the proposed project. Therefore, implementation of the proposed project would not result in an impact related to the displacement of people, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

SECTION XIV: PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

XIV. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(a). Fire protection? and **(b). Police protection?** Fire and police protection services for the project site are provided by the Seaside Police Department and the Seaside Fire Department, respectively. Both departments have sole rights to provide service to the entirety of the City. The City operates one fire station located at 1635 Broadway Avenue that is located approximately 2.5 miles from the project site by way of surface streets. The daily staffing for the fire station includes One Chief Officer assigned to a Chevy Tahoe Command Vehicle, three to four firefighters assigned to an Engine company, and three or four firefighters assigned to a Truck company (Chief Brian Dempsey, Personal Communication).

Police Services are provided by the Seaside Police Department. The Police Department is separated into two divisions. The first division is the Field Operations division that provides patrol, drug enforcement, animal control, and reserve officer service. The second division is the Support Services division that operates as the administrative wing of the department. This division also handles any investigations, acts as record keepers, and provides school resource officers to the local schools. The department staffs 51 full-time equivalent personnel with 40 of those being sworn-in officers and the other 11 being non-sworn support staff (Shannon Oster-Gabrielson, Personal Communication).

Construction of the proposed project would not result in any road closures that would interfere with the fire and police departments' abilities to provide services to the City. All construction activities would take place off the road and would not represent an obstacle to these emergency vehicles as they travel the area around the project site.

The project proposes to construct 144 new senior living residential units located within three facilities and would be designed to accommodate approximately 174 senior residents. As noted previously, it is expected that the proposed facilities would primarily accommodate seniors that are currently living in the City, although some of the senior residents would relocate to obtain assisted living care in this location. Furthermore, the proposed project will include in-house skilled nursing staff that could address basic health emergencies that might have otherwise resulted in a request for police or fire services. Nevertheless, it is likely that developing a senior living facility will increase calls for emergency services beyond existing conditions. The fire department has indicated that it will be able to handle any increase in call volume (Chief Brian Dempsey, Personal Communication). The Fire Department's current staffing levels allow for a single fire response or two simultaneous emergency medical service calls. If additional assistance is needed beyond what the Fire Department can provide, the Fire Department receives assistance from either the Presidio of Monterey Fire Department or the Monterey Fire Department. As well, American Medical Response responds to all emergency medical service calls and provides advanced life support service and hospital transport. Furthermore, the proposed project would be designed to comply with all Fire Department access requirements and California Fire Code requirements, would not impair emergency response vehicles or increase response times, and would not substantially increase calls for service. Therefore, the Fire and Police Departments would be able to serve the project site at the same levels provided to this area of the City before proposed project implementation, and impacts to fire and police protection services are expected to be less than significant. In addition, the proposed project would not require new or physically altered public facilities for fire protection, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XIV(c). Schools? The project proposes to construct 144 new senior living residential units located within three facilities and would be designed to accommodate approximately 174 senior residents. Because the residential units would only be occupied by senior residents, the occupants of the proposed project would not directly cause an increase on the demand for school facilities. The proposed project would generate approximately 54 employees, including healthcare professionals, maintenance employees, and administrative staff. As noted in Section XIII, because of the general availability of local and regional labor resources and the current unemployment rates in the County, there would be an opportunity to hire local employees to fill the proposed project's employment needs. It is unlikely that a substantial number of employees would need to be relocated from outside the region to meet the need for 54 employees. Any increase in population associated with the proposed project would be limited and would not represent a substantial increase in the City's population. Therefore, it is not anticipated that that the proposed project would result in a substantial increase in students within the City's school district.

Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The project Developer would be required to pay such fees to reduce any impacts of residential construction on school services as provided in Section 65995 of the California Government Code. Section 65995 of the California Government Code states that in the case of residential construction, fees, charges, dedications, or other requirements authorized under Section 17620 of the Education Code shall not exceed the one dollar and ninety-three cents ($1.93) per square foot of assessable space. "Assessable space," for this purpose, means all of the square footage within the perimeter of a residential structure, not including any carport, covered or uncovered walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. The amount of square footage within the perimeter of a residential structure shall be calculated by the City of Seaside building department. Pursuant to the provisions of Government Code Section 65996, a project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued. Therefore, with payment of the required fees, potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

XIV(d). Parks? As stated above, the project proposes to construct 144 new senior living residential units and would be designed to accommodate approximately 174 senior residents. The proposed project would include amenities such as on-site recreational activities as well as outdoor courtyards and gardens. It is anticipated that the majority of senior residents would utilize the on-site facilities and amenities. However, it is plausible that residents and employees on their breaks may utilize neighborhood parks and recreational facilities. The closest neighborhood park to the proposed project is located less than 0.5 mile northeast of the project site on Monterey Road between Buena Road and Corregidor Road. The park was designed to accommodate the adjacent residential neighborhoods and includes a basketball court, tennis courts, play structures, and several grass fields. The potential increase in the number of people utilizing this neighborhood park from the proposed project would result in a nominal impact to the maintenance and upkeep of the park. The potential increase in the number of people utilizing park facilities would not result in an adverse impact to these facilities. Therefore, the proposed project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of these facilities would occur or be accelerated, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XIV(e). Other public facilities? The proposed project has been designed as a comprehensive living community with full amenities for senior citizens in need of assisted care. The proposed facilities' amenities include activity areas, a theater, outdoor spaces, and a wellness clinic. It is anticipated that the majority of the needs of the 174 senior residents would be accommodated on the site, and the proposed project would not generate an increased demand for public facilities such as libraries. No impact to public facilities would occur, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

SECTION XV: RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

XV(a). Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The proposed project would be designed to accommodate approximately 174 senior residents. As stated in Section XIII, Population and Housing, the proposed facilities would likely accommodate seniors currently living in the City who are in need of assisted living care as well as senior residents who would relocate to obtain assisted living care. The proposed project has been designed to provide recreational facilities on the site for residents including a number of activity areas and outdoor recreational and therapeutic spaces. It is anticipated that the senior residents would utilize the on-site facilities and amenities for all recreational purposes. It is not anticipated that the senior residents would utilize any off-site recreational facilities.

As discussed in Section XIII, Population and Housing, the proposed project would generate approximately 54 employees, including healthcare professionals, maintenance employees, and administrative staff. A majority of the employees, including maintenance and administrative staff positions, would likely be filled by existing City residents. It is possible that the upper management positions and skilled nurses would be filled by relocating individuals or families from elsewhere. However, the addition of a few individuals or families to the City would be accommodated by the existing neighborhood and regional parks. Therefore, physical deterioration or other impacts to existing neighborhood or regional parks are not anticipated. Impacts would be considered less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XV(b). Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? The proposed project has been designed to provide on-site recreational facilities for residents, including a number of activity areas and outdoor recreational and therapeutic spaces. The provision of these on-site recreational amenities as part of the proposed project have been considered as an integral part of the environmental analysis presented in this IS/MND. Furthermore, the proposed project would not require the construction or expansion of additional recreational facilities. Therefore, project-related impacts on recreational facilities would be considered less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

SECTION XVI: TRANSPORTATION/ TRAFFIC	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The discussion and analysis provided in this section are based on the *Traffic Report* (Hatch Mott MacDonald, October 2015) (refer to Appendix A).

XVI(a). Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Roadway performance is most often controlled by the performance of intersections, specifically during peak traffic periods. This is because traffic

control at intersections interrupts traffic flow that would otherwise be relatively unimpeded except for the influences of on-street parking, access to adjacent land uses, or other factors resulting in interaction of vehicles between intersections. For this reason, traffic analyses for individual projects typically focus on peak-hour operating conditions for key intersections. Operating conditions at intersections are typically described in terms of level of service (LOS). LOS is a measure of a roadway's operating performance and is a tool used in defining thresholds of significance as well as measuring a project's consistency with such thresholds. LOS is described with letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst conditions. LOS E represents "at-capacity" operations. When traffic volumes exceed the intersection capacity, stop-and-go conditions result (gridlock conditions), and operations are designated as LOS F.

The 2010 *Highway Capacity Manual* (HCM 2010) signalized intersection methodology presents LOS in terms of control delay (in seconds per vehicle). The HCM 2010 unsignalized methodology presents LOS in terms of total intersection control delay and approach delay of the major and minor streets (in seconds per vehicle). The relationship between LOS and delay at signalized and unsignalized intersections is summarized in Table VI.XVI.1.

Table VI.XVI.1: Intersection Level of Service Criteria

LOS	Signalized Intersection Delay (Seconds)	Unsignalized Intersection Delay (Seconds)
A	≤10.0	≤10.0
B	>10.0 and ≤20.0	>10.0 and ≤15.0
C	>20.0 and ≤35.0	>15.0 and ≤25.0
D	>35.0 and ≤55.0	>25.0 and ≤35.0
E	>55.0 and ≤80.0	>35.0 and ≤50.0
F	>80.0	>50.0

Source: Transportation Research Board. *Highway Capacity Manual* (2010).
LOS = level of service

The City considers LOS C to be the upper limit of satisfactory operations for signalized intersections. Mitigation is required for any signalized intersection where project traffic causes the LOS to deteriorate from satisfactory (LOS C or better) to unsatisfactory (LOS D, E, or F); or the addition of project traffic increases the average delay more than 2.0 seconds when an intersection is operating at LOS D; or the addition of project traffic increases the average delay by more than 1.0 second at intersections operating at LOS E or F.

For unsignalized intersections, mitigation is required in which the addition of project traffic causes the LOS to deteriorate from satisfactory (LOS E or better for two-way stop-controlled [TWSC] intersections, LOS C or better for all-way stop-controlled [AWSC] intersections) to unsatisfactory (LOS F for TWSC intersections; LOS D for AWSC intersections), or the addition of project traffic exacerbates unsatisfactory operations (LOS F for TWSC intersections; LOS D for AWSC intersections)

The HCM 2010 LOS threshold volumes for a two-lane Collector Street are summarized in Table VI.XVI.2 below.

Table VI.XVI.2: Level of Service Threshold Volumes for Various Roadway Types

Roadway Type	Lanes	Peak-Hour Threshold Volumes				
		LOS A	LOS B	LOS C	LOS D	LOS E
Collector Street	2	600	750	900	1,050	1,200

Source: Transportation Research Board. *Highway Capacity Manual* (2010).
LOS = level of service

The Synchro 8 software was used to determine the LOS at the study area intersections.

The following study area intersections were analyzed in the *Traffic Report*:

1. Coe Avenue–Project Driveway/Monterey Road (AWSC)
2. Fremont Boulevard–SR-1 ramps/Monterey Road (signalized)
3. California Avenue–SR-1 southbound on-ramp/Monterey Road–SR-1 northbound off-ramp (signalized)
4. Secondary Project Driveway/Monterey Road (proposed)

The study area also includes the roadway segment of Monterey Road between Fremont Boulevard and Coe Avenue.

The following analysis periods were evaluated to determine impacts associated with the proposed project:

- Weekday a.m. peak hour (between 7:00 a.m. and 9:00 a.m.)
- Weekday p.m. peak hour (between 4:00 p.m. and 6:00 p.m.)

Existing a.m. and p.m. peak-hour traffic volumes were collected in October 2014 for the study area intersections and roadway segment. The weekday peak hours (i.e., highest 1-hour period between 7:00 a.m. and 9:00 a.m. and the highest 1-hour period between 4:00 p.m. and 6:00 p.m.) are evaluated because they represent peak commute times (i.e., employees driving to work in the morning and driving home in the evening).

The proposed project includes construction of a 144-unit assisted living facility with memory care services on the project site. Project trips associated with the 163 beds within the 144 assisted living units were generated using trip rates from Land Use Code 254 (Assisted Living) from the Institute of Transportation Engineers (ITE) *Trip Generation* Manual, 9th Edition (2012), as presented in Table VI.XVI.3.

Table VI.XVI.3: Project Trip Generation

Land Use	Size	Units	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates[1]									
Assisted Living	163	Occupied beds	2.74	0.12	0.06	0.18	0.15	0.14	0.29
Project Trip Generation									
Assisted Living	163	Occupied beds	447	20	9	29	24	23	47

Source: Institute of Transportation Engineers. *Trip Generation Manual,* 9th Edition (2012).
[1] Trip rates referenced from Land Use Code 254 (Assisted Living), *Trip Generation Manual.*
ADT = average daily traffic

As Table VI.XVI.3 indicates, the proposed project has the potential to generate approximately 447 average daily trips (ADT), including 29 trips (20 inbound and 9 outbound) in the a.m. peak hour and 47 trips (24 inbound and 23 outbound) in the p.m. peak hour.

Trip distribution and assignment for the project was based on proximity to travel corridors.

Table VI.XVI.4, below, summarizes the results of the existing and existing plus project LOS analysis for study area intersections. Table VI.XVI.5 presents the results of the existing and existing plus project LOS analysis for the study area roadway segment.

Table VI.XVI.4: Existing and Existing Plus Project Intersection Level of Service Summary

Study Area Intersection	Time Period	Existing		Existing Plus Project		Delay Increase	Significant Impact?
		Delay	LOS	Delay	LOS		
1. Coe Avenue/Monterey Road	AM	10.1	B	10.5	B	0.4	No
	PM	11.3	B	12.3	B	1.0	No
2. Fremont Boulevard–SR-1 ramps/ Monterey Road	AM	30.9	C	31.5	C	0.6	No
	PM	43.9	D	47.5	D	3.6	Yes
With Mitigation	*PM*	-	-	*45.5*	*D*	*1.6*	*No*
3. California Avenue–SR-1 southbound on-ramp/Monterey Road–SR-1 northbound off-ramp	AM	5.7	A	5.7	A	0.0	No
	PM	7.0	A	7.1	A	0.1	No
4. Secondary Project Driveway/ Monterey Road (proposed)	AM	N/A	N/A	8.8	A	8.8	No
	PM	N/A	N/A	9.4	A	9.4	No

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service
N/A = not applicable
SR-1 = State Route 1

Table VI.XVI.5: Existing and Existing Plus Project Roadway Segment Level of Service Summary

Study Area Roadway Segment	Time Period	Existing		Existing Plus Project		Volume Increase	Significant Impact?
		Volume	LOS	Volume	LOS		
Monterey Road between Fremont Boulevard and Coe Avenue	AM	433	A	455	A	22	No
	PM	852	C	888	C	36	No

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service

As shown in Table VI.XVI.4, all three existing study area intersections operate at satisfactory LOS (defined as LOS C or better) during both peak hours, with the exception of the Fremont Boulevard–SR-1 ramps/Monterey Road intersection (LOS D in the p.m. peak hour). With implementation of the proposed project, the Fremont Boulevard–SR-1 ramps/Monterey Road intersection would continue to operate at unsatisfactory LOS D in the p.m. peak hour. Because the proposed project would increase the deficient delay from 43.9 to 47.5 seconds (more than 2.0 seconds), this would result in a significant impact. Implementation of Mitigation Measure TRA-1, requiring a specific employee shift schedule, would reduce significant impacts at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection to less than significant.

The proposed project is anticipated to generate 47 trips in the p.m. peak hour (24 inbound and 23 outbound). The *Traffic Report* prepared for the proposed project concluded that the p.m. peak-hour trip generation must be reduced by a minimum of 22 trips (11 inbound and 11 outbound) to reduce the intersection impact, to less than significant. In other words, the proposed project can generate up to 25 p.m. peak-hour trips (13 inbound and 12 outbound) before a significant impact occurs at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection.

Because employees would generate the majority of the a.m. and p.m. peak-hour project trips, if employee shift start/end times are scheduled outside of the typical peak-hour periods, the number of employee peak-hour vehicular trips would be reduced.

Therefore, in order to mitigate the significant impact at the Fremont Boulevard–SR-1 ramps/ Monterey Road intersection, project operations must implement the following shift times and employee numbers:

- Day Shift 1: 6:00 a.m. to 2:00 p.m., with 37 employees
- Day Shift 2 : 9:00 a.m. to 6:00 p.m., with 5 employees
- Evening Shift: 2:00 p.m. to 10:00 p.m., with 33 employees
- Night Shift: 10:00 p.m. to 6:00 a.m., with 12 employees

Based on the above schedule, and if each person represents 2 trips (1 inbound trip within 15 minutes before shift start time and 1 outbound trip within 15 minutes after shift end time), then a total employee trip generation of 174 daily trips (87 inbound and 87 outbound) can be represented as follows:

- 5:45 a.m. to 6:00 a.m.: 37 inbound trips
- 6:00 a.m. to 6:15 a.m.: 12 outbound trips
- 8:45 a.m. to 9:00 a.m.: 5 inbound trips
- 1:45 p.m. to 2:00 p.m.: 32 inbound trips
- 2:00 p.m. to 2:15 p.m.: 37 outbound trips
- 6:00 p.m. to 6:15 p.m.: 5 outbound trips
- 9:45 p.m. to 10:00 p.m.: 12 inbound trips
- 10:00 p.m. to 10:15 p.m.: 32 outbound trips

Employees of Day Shift 1, Evening Shift, and Night Shift would generate trips outside of both the a.m. and p.m. peak hours. The 5 employees of Day Shift 2 are anticipated to generate 5 inbound a.m. peak-hour trips and 5 outbound p.m. peak-hour trips.

As previously discussed, the proposed project is anticipated to generate 47 p.m. peak-hour trips (24 inbound and 23 outbound) using ITE trip rates. A maximum of 25 p.m. peak-hour trips (13 inbound and 12 outbound) could be generated by the project before a significant intersection impact occurs at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection. Because the proposed employee shift schedule would limit the p.m. peak-hour trip generation to 5 employee outbound trips, a total of 20 non-employee p.m. peak-hour trips (13 inbound and 7 outbound) could be generated prior to a significant intersection impact occurring at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection. Therefore, it is anticipated that the proposed operational schedule of Mitigation Measure TRA-1 would reduce the total project p.m. peak-hour trip generation to 25 or fewer p.m. peak-hour trips.

With implementation of Mitigation Measure TRA-1, the delay at the Fremont Boulevard–SR-1 ramps/Monterey Road would only increase by 1.6 seconds from existing conditions (from 43.9 to 45.5 seconds), which is below the 2.0 second threshold. Therefore, with implementation of Mitigation Measure TRA-1, traffic impacts associated with the proposed project would be less than significant.

As shown in Table VI.XVI.5, Monterey Road between Fremont Boulevard and Coe Avenue currently operates at satisfactory LOS (defined as LOS C or better) during both peak hours. With implementation of the proposed project, this roadway segment would continue to operate at satisfactory LOS.

Cumulative (year 2035) plus project conditions were also analyzed. Cumulative conditions were developed based on traffic from area-wide approved and proposed long-term projects (i.e., City projects approved by City Planning Department staff). Table VI.XVI.6 summarizes the results of the cumulative plus project LOS analysis for study area intersections. Table VI.XVI.7 presents the results of the cumulative plus project LOS analysis for the study area roadway segment.

Table VI.XVI.6: Cumulative Plus Project Intersection Level of Service Summary

Study Area Intersection	Time Period	Cumulative Plus Project		Significant Impact?
		Delay	LOS	
1. Coe Avenue/Monterey Road	AM	11.1	B	No
	PM	14.1	B	No
2. Fremont Boulevard–SR-1 ramps/ Monterey Road	AM	41.4	D	No
	PM	74.8	E	Yes
With Mitigation	*AM*	*12.0*	*B*	*No*
	PM	*14.1*	*B*	*No*
3. California Avenue–SR-1 southbound on-ramp/Monterey Road–SR-1 northbound off-ramp	AM	5.9	A	No
	PM	7.4	A	No
4. Secondary Project Driveway/ Monterey Road (proposed)	AM	8.9	A	No
	PM	9.5	A	No

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service
SR-1 = State Route 1

Table VI.XVI.7: Cumulative Plus Project Roadway Segment Level of Service Summary

Study Area Roadway Segment	Time Period	Cumulative Plus Project			Significant Impact?
		Volume	LOS		
Monterey Road between Fremont Boulevard and Coe Avenue	AM	532	A		No
	PM	992	D		Yes
With Mitigation	*AM*	*241*	*A*		*No*
	PM	*605*	*B*		*No*

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).
LOS = level of service

As shown in Table VI.XVI.6, three study area intersections are forecast to operate at satisfactory LOS (defined as LOS C or better) during both peak hours under cumulative plus project conditions. The Fremont Boulevard–SR-1 ramps/Monterey Road intersection would operate at an unsatisfactory LOS under the cumulative plus project condition (LOS D in the a.m. peak hour and LOS E in the p.m. peak hour). Because the LOS at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection would degrade from LOS C to D in the a.m. peak hour and from LOS D to E in the p.m. peak hour from existing plus project to cumulative plus project conditions, a significant cumulative impact would result at this intersection. Implementation of Mitigation Measure TRA-2, requiring payment into the Fort Ord Reuse Authority (FORA) Fee, would reduce significant cumulative impacts at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection to less than significant.

As shown in Table VI.XVI.7, Monterey Road between Fremont Boulevard and Coe Avenue is forecast to operate at satisfactory LOS A during the a.m. peak hour and unsatisfactory LOS D during the p.m. peak hour under cumulative plus project conditions. Because the p.m. peak-hour LOS would degrade from satisfactory to unsatisfactory from existing plus project to cumulative plus project conditions, a significant cumulative impact would result at this roadway segment.

Caltrans approved the *SR-1 Project Study Report* (PSR) on September 26, 2002, which identified the following improvements:

- Removal of the east leg of the Fremont Boulevard–SR-1 ramps/Monterey Road intersection
- Upgrading the Fremont Boulevard/Military Avenue–Del Monte Boulevard intersection (including signalization and lane modifications)
- Construction of a new SR-1/Monterey Road interchange north of the existing SR-1/Fremont Boulevard interchange

As a result of these improvements, project traffic to and from SR-1 would be diverted from the existing Fremont Boulevard interchange to the new Monterey Road interchange, as well as away from Monterey Road between Fremont Boulevard and Coe Avenue. As shown in TablesVI. XVI.6 and VI.XVI.7, implementation of these improvements would result in satisfactory LOS B during both peak hours at the SR-1 interchange at Fremont Boulevard and satisfactory LOS B or better during both peak hours along Monterey Road between Fremont Boulevard and Coe Avenue.

These improvements are included in the FORA Capital Improvement Program (CIP). FORA administers a Community Facilities District Fee that includes costs for FORA's CIP, including transportation/transit, habitat management, and water augmentation, as well as payment towards the Transportation Agency for Monterey County (TAMC) regional fee program. The FORA Community Facilities District Fee Schedule is based on the property classifications and tax rates provided in Fort Ord Reuse Authority Resolution 14-13. The proposed project cannot clearly be categorized as one of the property classifications identified in the Community Facilities District Fee Schedule. Therefore, the City and FORA will jointly determine which property classification is the most appropriate, and this will determine the proposed project's required FORA fee. Therefore, implementation of Mitigation Measure TRA-2, which requires payment of the FORA Fee, would reduce significant cumulative impacts along Monterey Road between Fremont Boulevard and Coe Avenue to less than significant.

With implementation of Mitigation Measures TRA-1 and TRA-2, the proposed project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure TRA-1: **Employee Shift Schedule of Operations.** Prior to issuance of a Grading Permit, the Developer shall be required to submit an Employee Shift Schedule of Operations to the City of Seaside (City) Director of Public Works, or appropriate designee, for review and approval. The Employee Shift Schedule of Operations shall be as follows:

- Day Shift 1: 6:00 a.m. to 2:00 p.m., with no more than 37 employees
- Day Shift 2: 9:00 a.m. to 6:00 p.m., with no more than 5 employees
- Evening Shift: 2:00 p.m. to 10:00 p.m., with no more than 33 employees
- Night Shift: 10:00 p.m. to 6:00 a.m., with no more than 12 employees

During project operations, the Developer shall submit quarterly reports to the City Planning Division documenting compliance with the Employee Shift Schedule of Operations.

Mitigation Measure TRA-2: **Payment into the FORA Fee.** Prior to issuance of a Grading Permit, the Developer shall be required to pay the Fort Ord Reuse Authority (FORA) Fee, which includes costs for the adopted Capital Improvement Program.

Significance Determination After Mitigation: Less than Significant Impact

XVI(b). Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
TAMC is the designated Congestion Management Agency (CMA) and the Regional Transportation Planning Agency for Monterey County. However, Monterey County does not have a Congestion Management Program. The mission of TAMC is to proactively plan and fund a transportation system that enhances mobility, safety, access, environmental quality, and economic activities by serving the needs of Monterey County residents, businesses, and visitors. The City of Seaside is within Monterey County. TAMC prepares the Regional Transportation Plan (RTP) every four years, which provides a basis for actions to allocate State and federal funding to transportation projects. Regional transportation improvements of the 2014 Monterey County RTP include locations within the project study area (i.e., SR-1, Fremont Boulevard, and Monterey Road).

As described in Response XVI (a) above, the proposed project would exceed the City's LOS standards at the Fremont Boulevard–SR-1 ramps/Monterey Road intersection and along Monterey Road between Fremont Boulevard and Coe Avenue. Therefore, the project would be required to

implement Mitigation Measures TRA-1 and TRA-2 in order to reduce its impacts to less than significant. The improvements identified in Mitigation Measure TRA-2 are currently included in the 2014 Monterey County RTP. With the prescribed mitigation of both Mitigation Measures TRA-1 and TRA-2, the project would not conflict with any applicable LOS standards, travel demand measures, or other standards by the County CMA (TAMC).

Significance Determination: Potentially Significant Impact

Mitigation Measures: Refer to Mitigation Measures TRA-1 and TRA-2 above.

Significance Determination After Mitigation: Less than Significant Impact

XVI(c). Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? The nearest airports to the project site are the Monterey Regional Airport located at 200 Fred Kane Drive, which is approximately 5.5 miles south of the project site, and the Salinas Municipal Airport located at 30 Mortensen Avenue, which is approximately 18 miles east of the project site. Implementation of the proposed project would not result in an increase in air traffic or affect air traffic patterns. No mitigation is required.

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

XVI(d). Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? The proposed project would not introduce any new sharp curves or intersections that would conflict with existing land uses in the surrounding area. Access to the project site would be provided via two new full-access driveways on Monterey Road. The main driveway would be the fourth leg of the Coe Avenue/Monterey Road intersection, and the secondary driveway would be located approximately 400 ft east of the Coe Avenue/Monterey Road intersection. The proposed project design features (including the new driveways) would comply with all City standards. Furthermore, the proposed project driveways would intersect with the public street (Monterey Road) at approximately 90 degrees, and there are no sight distance obstructions along Monterey Road. Therefore, the proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). No mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVI(e). Result in inadequate emergency access? Direct access for emergency vehicles would be provided via the existing intersection of Coe Avenue/Monterey Road, including the main project driveway (i.e., fourth leg of Coe Avenue/Monterey Road), as well as the secondary project driveway

east of the Coe Avenue/Monterey Road driveway on Monterey Road. The project driveways, as well as the internal circulation roadways, would be built in accordance with all applicable City standards allowing safe and efficient ingress and egress of emergency vehicles. Therefore, adequate emergency access would be provided for all vehicles (i.e., employee, visitor, and emergency vehicles). Therefore, implementation of the proposed project would not result in inadequate emergency access. No mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVI(f). Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Pedestrians accessing the project site may utilize pedestrian facilities (e.g., sidewalks and crosswalks) that are part of the surrounding street system. Sidewalks are located along both sides of Monterey Road and Coe Avenue and can be used to access the site. Monterey–Salinas Transit (MST) Bus Routes 18, 74, 75, and 76 serve the immediate area with stops along Monterey Road and Coe Avenue directly across the project site. The proposed project would not remove or relocate any alternative transportation access points. Furthermore, the proposed project would be subject to compliance with City policies, plans, and programs and other applicable agencies regarding alternative modes of transportation. Therefore, the proposed project does not conflict with and would not affect adopted plans, policies, or programs supporting alternative transportation. Furthermore, the proposed project would not decrease the performance or safety of such facilities. No mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

SECTION XVII: UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

XVII(a). Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? The Central Coast Regional Water Quality Control Board (RWQCB) regulates the treatment of wastewater at treatment facilities and the discharge of treated wastewater into receiving waters. The proposed project is not an industrial facility and is not subject to the wastewater treatment requirements of the Central Coast RWQCB. Local governments and water districts are responsible for complying with federal regulations, both for wastewater plant operation and the collection systems (e.g., sanitary sewers) that convey wastewater to the wastewater treatment facility. Proper operation

and maintenance is critical for sewage collection and treatment as impacts from these processes can degrade water resources and affect human health. For these reasons, publicly owned treatment works (POTWs) receive Waste Discharge Requirements (WDRs) to ensure that such wastewater facilities operate in compliance with the water quality regulations set forth by the State. WDRs, issued by the State, establish effluent limits on the kinds and quantities of pollutants that POTWs can discharge. These permits also contain pollutant monitoring, record-keeping, and reporting requirements. Each POTW that intends to discharge into the nation's waters must obtain a WDR prior to initiating its discharge.

The Marina Coast Water District (MCWD) serves the City of Marina and the Ord Community (the former Fort Ord where the project site is located). MCWD provides water, wastewater, and recycled water services. The MCWD facilities would receive wastewater generated from the proposed project. The wastewater is ultimately pumped to the Monterey Regional Water Pollution Control Agency (MRWPCA) regional treatment plant for processing, which is located 2 miles north of the City of Marina in northern Monterey County. Any future development on the project site would be serviced by the MRWPCA regional treatment facility. The regional treatment facility is responsible for the disposal of treated wastewater.

Because the MRWPCA regional plant is considered a POTW, operational discharge flows treated at the MRWPCA regional plant would be required to comply with applicable WDRs issued by the Central Coast RWQCB. Compliance with conditions or permit requirements established by the City as well as WDRs outlined by the Central Coast RWQCB would ensure that wastewater discharges coming from the project site and treated by the wastewater treatment facility system would not exceed applicable Central Coast RWQCB wastewater treatment requirements.

The MRWPCA regional treatment facility has been designed to treat typical wastewater flows from different land uses in the region, including within the City. The proposed project would generate wastewater flows typical of residential and commercial uses in the City. Therefore, the proposed project would not produce wastewater atypical of flows received at the MRWPCA regional treatment plant. MRWPCA has provided the Applicant with a will service letter (see Appendix B) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments. In addition, as discussed in Response XVII(b), below, the proposed project is anticipated to generate approximately 24,000 gallons of wastewater per day, which is a fraction of 0.1 percent of the available daily treatment capacity at MRWPCA. Therefore, the increased wastewater flows from the proposed project can be accommodated within the existing design capacity of the MRWPCA regional treatment plant, would be typical of wastewater flows in the City, and would not result in the MRWPCA regional treatment facility exceeding its wastewater treatment requirements. Therefore, impacts related to wastewater treatment requirements would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(b). Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Water. There are three water service providers who provide water to the City. The northern areas of the City, north of Military Avenue, are serviced by MCWD. A section of the easterly area is serviced by the Seaside Municipal Water System, and the remaining areas are serviced by California American Water. The project site is located in the MCWD service area. The MCWD has two different service areas: the Central Marina and the Ord Community. The Central Marina's supply wells are supported from three deep groundwater wells located in the 900 ft aquifer of the Salinas Valley Groundwater Basin, and the Ord Community's supply wells are supported from three groundwater wells located in the lower 180 ft and 400 ft aquifers of the Salinas Valley Groundwater Basin. The project site is located in the Ord Community service area.

The Ord Community is allocated 1,012 acre-feet per year (af/yr) from the Salinas Valley Groundwater Basin. According to the Marina Coast Water District's 10 Year Annual Consumption Report, the metered consumption used by the Ord Community ranged from a low of approximately 415 af/yr in 2006 to approximately 865 af/yr in 2013. In 2015, the metered consumption used by the Ord Community was approximately 390 af/yr.

The proposed project may result in a short-term demand for water during demolition, excavation, grading, and construction activities on site. Water demand for soil watering (fugitive dust control), cleanup, painting, and other activities would be temporary. These uses would cease when construction is complete. Overall, demolition and construction activities require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies. Therefore, potential project impacts associated with short-term water supply demand during construction activities would be less than significant, and no mitigation is required.

The proposed project includes the expansion of the existing on-site water system; however, the potential impacts associated with installation of utilities has been evaluated as part of the project throughout this IS/MND. Therefore, the proposed project would not require, nor would it result in, the construction of new water distribution facilities or the expansion of existing facilities other than those facilities to be constructed as part of the project, which could cause significant environmental effects. Therefore, project impacts related to the construction of water distribution facilities are less than significant, and no mitigation is required.

Operation of the proposed senior assisted living facility would result in a projected water demand of approximately 40.8 af/yr.[1] This does not include any reduction that would be obtained through incorporation of the sustainability features listed in Section II.B of this IS/MND. Based on the current and 10-year annual water consumption rates provided by the Marina Coast Water District, there is sufficient water allocation remaining in the 1,012 af/yr Ord Community/City of Seaside water allocation limit to meet the water supply needs of the proposed project. Therefore, water supply is available to meet the incremental increase in demand from the proposed project. The project would

[1] Water consumption was calculated based on the Marina Coast Water District's Urban Water Management Plan water demand factors. (144 dwelling units x 0.25 af/yr/dwelling unit) + (0.89 ac landscaping x 2.1 af/yr/ac) + (2,000 sf restaurant x 0.00145 af/yr/sf) = 40.8 af/yr.

not necessitate new or expanded water entitlements, and the MCWD would be able to accommodate the increased demand for potable water. Therefore, project impacts associated with an increase in potable water demand are considered less than significant, and no mitigation is required.

Wastewater. The MCWD serves the City of Marina and the Ord Community (the former Fort Ord where the project site is located). MCWD provides water, wastewater, and recycled water services. Wastewater collected through the MCWD facilities is ultimately conveyed to the MRWPCA regional treatment plant. Each City or community maintains and operates its own sewage collection system.

Wastewater generated in the City is conveyed to the MRWPCA regional treatment plant, which is located 2 miles north of the City of Marina in northern Monterey County. The MRWPCA owns and operates a sanitary sewer system that serves a population of approximately 250,000 people in 11 jurisdictions. These jurisdictions include the City of Del Rey Oaks, the City of Monterey, the City of Pacific Grove, the City of Salinas, the City of Sand City, the City of Seaside, the Castroville Community Services District, the Marina Coast Water District, the Moss Landing County Sanitation District, the Boronda County Sanitation District, and the County of Monterey. The facility is located on a 100-acre site and has the capacity to treat 29.6 million gallons of wastewater per day. The facility receives approximately 18.5 million gallons of wastewater each day. Approximately 60 percent of all MRWPCA's water intake is recycled each year and used for farmland in northern Monterey County. Recycling water reduces the discharge of treated wastewater into the Monterey Bay. Wastewater generated by the proposed project would be treated at the MRWPCA regional treatment plant.

It is estimated that implementation of the proposed project would generate approximately 24,000 gallons of wastewater per day. The proposed project would require a fraction of 0.1 percent of the available daily treatment capacity at the MRWPCA regional treatment plant. In addition, MRWPCA has provided the Applicant with a will service letter (see Appendix B) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments. Increased wastewater flows from the proposed project can be accommodated within the existing design capacity of the treatment plants that serve the project area. Therefore, the proposed project would not require, nor would it result in, the construction of new wastewater treatment or collection facilities or expansion of existing facilities, which could cause significant environmental effects. Project impacts related to the construction of wastewater treatment or collection facilities are less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(c). Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? As discussed in Section IX, Hydrology and Water Quality, in compliance with the requirement of the Fort Ord Reuse Authority, 100 percent of the on-site storm water from a 24-hour 100-year storm event must be infiltrated on the site. Because stormwater runoff would be contained

on the site, the proposed project would not exceed the capacity of downstream storm drain lines. Therefore, all storm drainage facilities associated with the project would be provided on site, and no new off-site drainage facilities or expansion of existing facilities would be required. The proposed project would include the construction of bioswales and rain gardens and utilize pervious pavement to contain all storm water on the project site.

These stormwater facilities have been assessed as an integral part of the environmental analysis presented in this IS/MND. Therefore, project-related impacts associated with the construction of new or the expansion of existing stormwater drainage facilities would be considered less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(d). Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Refer to Response XVII(b), above. Operation of the proposed senior assisted living facility would result in a projected water demand of approximately 40.8 af/yr. The project would not necessitate new or expanded water entitlements, and the MCWD would be able to accommodate the increased demand for potable water. Therefore, the project would have sufficient water supplies available to serve the project from existing entitlements and resources and would not require new or expanded entitlements. Therefore, impacts related to water supplies are less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(e). Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Refer to Response XVII(b), above. Although the proposed project would increase wastewater demand on the site, the increased wastewater flows from the project site can be accommodated within the existing design capacity of the MRWPCA regional treatment plant that serves the City and surrounding area. Therefore, the wastewater treatment provider would have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, impacts related to wastewater generation are less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(f). Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? The project site is located in the City of Seaside, within Monterey County which is under the jurisdiction of the Monterey Regional Waste Management District (MRWMD). The MRWMD operates the Monterey Peninsula Landfill (MPL) and the Materials Recovery Facility (MRF) on a 470-acre site in the City of Marina. The MPL is the location for regional disposal and the MRF provides recycling services for commercial and self-hauled materials. The MPL and MRF are located approximately 10 miles to the northeast of the project site. The MPL is approximately 315 acres in size and receives approximately 300,000 tons per year (less than 1,000 tons per day) of municipal solid waste for disposal. Based on the current operational schedule and tonnage received, the MPL is estimated to be open until the year 2161. The MPL has a capacity of approximately 84 million cubic yards (cy). The remaining landfill waste capacity is estimated to be at 71 million cy, or 48 million tons.[1]

Construction of the proposed project would require the demolition of the 5,000 sf structure currently on the project site, which was previously used a gas and convenience store by the U.S. Army. The gas pumps were previously removed by the U.S. Army in 1996; therefore, demolition activities would not generate or release any hazardous wastes. The majority of the waste generated during demolition and construction activities would be building materials such as concrete, asphalt, dirt, and waste generated by construction workers. The generation of construction waste would be temporary, would cease when construction is complete, and would not be substantial. Demolition and construction debris would be disposed of at the MPL, which has the capacity to handle the amount of construction waste generated by the proposed project. Therefore, construction of the proposed project would result in a less than significant impact to solid waste and landfill activities, and no mitigation is required.

The proposed project is a senior assisted living development, and no hazardous waste is expected to be generated during operation of the proposed project. As illustrated by Table VI.XVII.1, the proposed project would generate a total of 1,140 pounds per day ((lbs/day) of solid waste (0.57 tons per day). The incremental increase in solid waste generated by the proposed project would constitute approximately 0.057 percent of the average daily available capacity (1,000 tons per day) at the MPL. Therefore, solid waste generated by the proposed project would not exceed the capacity of the MPL, and implementation of the proposed project would result in a less than significant impact to solid waste and landfill activities, and no mitigation is required.

[1] Monterey Regional Waste Management District. 2014. Monterey Peninsula Landfill. Website: http://www.mrwmd.org/programs-services/disposal/monterey-peninsula-landfill/ (accessed October 8 2015).

Table VI.XVII.1: Generation of Solid Waste from Implementation of the Proposed Project

	Land Use	Proposed Development	Estimated Solid Waste Generation Rate	Estimated Solid Waste Generation (lbs/day)
Proposed Project	Nursing/Retirement Home	174[1] persons	5 lbs/person/day	870
	Nursing/Retirement Home	54 employees	5 lbs/person/day	270
Total				**1,140**

Source: CalRecycle, Public Sector and Institutions: Estimated Solid Waste Generation Rates

[1] Estimated 100 seniors living in the Assisted Living Facility, 55 seniors living in the Memory Care Facility, 1 caretaker in the Co-Housing Facility and 1.5 persons per 12 independent senior living units (1.5 persons per unit x 12 senior residential units =18 persons + 100 persons + 55 persons= 174 persons).

lbs/day = pounds per day

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(g). Comply with federal, state, and local statutes and regulations related to solid waste?
The California Integrated Waste Management Act (AB 939) changed the focus of solid waste management from landfill to diversion strategies such as source reduction, recycling, and composting. The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995 and 50 percent by 2000. In response to AB 939, the MRWMD's MRF was opened in 1996. Since 1996, the MRF and recycling programs have diverted more than 1.1 million tons of recyclable and reusable materials from landfill disposal. More than 50 percent of the mixed waste that is received at the MRF is recycled, reused, and diverted from landfill disposal, meeting the AB 939 requirements. AB 341 was passed in 2011 and that increased the landfill diversion goal to 75 percent by 2020. MRWMD staff is currently preparing an MRF project that would be capable of recovering up to 75 percent or more of mixed waste,[1] in addition to processing the construction and demolition waste, which would allow the facility to meet the required diversion goal. In addition, the City contracts with Waste Management, which provides curbside trash, recycling, and yard waste collection services that counts towards meeting the City's solid waste diversion goal.

The proposed project would comply with existing or future statutes and regulations, including waste diversion programs mandated by federal, State, and City law. In addition, as discussed above, the proposed project would not result in an excessive production of solid waste that would exceed the capacity of the existing landfill serving the project site. Therefore, the proposed project would result in a less than significant impact related to federal, State, and local statues and regulations related to solid wastes, and no mitigation is required.

[1] Monterey Regional Waste Management District. 2014. Materials Recovery Facility. Website: http://www.mrwmd.org/programs-services/recycling/materials-recovery-facility/ (accessed October 8, 2015).

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

SECTION XVIII: MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

XVIII(a). Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? As stated is Chapter VI, Section IV, Biological Resources, 47 special-status plant and wildlife species have the potential to occur within the project area. Of the 47 special-status species identified, only one special-status plant species, Michael's rein orchid, was observed in the southeast portion of the project site during the field survey conducted during the spring of 2015. This small patch consisted of less than a dozen plants. This species has a California Native Plant Society (CNPS) rating of 4.2 (i.e., this species is fairly uncommon and of limited distribution but does not have a State or federal protection status). In addition, plants with this CNPS ranking should be monitored and, where possible, avoided and preserved; however, protection and preservation of this species is not required. No other suitable habitat or special-status species were found to be present on the project site during the 2014 and 2015 field surveys.

There is a limited potential that the project site may provide suitable upland habitat for special-status amphibian species, such as the California tiger salamander (CTS) and/or California red-legged frog, (CRLF) which are federally and State listed as threatened and federally listed as threatened, respectively, if the large stormwater basin adjacent to the project site begins holding surface water seasonally. Because there is no evidence of the basin holding water in the past, the possibility of this occurring is very remote. However, in the unlikely event that the basin begins to hold water, it is likely that it would occur well after the project has been developed.

The proposed project would remove 84 trees (Monterey cypress and bluegum eucalyptus) that may provide suitable habitat for migratory birds and raptors protected under the Migratory Bird Treaty Act and the California Fish and Game Code. In addition, these trees may provide roosting habitat for bats. Impacts to nesting birds and roosting bats could occur in the form of direct mortality, particularly from the destruction of nests and mortality of young if construction occurs during the nesting bird season or bat maternity season, or from habitat loss. If construction activities are scheduled during the nesting bird season or bat maternity season, pre-construction nesting bird and roosting bat surveys would be required in order to prevent any impacts to nesting birds or roosting bats, as specified in Mitigation Measure BIO-1. With implementation of Mitigation Measure BIO-1, potential project-related impacts to nesting birds and roosting bats would be reduced to less than significant levels.

As stated in Chapter VI, Section V, Cultural Resources, the project site does not contain surface evidence of archaeological resources, is not within an area of high sensitivity for possessing archaeological resources, and has no indication of elevated sensitivity for the presence of previously undocumented buried archaeological resources to occur in the project area. Construction of the proposed project would require excavation; however, the potential for unknown subsurface resources to be encountered during construction activities is low. In the unlikely event that unknown archaeological resources are discovered during construction of the proposed project, compliance with existing regulations as specified in Standard Condition CULT-1 would ensure that potential project-related impacts associated with impacting unknown archaeological resources would be less than significant, and no mitigation is required.

The project site is underlain by Late Pleistocene Older Dune Sand, and deposits of this age elsewhere in the County and across California have produced scientifically significant paleontological resources. As such, these deposits are considered to have high paleontological sensitivity. Because project excavation would reach depths of these paleontologically sensitive deposits, there is a potential for the proposed project to impact paleontological resources. Implementation of Mitigation Measure CULT-2 requiring the development and implementation of a Paleontological Resource Impact Mitigation Program (PRIMP), would reduce potential impacts to paleontological resources to less than significant levels.

No human remains are present on the project site, and there are no facts or evidence to support the theory that Native Americans or people of European descent are buried on the project site. However, project excavation has the potential to disturb previously unknown human remains. In the unlikely event that human remains are encountered during construction of the proposed project, implementation of Standard Condition CULT-3, requiring notification of the proper authorities and proper handling of human remains, would reduce potential impacts to unknown buried human remains to less than significant levels, and no mitigation is required.

Therefore, with implementation of the Mitigation Measures and Standard Conditions noted above, the potential for the proposed project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of a major period of California history or prehistory would be less than significant.

Significance Determination: Less than Significant Impact

Mitigation Measures: Refer to Mitigation Measure BIO-1, and Standard Conditions CULT-1, CULT-3, and Mitigation Measure CULT-2 in Chapter VI, Section IV, Biological Resources, and Section V, Cultural Resources, respectively.

Significance Determination After Mitigation: Less than Significant Impact

XVIII(b). Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? Section 15065(a)(3) of the *State CEQA Guidelines* states that a project's cumulative impacts are the possible environmental effects that may be cumulatively considerable when considered with other reasonable foreseeable projects. Cumulatively considerable impacts occur when the incremental effects of a particular project or program are significant when viewed in connection with the effects of other past, current, or reasonably foreseeable future projects or programs that are not incorporated into baseline or existing conditions. Section 15355 of the *State CEQA Guidelines* defines a cumulative impact as an impact that is created as a result of the combination of the project evaluated in the CEQA document together with other projects causing related impacts. The projects identified in Table VI.XVIII.1, below, were reviewed to evaluate the potential cumulative impacts associated with implementation of the proposed project. As shown in the discussion above, environmental impacts associated with the proposed project can be reduced to less than significant levels through standard or project-specific mitigation measures. When the impacts associated with the proposed project were evaluated in conjunction with the projected impacts from the Cumulative Project List provided below (Table VI.XVIII.1), it was determined that the proposed project's cumulative contribution to impacts in the proposed project area would be negligible; therefore, cumulative impacts associated with the proposed project would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

Table VI.XVIII.1: Cumulative Projects List

Project Title	Project Location and Description	Current Status
In-N-Out Burger Drive-Through Restaurant	The proposed restaurant is located along Del Monte Boulevard adjacent to Laguna Grande Lake in the City of Seaside. The project includes an approximately 3,750 sf In-N-Out Burger Drive-Through Restaurant and associated facilities including outdoor dining, outdoor patio seating, and a drive-through window.	Under construction.
The Projects at Main Gate Specific Plan/EIR	The proposed development is located at the former Fort Ord Main Gate bordered by SR-1, Light Fighter Drive, 2nd Avenue, and 1st Street in the City of Seaside. The proposed 552,000 sf of regional retail/entertainment is located on approximately 56 acres and would include a department store and restaurants in a Lifestyle Center with a retail center ("The Strand"), hotel/ conference center, and a full-service spa.	Specific Plan/EIR adopted in August 2010.
Seaside Resort	The proposed resort is located at the Bayonet and Black Horse Golf Course in the northwest area of the City of Seaside on the former Fort Ord Military Base. The proposed resort includes a four-Star Hotel with 275 rooms, 175 timeshare units, 125 custom residential lots, and golf courses.	The two golf courses and 29 home sites have been developed. No additional development is pending.

EIR = Environmental Impact Report
sf = square foot/feet
SR-1 = State Route 1

XVIII(c). Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? This IS/MND evaluates the proposed project's potential impacts to aesthetics, air quality, agricultural and forestry resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. Based on the proposed project description and the environmental analysis provided for each of these issue areas, implementation of the proposed project would not cause substantial adverse effects on human beings as all potentially significant impacts of the proposed project can be mitigated to less than significant levels.

Significance Determination: Less than Significant Impact

Mitigation Measures: No additional mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VII. FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

A. Assessment of Fee

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to California Environmental Quality Act (CEQA) review had a "de minimus" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Projects that were determined to have a "de minimus" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimus" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the CDFW determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, project proponents must submit a form requesting such determination to the CDFW. Forms may be obtained by contacting the department by telephone at (916) 631-0606 or through the CDFW's website at www.dfg.ca.gov.

B. Conclusion

The City of Seaside will be required to pay the fee.

C. Evidence

Based on the record as a whole as embodied in the attached Initial Study/Proposed Mitigated Negative Declaration.

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VIII. MITIGATION MONITORING AND REPORTING PROGRAM

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Aesthetics			
Mitigation Measure AES-1: **Lighting Plan.** Prior to issuance of a grading permit, a Final Lighting Plan shall be prepared for the proposed project and be submitted for review and approval to the City of Seaside (City) Board of Architectural Review. The Final Lighting Plan shall be prepared by a qualified engineer and shall comply with the requirements of the California Energy Code set forth in the California Code of Regulations (CCR), Title 24, Part 6 and the City's Municipal Code. The Final Lighting Plan shall include the following components to minimize adverse visual effects during nighttime hours: • Lighting fixtures shall be focused downward within the project site boundaries to avoid light spill upward to the night sky or out on adjacent properties. • The Final Lighting Plan shall be reviewed by the City's Police Department for consistency with security and safety requirements. • All proposed interior project lighting shall have a maximum candela value such that the light falls within the buildings. • The Final Lighting Plan shall also include a photometric survey. The photometric survey shall demonstrate that no direct rays shine onto public streets or adjacent sites and that no on-site lighting source produces an illumination level greater than 1-foot-candle on any property within a residential zone except on the site of the source.	The Project Architect/Project Engineer	Prior to issuance of grading permit.	
Air Quality			
Standard Condition AQ-1: **Dust Control Measures.** The City of Seaside (City) Engineer shall ensure, per the Monterey Bay Unified Air Pollution	The Construction Contractor	During project construction.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Control District *CEQA Air Quality Guidelines* that the following dust mitigation measures shall be implemented by the Construction Contractor during construction of the proposed project: • The Construction Contractor shall water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. • The Construction Contractor shall apply chemical soil stabilizers on inactive construction areas (disturbed lands within the proposed project's construction footprint that are unused for at least four consecutive days). • The Construction Contractor shall apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and shall hydroseed the area. • The Construction Contractor shall cover all trucks hauling dirt, sand, or loose materials to and from the project site. • The Construction Contractor shall plant vegetative ground cover in disturbed areas as soon as possible. • The Construction Contractor shall cover inactive storage piles. • The Construction Contractor shall sweep streets if visible soil material is carried out from the construction site. • The Construction Contractor shall limit the area under construction at any one time and limit grading to 2.2 acres per day.			
Standard Condition AQ-2: **Air Pollution Reduction Measures.** The City Resource Management Services shall ensure, prior to final site plan approval, that the proposed project site plans include the following written specifications to reduce air pollutants generated by vehicle and equipment exhaust during construction:	The Construction Contractor	Prior to final site plan approval.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
• The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment shall be tuned and maintained in accordance with the manufacturers' specifications. • The Construction Contractor shall ensure that construction grading plans include a statement that work crews shall shut off equipment when not in use. • The Construction Contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways. • The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew. • California Air Resources Board-approved on-road diesel fuel shall be used in all diesel construction equipment when available.			
Biological Resources			
Mitigation Measure BIO-1: **Pre-construction Nesting Bird and Roosting Bat Surveys.** To avoid impacts to native bird or roosting bat species that may utilize the project site, if feasible, construction (at a minimum, vegetation clearing and/or preliminary ground disturbance) should take place outside the nesting bird and roosting bat season (i.e., September through mid-January). If these activities are scheduled within the active bird nesting season (January 15 through July 31) or recognized bat maternity season (April 1 through August 31), within 14 days prior to commencement of construction activities, a nesting bird survey and bat roosting survey shall be conducted by a qualified biologist. This requirement shall	The Construction Contractor	Within 14 days prior to the commencement of construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
be reflected as notes on all construction documents to be approved by the City of Seaside (City). If no active nests or roosts are located, construction activities can proceed. If active nests are located, then construction work should be conducted outside an exclusion zone to be developed by the qualified biologist in coordination with the appropriate regulatory agency based on the geographic setting of the nest and the species (i.e., 50 feet (ft) for common passerine species and up to 500 ft for raptor species). Construction activities should avoid the exclusion zones until the qualified biologist determines that the young have successfully fledged or the nest is no longer considered active. A qualified biologist should conduct periodic site inspections to ensure that the exclusion zone is maintained and to monitor the nesting progression. Should roosting bats be found in any of the trees, bats will be humanely evicted from their roosts using a site- and/or species-specific tree trimming protocol developed in coordination and consultation with the California Department of Fish and Wildlife (CDFW). If applicable, within 1 week of the completing the pre-construction nesting bird and bat roosting survey, the qualified biologist shall prepare a memorandum documenting the survey results and submit to the City for review and approval.			
Standard Condition BIO-2: **Board of Architectural Review.** Prior to project level review by the City Planning Commission, the Developer shall submit the project's Landscaping Plans to the City Board of Architectural Review (BAR) for review and approval. The Landscape Plans shall incorporate all Conditions of Approval as required for the proposed project by the BAR prior to the issuance of a building permit.	The Landscape Architect	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Mitigation Measure BIO-3: **Contracted Arborist.** Prior to the issuance of a tree removal permit, the Developer shall submit proof to the City of an executed agreement with a qualified Arborist. The agreement shall include a schedule of the proposed construction timeline for the Project Arborist to ensure compliance with the following measures as detailed in the Arborist Assessment; • **Exclusionary Fencing:** Prior to commencing grading and construction activities, the Construction Contractor shall install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy dripline) of individual trees and tree groupings to be preserved by the proposed project. The Project Arborist shall identify and delineate sensitive root zone areas within and beyond the canopy dripline of retained trees to ensure these trees will be protected and preserved for the duration of the project. The Construction Contractor shall conduct necessary repairs, modifications, and maintenance to canopy driplines on an as needed basis for the duration of construction. • **Sedimentation Control:** The Construction Contractor shall install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the project site, and, if necessary, apply soil stabilization and erosion control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion and sediment runoff around preserved trees during rain events. The Construction Contractor shall conduct routine monitoring and necessary maintenance to ensure the erosion control and sedimentation control measures are functioning effectively for the duration of construction. • **Trunk and Stem Protection:** Where grading and construction activities are occurring within 3 ft of	The Construction Contractor/Qualified Arborist	Prior to commencing grading and construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
preserved trees, the Construction Contractor shall install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures shall be securely installed to trees with rope and surrounded by high visibility exclusionary fencing. If it is necessary to perform any pruning, the Construction Contractor shall use proper tree pruning practices in consultation with the Project Arborist. • **Root Zone Protection:** To the greatest extent feasible, the Construction Contractor shall avoid damaging or severing roots located within the critical root zone (i.e., canopy dripline) of preserved trees, especially roots that are 2 inches in diameter or larger. Construction footings shall be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If roots are encountered, efforts shall be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to preserved trees shall be performed under the guidance and monitoring of the Project Arborist. Tree roots severed or damaged during grading or excavating operations shall be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap-covered cut roots are exposed to the outside environment for a prolonged period of time, the Construction Contractor shall assign a site attendant the task of regularly wetting burlap-covered roots to prevent root desiccation. • **Trees Damage:** In accordance with established tree care and preservation Best Management Practices, if protected trees are damaged during construction of the proposed project, the Construction Contractor shall promptly repair and/or treat the trees as prescribed by the Project Arborists. Remedial or corrective treatments shall depend largely on the condition of the specific tree and the			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
damage or injury sustained. • **Natural Grade Protection:** To the greatest extent feasible, the Construction Contractor shall avoid altering the natural grade and applying excessive fill material within the critical root zone of the protected trees to reduce the likelihood of crown rot and root decay disorders from developing. Specifically, applying fill material against the lower trunk and root crown of protected trees should be avoided. • **Irrigation:** The Construction Contractor shall irrigate protected trees on a schedule as determined by the Project Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches. Irrigation shall continue for the duration of construction of the proposed project. • **Pruning:** If tree pruning is necessary, the Construction Contractor shall conduct pruning at the direction of the Project Arborist. The Project Arborist shall oversee pruning activities to ensure that pruning is conducted in a manner that minimizes harmful impacts to trees and reduces potential tree hazards. If feasible, tree pruning shall be performed during the fall through early winter months. Pruning shall be conducted so that cuts are as small as possible and as few living branches as possible are removed. • **Woodchip Mulch:** The Construction Contractor shall retain woodchip mulch produced during tree removal operations on the site. This sourced mulch shall be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may be used for future landscaping activities on the project site. • **Storage:** The Construction Contractor shall avoid storing construction tools, materials, and equipment within the dripline of protected trees. The Construction Contractor shall not wash out or dispose of excess materials (e.g.,			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
paint) or temporarily store or stockpile materials and/or equipment within the critical root zones of protected trees. If it is unavoidable and necessary to temporarily store or stockpile materials and/or equipment within the dripline of protected trees, the Construction Contractor shall apply 6–12 inches of clean and properly sourced woodchip mulch within the dripline to prevent substantial soil compaction and root zone disturbance. Once construction activities are complete, the temporary mulch layer shall be removed and reduced to a 3–4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade. • **Site Inspections:** For the duration of construction, the Construction Contractor shall regularly perform construction site inspections to monitor the condition of protected trees and resource protection measures and to determine if any repairs, adjustments, or modifications are necessary. Additionally, trees impacted by site development shall be periodically monitored and assessed during and following construction to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures. The Project Arborist shall submit monthly memorandums to the City during construction and within 2 weeks of the completion of construction, and shall submit a final report summarizing the project's compliance with the measures prescribed above.			
Cultural Resources			
Standard Condition CULT-1: **Discovery of Archaeological Resources.** If unknown deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected and a qualified	The Construction Contractor/Qualified Archaeologist	During grading and construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The Developer and the City of Seaside Planning Department should also be notified. Project personnel should not collect or move any archaeological materials. It is recommended that adverse effects to such deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated for their California Register of Historical Resources (California Register) eligibility. If the deposit is not eligible, a determination should be made as to whether it qualifies as a "unique archaeological resource" under the California Environmental Quality Act (CEQA). If the deposit is neither a historical nor unique archaeological resource, avoidance is not necessary. If the deposit is eligible for listing in the California Register, or is a unique archaeological resource, it will need to be avoided by adverse impacts or such impacts must be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. The data recovery will avoid or substantially reduce the severity of the impact through the professional recovery and analysis of archaeological deposits, and the synthesis of those findings with current archaeological research questions to realize the information potential of the resource. The report should be submitted to City of Seaside and the Northwest Information Center. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric sites often contain human remains.			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Historical materials can include wood, stone, concrete footings, walls, and other structural remains; and deposits of wood, glass, ceramics, metal, and other refuse.			
Mitigation Measure CULT-2: **Paleontological Impact Mitigation Program.** Prior to the issuance of a grading permit, the Developer shall submit proof of an executed agreement with a qualified Paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) in order to mitigate adverse impacts to paleontological resources that may exist on the site in on-site sediments. The PRIMP shall follow guidelines developed by the Society For Vertebrate Paleontology (SVP; 1995) and include the methods that shall be used to protect paleontological resources that may exist within the project area, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. Excavation and grading activities in deposits with a high paleontological sensitivity rating shall be monitored by a qualified paleontologist following the PRIMP. Specific monitoring levels may be determined based on more detailed excavation plans for the proposed project. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be	The Construction Contractor/Qualified Paleontologist	During grading and construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
collected from the field and transported to the laboratory for evaluation and curation.			
Standard Condition CULT-3: **Discovery of Human Remains.** If human remains are encountered, work within 25 feet of the discovery shall be redirected, and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. The Developer shall also be notified. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC 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. Recommendations for the proper treatment of the remains and associated grave goods consist primarily of notifying the MLD and involving the descendant community. Descendant community involvement will ensure that the cultural values of those who ascribe traditional or religious significance to human remains and associated grave goods are considered in the disposition of such remains and 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. The report shall be submitted to the Developer, the City, and the Northwest Information Center.	The Construction Contractor	During grading and construction activities.	
Standard Condition GEO-1: **Geotechnical Requirements.** All grading operations and construction activities shall be conducted in accordance with	The Project Engineer/Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
governing building codes and in conformance with the recommendations included in the *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014). Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code. Prior to issuance of a grading permit, the City's Building Official, or designee, shall review and approve final project design plans and the recommendations of the project geotechnical consultant as summarized in a final written report.			
Standard Condition GEO-2: **Construction General Permit.** Prior to issuance of a grading permit, the Construction Contractor shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit). The Construction Contractor shall provide the Waste Discharge Identification Number (WDID) to the City of Seaside Public Works Department to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. The construction BMPs identified in the SWPPP shall comply with the revegetation requirements outlined in the Zoning Ordinance (Title 17 of the Municipal Code).	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Greenhouse Gas Emissions			

Standard Conditions GHG-1:
 	
To the extent feasible and to the satisfaction of the City of Seaside, the Project Architect, Project Engineer, and Construction Contractor shall incorporate the following measures into the design and construction of the proposed project:
 	
• **Construction and Building Materials**
  o Use locally produced and/or manufactured building materials for construction of the proposed project;
  o Recycle/reuse demolished construction materials; and
  o Use "Green Building Materials," such as those materials that are resource-efficient, and recycled and manufactured in an environmentally friendly way, including low- volatile organic compounds (VOC) materials.
• **Energy Efficiency Measures**
  o Design all proposed project buildings to exceed the California Building Code's Title 24 energy standard, including, but not limited to, any combination of the following:
  ▪ Increase insulation such that heat transfer and thermal bridging are minimized;
  ▪ Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and
  ▪ Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.
  o Provide a landscape and development plan for the proposed project that takes advantage of shade, prevailing winds, and drought-resistant landscaping.
	The Project Architect/Project Engineer/Construction Contractor	During project design and construction.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
○ Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings. ○ Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. ○ Install solar or light-emitting diodes (LEDs) for outdoor lighting. • **Water Conservation and Efficiency Measures** ○ Devise a comprehensive water conservation strategy appropriate for the proposed project and location. The strategy may include the following, plus other innovative measures that might be appropriate: ▪ Create water-efficient landscapes within the development; ▪ Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls; ▪ Use reclaimed water for landscape irrigation within the proposed project and install the infrastructure to deliver and use reclaimed water; ▪ Design buildings to be water-efficient and install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals; and ▪ Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • **Solid Waste Measures** ○ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ○ Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. ○ Provide employee education about reducing waste and available recycling services.			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Hydrology and Water Quality			
Standard Condition WQ-1: **Final Stormwater Control Plan.** Prior to the issuance of a grading permit, the Project Engineer shall prepare a Final Stormwater Control Plan. The Final Stormwater Control Plan shall be prepared by a qualified hydrologist or Professional Engineer. The Final Stormwater Control Plan shall be prepared consistent with the post-construction requirements of the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development and the Stormwater Control Plan Template. The Final Stormwater Control Plan shall specify Best Management Practices (BMPs) to be incorporated into the design of the proposed project. In addition, the Final Stormwater Control Plan shall demonstrate that the stormwater controls comply with the Fort Ord Reuse Authority requirement that 100 percent of the on-site storm water from a 24-hour 100-year storm event be infiltrated on the site. The Final Stormwater Control Plan shall include pre-project and post-project flow calculations to demonstrate that the rain gardens are designed to infiltrate 100 percent of the runoff from a 100-year storm. The Project Engineer shall provide the Final Stormwater Control Plan to the City of Seaside Public Works Department for review and approval.	The Project Engineer	Prior to issuance of grading permit.	
Noise			
Mitigation Measure NOI-1: **Sound Barriers.** Prior to the issuance of an approved grading plan, the City of Seaside (City) Building Official, or designee, shall confirm that the site plan for the proposed project includes the design and construction of the following sound walls: • **Patio P2:** The Construction Contractor shall construct a sound wall around the perimeter of Patio P2 that shall be	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
attached to the proposed building on both ends. The total length of the sound wall shall be approximately 30 feet (ft). The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 pounds per square foot (lbs/ft^2) (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass concrete masonry units (CMU)). The sound wall shall be at least 5 ft high as measured relative to the base elevation of the outdoor patio. • **Patio P3:** The Construction Contractor shall construct an 8-inch thick wall, measuring 6 ft tall around the perimeter of Patio P3. The sound wall shall be at least 9 to 10 ft high and shall be at least 85 ft in length. • **Patio P4:** The Construction Contractor shall construct a sound wall that surrounds the perimeter of the patio that shall be attached to the proposed building on both ends. The total length of the wall shall be at least 40 ft. The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 lbs/ft^2 (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass CMU). The sound wall shall be at least 5 ft high.			
Mitigation Measure NOI-2: Prior to the issuance of a grading permit, the City shall ensure that the Developer's project plans include the design and construction of building treatments including the following: • **Co-Housing Building:** The Construction Contractor shall install windows and doors with a minimum Sound Transmission Class (STC) rating of 30 with adequate forced-air mechanical ventilation in the residential units with direct line-of-sight to State Route 1 along the northern, eastern, and western sides of the Co-Housing Building. The Construction Contractor shall also install windows and doors with a minimum STC rating of 26 in all residential units proposed along the southern façade of	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
the Co-Housing building. • **Memory Care Facility:** The Construction Contractor shall install windows and doors with a minimum STC rating of 30 in all exterior-facing units along the northern façade of the Memory Care Facility. The Construction Contractor shall also install windows and doors with minimum STC ratings of 28 to 30 in units proposed along the eastern and western façades and windows and doors with minimum STC ratings of 26 in units proposed along the Monterey Road-facing units on the southern façade of the Memory Care Facility. • **Assisted Living Building:** The Construction Contractor shall install doors and windows with minimum STC ratings of 30 in all exterior-facing units along the northern façade of the Assisted Living Building. The Construction Contractor shall also install windows and doors with minimum STC ratings of 28 to 30 in all exterior-facing units along the eastern and western façades and windows and doors with a minimum 26 STC rating for units proposed along the southern façade of the Assisted Living Building. • **All Buildings:** All rooms/units shall include forced-air mechanical ventilation.			
Mitigation Measure NOI-3: **Best Management Noise Reduction Practices.** Prior to issuance of a grading permit, the Construction Contractor shall develop and implement a construction noise control plan that includes, but is not limited to, the following available Best Management Practices: • Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located within 200 ft of adjoining sensitive land uses. • All construction equipment must have appropriate sound-muffling devices, which shall be properly maintained and used at all times such equipment is in operation.	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
• The Construction Contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. • Unnecessary idling of internal combustion engines shall be prohibited. • The Construction Contractor shall locate on-site equipment staging areas, material stockpiles, and construction parking areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during the construction period. • The Construction Contractor shall place stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • Ensure noise from construction workers, such as radios, is not audible at existing residences near the project site. • Neighbors located within a 300-foot radius to the construction site shall be notified of the construction schedule in writing. • Designate a project liaison that shall be responsible for responding to noise complaints during the construction phase. The name and phone number of the liaison shall be conspicuously posted at construction areas and on all advanced notifications. The liaison shall take steps to resolve complaints, including periodic noise monitoring, if necessary. Results of noise monitoring shall be presented at regular project meetings with the project contractor, and the liaison shall coordinate with the contractor to modify any construction activities generating excessive noise levels to the greatest extent feasible. • Require a reporting program that documents complaints received, actions taken to resolve problems, and effectiveness of these actions. • Hold a preconstruction meeting with the job inspectors and the general contractor/on- site project manager to confirm that noise controls and practices (including			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
construction hours, construction schedule, and noise coordinator) are being implemented.			
Transportation/Traffic			
Mitigation Measure TRA-1: **Employee Shift Schedule of Operations.** Prior to issuance of a Grading Permit, the Developer shall be required to submit an Employee Shift Schedule of Operations to the City of Seaside (City) Director of Public Works, or appropriate designee, for review and approval. The Employee Shift Schedule of Operations shall be as follows: • Day Shift 1: 6:00 a.m. to 2:00 p.m., with no more than 37 employees • Day Shift 2: 9:00 a.m. to 6:00 p.m., with no more than 5 employees • Evening Shift: 2:00 p.m. to 10:00 p.m., with no more than 33 employees • Night Shift: 10:00 p.m. to 6:00 a.m., with no more than 12 employees During project operations, the Developer shall submit quarterly reports to the City Planning Division documenting compliance with the Employee Shift Schedule of Operations.	The Developer	Prior to issuance of grading permit.	
Mitigation Measure TRA-2: **Payment into the FORA Fee.** Prior to issuance of a Grading Permit, the Developer shall be required to pay the Fort Ord Reuse Authority (FORA) Fee, which includes costs for the adopted Capital Improvement Program (CIP).	The Developer	Prior to issuance of grading permit.	

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RESOLUTION NO. 16-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 144-UNIT RESIDENTIAL CARE FACILITY IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, the City of Seaside, property owner, and Seasons Management, applicant, have applied for a use permit to allow for:

1. The proposed development of a residential care facility within two buildings that would house three related senior living uses on the project site which would include an 88-bed Senior Assisted Living Facility (81,679 sf), a 43-bed Memory Care Facility (29,707 sf), and a 13-unit Assisted Living Co-Housing Facility (10,894 sf) for a total of 122,280 sf. of new development.

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed residential care facility at a duly noticed public hearing held on May 25, 2016 in making a recommendation to the Seaside City Council on the residential care facility; and

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the City Council to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside City Council considered oral comments and written information concerning the proposed residential care facility at a duly noticed public hearing held on August 18, 2016; and

WHEREAS, in accordance with the California Environmental Quality Act an Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration was circulated for a 30-day public review period beginning on March 18, 2016 and ending on April 18, 2016.

NOW, THEREFORE, BE IT RESOLVED, that the City Council adopts the following findings for the approval of Use Permit Application No. UP-14-05:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second

story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 feet (ft) east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space.

The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

Evidence: The General Plan designates the project site Community Commercial (CC), to promote pedestrian and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses.

Evidence: In order to ensure that compatible and complementary development and redevelopment will occur, the City considers whether a project meets the following General Plan Land Use Compatibility Criteria:

1) The proposed use is compatible with surrounding development in terms of noise, safety, and other environmental and quality of life concerns.

Evidence: The IS/MND evaluates the proposed project's potential impacts to aesthetics, air quality, agricultural and forestry resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. Based on the proposed project description and the environmental analysis provided for each of these issue areas, implementation of the proposed project would not cause substantial adverse effects on human beings as all potentially significant impacts of the proposed project can be mitigated to less than significant levels.

2) The project respects, complements, and enhances surrounding development in terms of size, scale, design, architectural features, and access to light and views.

Evidence: The proposed project will complement the existing site and enhance the character of the community as follows:

A. The proposed project will consist of demolishing an abandoned gas station/convenience store and redeveloping the site with an Assisted Living Facility; a Memory Care Facility; and a Co-Housing Assisted Living Facility. The Assisted Living Facility and the Memory Care Facility are contained in an 111,386 sf building. Of the 111,386 sf building, 81,679 sf will be used by the Assisted Living Facility and 29,707 sf will be used by the Memory Care Facility (refer to Building A-1 for the Assisted Living Facility and Building A-2 for the Memory Care Facility on Figure 1-2). The Co-Housing Assisted Living Facility will be 10,894 sf.

   The project will be able to fund its share of infrastructure improvements by re-constructing all required gas, water, and sewer lines to serve the development and pay the required Fort Ord Reuse Agency Fees.

B. The proposed project is being designed such that the height and setback of the buildings are similar to (e.g., two-story) or greater than (e.g., setbacks varying from approximately 16 to 63 ft) the neighboring residential areas. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. The project would be designed in the traditional California Craftsman architectural style. The architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables, flower boxes, and wood fascia. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, and wood castings and head and sill trim around all windows and doors. The roofs would consist of asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The City Board of Architectural Review (BAR) would be responsible for reviewing and approving the proposed project's final architectural design plans before the proposed project is considered and approved by the Planning Commission and the City Council. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.

   The proposed project will water conservation measures to comply with Title 24 of the 2013 California Building Code and a planting and irrigation system in compliance with the State Model Landscape Ordinance.

   The proposed project would also be designed to conform to Section R2.1 Occupancy, of the most current California Building Code (CBC), which includes building code requirements for residential care facilities for the elderly with more than six non-ambulatory residents.

C. The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan. Furthermore, because the proposed project would include the development of residential housing for seniors, the land use character of the project site would be similar to the surrounding residential uses so the proposed project would not substantially change the character of the views currently experienced by off-site viewers. As mentioned above, the proposed project includes landscaping along the perimeter of the project site and around each of the two buildings to buffer the view of the facilities from passing motorists and off-site viewers.

Furthermore, the proposed project will allow for the relocation of existing infrastructure system on-site and will not require any expansion in the capacity of the existing infrastructure system.

3) The uses proposed complement surrounding existing and planned land uses (e.g., visitor serving uses, higher density affordable rental units and community-serving services and retail near CSUMB)

Evidence: See Evidence under Item 2 above.

4) The project design and proposed uses minimize impacts to natural resources such as cultural and biological resources, natural landforms, and views.

Evidence: The site is classified as a Development site in the Habitat Management Plan; however, the initial study includes several mitigation measures to protect biological and paleontological resources that could potentially be located on the site and disturbed by project construction. The initial study also includes mitigation measures to protect archaeological resources, in the event they are discovered during project construction. The site is gently sloping, and no significant grading is proposed. Views from the site would not be affected.

5) The project will be able to either provide or fund its share of community services and facilities so that they are not negatively impacted by the development.

Evidence: The project would pay the development impact fees that are required by the Fort Ord Reuse Agency.

6) The project will allow the efficient use of the existing infrastructure system, will require only the minor improvement or expansion of utilities, or provide the improvements needed to ensure an adequate infrastructure system.

Evidence: The proposed project is located on existing streets on the former Fort Ord. Water, sewer, storm drainage, and electrical infrastructure are already provided to the site.

7) The project includes sustainable building and energy conservation features in its design and landscaping.

Evidence: The proposed project will incorporate the following sustainable features to the greatest extent possible to minimize its water and energy use:

- Use of "Green Building Materials," such as those materials that are resource-efficient, recycled, and manufactured in an environmentally friendly way, including low-volatile organic compound materials and materials free from formaldehyde;
- Installation of energy-efficient mechanical systems and solar systems;
- Supplying of electric auto chargers on site;
- Installation of water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals. Plum for recycled water (purple water) and on site gray-water systems;
- Designing buildings to promote the use of natural daylight and increase natural ventilation;
- Installation of occupancy sensor controlling lights in facility hallways, stairwells, offices, restrooms, and amenity areas;
- Installation of shading devices on south and west facing windows to reduce heat transfer from the sun;
- Installation of air conditioning systems free from chlorofluorocarbons (CFCs) and hydrofluorocarbons (HFCs) as part of the refrigerant system;
- Provision of a landscape and development plan for the proposed project that includes:
    - Native and/or drought-tolerant plants;
    - Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
    - Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff; and
- Provision of interior and exterior storage areas for recyclables and green waste from kitchen uses.

Fort Ord Reuse Plan Conformance

The proposed project is consistent with the following applicable objectives and policies of the Fort Ord Base Reuse Plan.

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Residential Objective B: Ensure compatibility between residential development and surrounding land Uses.	
Residential Land Use Policy B-1: Residential Land Use Policy B-1: The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.	**Evidence:** The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.
Residential Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.	
Residential Land Use Policy C-1: The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.	**Evidence:** The proposed project will provide Senior Housing, which is identified as an underserved housing type within the City of Seaside. By providing an underserved housing type to help maintain a variety of housing types in the City commensurate with projected housing needs, the proposed project would be consistent with the Seaside General Plan.
Institutional Land Use Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.	
Institutional Land Use Policy D-2: The City of Seaside shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.	**Evidence:** Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space.
Conservation Element: Soils and Geology Objective A: Prevent the loss and transport of soil resulting from wind and water erosion and promote construction practices that recognize soils with development limitations. **Conservation Element Soils and Geology Policy A-2:** The City shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be Fort Ord subject to the approval of the public works director for the City of Seaside. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.	**Evidence:** During construction of the proposed project, the total disturbed soil area would be approximately 5.47 acres. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. The on-site slopes composed of cohesionless dune sand materials are potentially subject to erosion. Concentration of surface runoff has the potential to result in severe erosion where the ground is included and unprotected. Because the proposed project disturbs greater than 1 acre of soil, the project is subject to the requirements of the State

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit). Under the Construction General Permit, the project would be required to prepare a SWPPP and implement construction Best Management Practices (BMPs) detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.
Conservation Element: Hydrology and Water Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water. **Hydrology and Water Quality Policy C-2:** At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.	**Evidence:** The project site consists of approximately 1.34 acres of impervious surface area (approximately 24.4 percent of the project site). The proposed project would increase impervious surface areas on the project site by approximately 1.66 acres to approximately 3.0 acres of impervious surface area (approximately 54.8 percent of the project site). Pollutants of concern associated with project operations include suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, and trash and debris. A *Preliminary Stormwater Control Plan* has been prepared for the proposed project that details Low Impact Development (LID) and Source Control BMPs that would be implemented to target pollutants of concern in stormwater runoff and reduce impacts to water quality during operation of the proposed project. The LID BMPs proposed in the *Preliminary Stormwater Control Plan* include pervious pavement within the interior building courtyards and vehicle parking stalls. In addition bioswales that resemble dry streambeds and rain gardens featuring native plants would be incorporated into the project's landscaping design. In addition to the LID BMPs, Source Control BMPs would also be implemented that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the proposed project. As a Condition of Approval, the Developer will be required to prepare a Final Stormwater Control Plan

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	that includes LID BMPs to ensure that on-site drainage systems are designed to capture and filter out urban pollution.
Noise Element Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.	
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.	**Evidence:** Neither the long-time traffic nor stationary noise sources would cause an increase in ambient noise levels of more than 3 A-weighted decibels (dBA) within the project vicinity as measured at the property line.
Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	**Evidence:** As a Condition of Approval, the Construction Contractor will be required to prepare a construction noise plan that includes implementation of Best Management Noise Reduction Practices.
Safety Element: Seismic and Geologic Hazards Objective A.	
Seismic and Geologic Hazards Policy A-2: The City shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction.	**Evidence:** A *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014) was prepared for the proposed project. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code and the recommendations of the project geotechnical consultant as summarized in the final written Geotechnical Report.
Safety Element: Fire, Flood and Emergency Management Objective A.	
Fire, Flood, and Emergency Management Policy A-2: The City shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.	**Evidence:** Fire protection services for the project site are provided by the Seaside Fire Department. The City operates one fire station located at 1635 Broadway Avenue that is located approximately 2.5 miles from the project site by way of surface streets. The daily staffing for the fire station includes One Chief Officer assigned to a Chevy Tahoe Command Vehicle, three to four firefighters assigned to an Engine company, and three or four firefighters assigned to a Truck company (Chief Brian Dempsey, Personal Communication). The project site will contain sufficient water service and water pressure to service the site for fire suppression purposes.

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Safety Element: Hazardous Materials and Toxic Materials Safety Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.	
Hazardous and Toxic Materials Safety Policy A-1: The City shall monitor and report to the public all progress made on the RA-ROD.	**Evidence:** A Hazardous Phase I environmental site assessment and a confirmation sampling report for the project was completed. Neither identified any hazardous wastes at the project site. Based on the results, there is no evidence that there are any hazardous materials remaining from the former gas station. Therefore, no remediation is necessary.

City = City of Seaside
ft = foot/feet
ROD = Record of Decision
sf = square feet

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed project is compatible with existing and planned land uses in the vicinity. Refer to the findings for the General Plan Land Use Compatibility Criteria presented above.

4) The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is bounded by SR-1 to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest. In the existing condition, the 5.47-acre project site is partially developed with a 5,000 sf vacant structure that was formerly operated as a convenience store and gas station. The project site is currently designated and zoned as Community Commercial in the City's General Plan and Zoning Ordinance (Title 17 of the Municipal Code), respectively, and no general plan amendment or zone change is required for project implementation. Implementation of the proposed project would not physically divide an established community, and no mitigation is required.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of a use permit for the proposed Senior Living facility will not create significant noise, traffic, or other conditions or situations that may be

objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City. The proposed use would provide a unique type of senior living accommodations that would foster economic activity and provide services useful to the community.

BE IT FURTHER RESOLVED, that the City Council approves Use Permit Application No. UP-14-05 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by the conditions of approval, the implementation of the monitoring shall substantially conform to the approved plans identified as "Senior Living Project", consisting of 29 sheets stamped "Received, February 25, 2016, Seaside Resource Management", provided as Exhibit A.
2. Construction activity shall occur between 7 AM and 7 PM during the week and 9 AM and 5 PM on weekends. Applicant shall contact the Seaside Building Official prior to conducting any work outside of the specified hours of operation to determine if the necessity of the work and potential noise impacts on the residential communities to the north and south of the project site.
3. In accordance with the Fort Ord Reuse Authority Implementation Plan, the developer shall comply with the following prevailing wage standards for development within the boundaries of the Fort Ord Base Reuse Plan:
    a. Not less than the general prevailing rate of wages for work of a similar character in Monterey County, as determined by the Director of the Department of Industrial Relations under Division of the Department of Industrial Relations under Division 2, Part 7, Chapter 1 of the California Labor Code, will be paid to all workers employed on First Generation Construction performed on parcels subject to the Fort Ord Base Reuse Plan. This subsection applies to work performed under Development Entitlements as defined in Section 1.01 of the Fort Ord Reuse Agency (FOR A) Master Resolution and by contract with a FORA member or a FORA member agency including transferees, agents, successors in interest, developers or building contractors.
4. The existing street light near the new drive entrance on the project site that would align with Coe Avenue shall be relocated to the north side of the new drive entrance as specified by the City Engineer.
5. The existing street lamp on the wooden pole shall be replaced with a new light pole and lamp to match the existing street lights on Monterey Road. The location of the new street light shall be determined by the City Engineer.
6. Prior to the issuance of a Building Permit, the applicant shall receive final design review approval from the Board of Architectural for the architectural design of the buildings, exterior lighting, landscaping, and signs.

***Building*:**

1. The Residential Care facility shall be constructed in compliance with the 2013 California Building Code, and any updates made to the 2013 Building Code for subsequent construction activities that would be affected by any updates.

Fire:

1. The Residential Care Facility shall be constructed in compliance with the 2013 California Fire Code, and any updates made to the 2013 Fire Code for subsequent construction activities that would be affected by any updates.
2. All new construction shall comply with the requirements of the California Building Code 903.2.
3. The buildings shall conform to the California Fire Code , Section 903.4, 903.4.1 and 903.4.2in regards to automatic fire sprinkler system monitoring and alarms. The system shall have water-flow and water supply valve monitoring a UL Central Station company and approved audible water flow alarms on the exterior of the building. In accordance with NFPA Standard 72, one pull station shall also be located in the main exit door from the building.
4. The developer shall provide a KNOX emergency access key box for emergency fire department building entrance. The key box is only for Fire Department operations after normal business operations have stopped, and prevents the need to to damage doors or windows to gain entrance to the building during an emergency.
5. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the approximate signage to make them visible.
6. Per Appendix B of the 2013 California Fire Code, Table B105.1 – Minimum Required Fire-Flow and Flow Duration for Buildings. Prior to the issuance of a Building Permit, the developer shall demonstrate that a fire-flow of 8,000 gallons per minute at 20psi for a flow duration of four hours can be met for the buildings.
7. Per Appendix C of the 2013 California Fire Code, Table C105.1 – Number of Distribution of Fire Hydrants. The final location of fire hydrants shall be verified by the Fire Marshall on the construction plans.
8. Prior to the issuance of a Building Permit, the Fire Marshall shall determine whether any curb on the proposed development shall be delineated with red curb to ensure that public safety access can be met at all times on the project site.

Public Works:

REQUIRED ACTION

1. Proposed northern driveway shall be located along Monterey Road to ensure adequate sight distance for vehicles approaching in the southbound direction. Prior to issuance of a building permit, submit plans stamped by a licensed civil engineer indicating adequate sight distance is provided. In the event that sight distance is less than 300 ft for vehicles approaching from the southbound direction, the driveway should be signed right turn only.
2. Prior to issuance of a building permit, civil utility plans shall be amended to show proposed trash and recycling enclosure and wash area shall drain to a properly-sized interceptor and plumbed to the sanitary sewer. No stormwater surface runoff shall be allowed to enter or leave these enclosures.
3. Prior to issuance of a building permit, civil site improvement plans shall include the northern curb return for the southern driveway entrance to the property to be ADA compliant and provide ADA access into the property and shall also align with the existing cross walk across Monterey Road.
4. Prior to issuance of a building permit, site civil improvement plans shall provide ADA compliant curb returns for both curb returns for the northern driveway approach.
5. Prior to issuance of a building permit, site lighting plan shall provide for adequate lighting of the public sidewalks. Project shall include street lights at the driveway approaches and at least every 230 feet intervals between the applicants driveway approaches.
6. The sewer and water facilities at the subject site are owned and operated by the Marina Coast Water District (MCWD). Applicant shall determine and show proper setbacks to existing and proposed MCWD utilities.
7. Prior to issuance of a building permit, applicant to receive approval from the Marina Coast Water District for the size of the kitchen grease interceptor.
8. Prior to issuance of a building permit, submit a grading and drainage plan stamped by a licensed civil engineer that shows the following:
    a. Retention and treatment of stormwater in conformance with the approved Stormwater Control Plan for the Seaside Assisted Living and Memory Care by JF Construction and Engineering Company dated October 26, 2015.
    b. Submit supporting hydrologic and hydraulic calculations stamped by a licensed civil engineer.
    c. No stormwater runoff may leave the property boundaries.
9. Prior to issuance of a building permit, applicant shall apply to the State of California for a Construction General Permit, obtain Waste Discharge Identification number (WDID), and submit Stormwater Pollution Prevention Plan to the city for review prior to issuance of a grading or building permit.

10. Prior to occupancy, the applicant shall submit third-party verification conducted and endorsed by a registered professional engineer or geologist, that the source control measures (SCMs) of the Stormwater Control Plan have been installed per approved civil grading and drainage plans.

11. Prior to occupancy, the applicant shall develop and submit to the City for approval the Operation and Maintenance (O&M) Plan. The O&M plan shall contain the project owner's signed statement accepting responsibility for the operation and maintenance of the installed SCMs.

12. Prior to issuing approval for final occupancy the applicant shall file with the Monterey County Recorder, in a form approved by the City, a recordation in the property deed that assigns responsibility for the O&M of the onsite SCMs to the project owner(s). The deed recordation shall, at a minimum, include
    a. Annual certification, by a licensed engineer or geologist, submitted to the City by October 1 of each year, that SCMs are functioning and maintained in conformance with the approved O&M plan.
    b. Shall grant site access to all representatives of the City for the purpose of performing operation and maintenance (O&M) inspections of the installed SCMs.

13. Prior to receiving a final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed contractor in conformance with most current applicable engineering standards, and upon the prior issuance of an encroachment permit from the Public Works Department.

14. For all new concrete or impervious surfaces, applicant must follow the standard conditions of approval as required by the City Engineer. No drainage is allowed onto adjacent properties.

Health Department:

1. Prior to the issuance of a Building Permit, the developer shall receive approval from the Monterey County Health Department for the operations of the Senior Living Facility that are applicable to the Monterey County Health Department.
2. The disposal of any medical waste shall be conducted in compliance with the standards established by the State of California and the Monterey County Health Department.

Environmental Review

1. The construction and post-construction operations of the Senior Living Facility must be conducted in a manner to comply with the Mitigation Measures/Mitigation Monitoring Reporting Program of the Mitigated Negative Declaration provided as Exhibit "B".

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.

2. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.

3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

4. Any proposed future development or reuse of the Residential Care Facility shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

5. The project shall comply with the requirements and the applicable ordinances of the Marina Coast Water District (MCWD).

6. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.

7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 18th of August, 2016 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
Ralph Rubio
Mayor, Seaside City Council

ATTEST:

_____
Lesley Milton-Rerig
City Clerk

USE PERMIT APPLICATION NO. UP-14-05

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

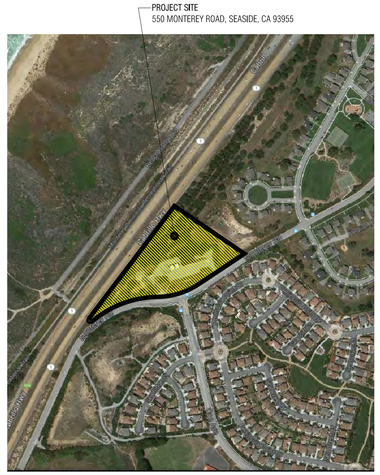
_____ _____

Applicant's Signature Date

_____ _____

Property Owner's Signature *(if different from above)* Date

VICINITY MAP



SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955

APN: 031-141-004

USE PERMIT #UP-14-05 AND BAR-14-20 AND SIGN PERMIT APPLICATIONS

Hochhauser Blatter

ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC
550 MONTEREY ROAD
SEASIDE, CA 93955
APN: 031-141-004

PROJECT DIRECTORY

OWNER:
CITY OF SEASIDE
440 HARCOURT AVENUE
SEASIDE, CA 93955
T 831.899.6700
CONTACT: LISA BRINTON

APPLICANT:
SEASIDE SENIOR LIVING, LLC
P.O.BOX 1259
CAPITOLA, CA 95010
T 831.915.4800
CONTACT: RICARDO DE LA CRUZ

OPERATOR:
SEASONS MANAGEMENT, LLC
560 FIRST STREET
LAKE OSWEGO, OR 97034
T 503.675.3925
CONTACT: ERIC W. JACOBSEN

CIVIL ENGINEER:
JF CONSTRUCTION COMPANY
560 FIRST STREET, SUITE 104
LAKE OSWEGA, OR 97034
T 503.608.7774
CONTACT: MARLON J. FENTON

ARCHITECT OF RECORD:
HOCHHAUSER BLATTER
ARCHITECTURE & PLANNING
122 E. ARRELLAGA ST.
SANTA BARBARA, CA 93101
T 805.962.2746
F 805.962.4948
CONTACT: JAY BLATTER, AIA, LEED AP

LANDSCAPE ARCHITECT:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET SUITE 201
MONTEREY, CA 93940
T 831.646.1383
CONTACT: ELKE IKEDA

LAND SURVEYOR:
L & S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
T 831.655.2723
CONTACT: FRANK LUCIDO, JR.

* NOTE: APN ON APPLICATION 031-014-004 HAS BEEN CORRECTED TO APN: 031-141-004

PROJECT DESCRIPTION

THE SEASIDE SENIOR LIVING, LLC IS A 111,386 SF ASSISTED LIVING AND MEMORY CARE FACILITY.

THE PROPOSED ASSISTED LIVING FACILITY WILL BE OPERATED UNDER A STATE OF CALIFORNIA LICENSE AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE). IT IS A TWO STORY BUILDING INCLUDING 39 STUDIO UNITS, 42 1-BEDROOM UNITS AND 7 2-BEDROOM UNITS WITH FULL SERVICES DINING ROOM, COMMERCIAL KITCHEN, BOTH COMMERCIAL AND PERSONAL LAUNDRY ROOMS, HAIR SALON, SPA, FULL SERVICE THEATER, ATHLETIC FACILITIES, MEDICAL RECORDS AND MEDICATION OFFICE, STAFF OFFICES AND CONFERENCE ROOMS. OUTDOOR RECREATIONAL SPACES WILL INCLUDE ENCLOSED PATIO WITH A FIRE PLACE, PAVED SEATING AREAS, WALKWAYS, GARDENS AND LANDSCAPED AREAS.

THE PROPOSED MEMORY CARE FACILITY IS A ONE STORY BUILDING INCLUDING 43 STUDIO UNITS.
THE BUILDING IS SEPARATED INTO FOUR (4) NEIGHBORHOODS WITH THERAPEUTIC KITCHENS, QUIET ROOMS, SPAS, AND LARGE DINING AND ENTERTAINMENT CENTERS. IN ADDITION TO STANDARD STAFF OFFICES, MEDICAL RECORDS ROOM AND CONFERENCE ROOMS. THE FACILITY ALSO INCLUDES A FOOD PREP, KITCHEN, HOUSEKEEPING, STORAGE SPACE AND PERSONAL LAUNDRIES. ENCLOSED SPACES INCLUDE COURTYARDS AND 'WALLED-IN' MEMORY GARDEN FOR MEMORY CARE RESIDENTS.

ON THE WEST SIDE OF THE PROPERTY THERE IS A 10,894 SF, 2-STORY, 13 UNIT ASSISTED LIVING BUILDING THAT IS BASED ON A CO-HOUSING CONCEPT THAT INCLUDES A COMMUNITY KITCHEN, LIVING ROOM, AN ACTIVITIES AREA, AND OUTDOOR PATIOS.

*AS REQUIRED IN CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION R3-2013-0032, A STORMWATER CONTROL PLAN IN ON FILE WITH CITY OF SEASIDE. IT IS UNDERSTOOD THAT THIS PROJECT IS IN WATER MANAGEMENT ZONE 4 AND IS UNDER THE JURISDICTION OF THE SALINAS VALLEY WATER BOARD.

WATER IS PROVIDED BY MARINA COAST WATER DISTRICT (MCWR).

SEWAGE TREATMENT IS PROVIDED BY MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (MRWPCA).

ADDITIONAL APPROVALS FROM FORT ORD REUSE AUTHORITY (FORA).

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE (2009 INTERNATIONAL BUILDING CODE)
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE (2009 UNIFORM MECHANICAL CODE)
2013 CALIFORNIA PLUMBING CODE (2009 UNIFORM PLUMBING CODE)
2013 CALIFORNIA ELECTRICAL CODE (NATIONAL ELECTRICAL CODE)
2013 CALIFORNIA ENERGY CODE (TITLE-24)
CITY OF SEASIDE ZONING CODE (TITLE 17)

PROJECT STATISTICS

PROJECT:	SEASIDE SENIOR LIVING, LLC
APN:	031-141-004*
LOCATION:	550 MONTEREY ROAD, SEASIDE, CA 93955
PROPERTY OWNER:	CITY OF SEASIDE 440 HARCOURT AVENUE, SEASIDE, CALIFORNIA 93955
APPLICANT:	SEASIDE SENIOR LIVING, LLC
DEVELOPER/AGENT:	RICARDO DE LA CRUZ
GENERAL PLAN:	CC (COMMUNITY COMMERCIAL)
ZONING:	CC (COMMUNITY COMMERCIAL)
TOTAL LAND AREA:	238,709 SQ. FT. (5.47 ACRES)
BUILDABLE AREA:	140,711 SQ. FT. (3.2 ACRES)
NON-BUILDABLE AREA:	97,998 SQ. FT. (2.28 ACRES)
LANDSCAPING AREA:	61,856 SQ. FT.
OPEN SPACE AREA:	17,958 SQ. FT.
F.A.R.	0.508
BUILDING HEIGHT:	34 FEET 2 FLOORS
MAX. BUILDING HEIGHT:	48 FEET OR 4 STORIES

NO. OF ASSISTED LIVING UNITS:

STUDIO	-	39 UNITS (440 SF)
1 BEDROOM	-	42 UNITS (550 SF)
2 BEDROOM	-	7 UNITS (700 SF)
TOTAL ALF UNITS	-	88

NO. OF MEMORY CARE UNITS:

PRIVATE	-	31 UNITS (330 SF)
COMPANION	-	12 UNITS (400 SF)
TOTAL MC UNITS	-	43

NO. OF SENIOR CO-HOUSING UNITS:

STUDIO	-	13 UNITS (490 SF)

PARKING INCLUDES: 8 HANDICAP ACCESSIBLE SPACES
6 SPACES (DESIGNATED FOR LOW-EMITTING, FUEL EFFICIENT VEHICLES)
23 COMPACT SPACES
55 STANDARD SPACES

TOTAL PARKING 92 SPACES
BICYCLE PARKING: 9 SPACES
MOTORCYCLE PARKING: 2 SPACES

* NOTE:
ADDITIONAL STATISTICS ARE NOTED ON SHEET A0.2.

SHEET INDEX

DRAWING NO.	DRAWING TITLE
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A0.2	ARCHITECTURAL REVIEW AND USE PERMIT APPLICATION
	SURVEY
	SURVEY
	CIVIL
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS & NOTES
C5	GRADING PLAN
C6	GRADING PLAN SECTIONS
C7	GRADING & SWMP DETAILS & NOTES
C8	UTILITIES PLAN
	ARCHITECTURAL
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A1.2	BUILDING FOOTPRINT w/TOPOGRAPHY
A1.3	FIRE DEPARTMENT ACCESS PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS - ASSISTED LIVING
A3.1a	EXTERIOR ELEVATIONS (COLOR) - ASSISTED LIVING
A3.2	EXTERIOR ELEVATIONS - MEMORY CARE
A3.2a	EXTERIOR ELEVATIONS (COLOR) - MEMORY CARE
A3.3	MONUMENT SIGN & DETAILS
A4.1	SENIOR CO-HOUSING FLOOR PLAN & ELEVATIONS
A4.1a	SENIOR CO-HOUSING ELEVATIONS (COLOR)
A5.1	TYPICAL UNIT PLANS
	LANDSCAPE
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	IMAGE BOARD
SL-1	***ELECTRICAL***
	SITE PHOTOMETRICS

GROSS SQUARE FOOTAGE:

MEMORY CARE	-	29,707 SF
ASSISTED LIVING		
FIRST FLOOR	-	37,063 SF
SECOND FLOOR	-	44,616 SF
TOTAL	-	81,679 SF

SENIOR CO-HOUSING		
FIRST FLOOR	-	5,407 SF
SECOND FLOOR	-	5,487 SF
TOTAL	-	10,894 SF

GROSS SQUARE FOOTAGE:

ASSISTED LIVING / MEMORY CARE	-	111,386 SF
SENIOR CO-HOUSING	-	10,894 SF
TOTAL	-	122,280 SF

DATE:	ISSUANCE OR REVISION
DATE	ISSUE
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	IS/ MND SUBMITTAL
05/04/2016	BAR

SHEET CONTENTS
COVER SHEET, SHEET INDEX
PROJECT STATISTICS &
PROJECT DESCRIPTION

PROJECT NO: 9714

SHEET
A0.1
OF ALL SHEETS
LATEST REVISION

Seaside Assisted Living & Memory Care Facility Tree Inventory Spreadsheet

	Tree	DBH	Height	Crown/Canopy	
Tag #	Specie	(inches)	(feet)	Class	Tree Form
1	Monterey Cypress	10	20	Intermediate	Asymmetrical
2	Monterey Cypress	12	15	Suppressed	Asymmetrical
3	Monterey Cypress	18	20	Intermediate	Asymmetrical
4	Monterey Cypress	36	30	Co-dominant	Symmetrical
5	Monterey Cypress	18	30	Co-dominant	Asymmetrical
6	Monterey Cypress	12	20	Intermediate	Asymmetrical
7	Monterey Cypress	50	30	Co-dominant	Asymmetrical
8	Monterey Cypress	24	25	Co-dominant	Asymmetrical
9	Monterey Cypress	28	35	Co-dominant	Asymmetrical
10	Monterey Cypress	12	15	Intermediate	Asymmetrical
11	Monterey Cypress	50	30	Co-dominant	Symmetrical
12	Monterey Cypress	28	30	Co-dominant	Asymmetrical
13	Monterey Cypress	16	25	Intermediate	Symmetrical
14	Monterey Cypress	31	30	Co-dominant	Asymmetrical
15	Monterey Cypress	20	25	Co-dominant	Asymmetrical
16	Monterey Cypress	24	30	Co-dominant	Symmetrical
17	Monterey Cypress	30	25	Co-dominant	Symmetrical
18	Monterey Cypress	24	20	Co-dominant	Asymmetrical
19	Monterey Cypress	36	20	Co-dominant	Symmetrical
20	Monterey Cypress	36	15	Intermediate	Asymmetrical
21	Monterey Cypress	60	25	Co-dominant	Asymmetrical
22	Monterey Cypress	24	25	Intermediate	Asymmetrical
23	Monterey Cypress	36	25	Co-dominant	Symmetrical
24	Monterey Cypress	24	25	Co-dominant	Asymmetrical
25	Monterey Cypress	10	25	Intermediate	Symmetrical
26	Monterey Cypress	10	25	Intermediate	Asymmetrical
27	Monterey Cypress	12	30	Co-dominant	Asymmetrical
28	Monterey Cypress	19	25	Co-dominant	Symmetrical
29	Monterey Cypress	24	25	Co-dominant	Asymmetrical
30	Monterey Cypress	16	25	Co-dominant	Symmetrical
31	Monterey Cypress	24	25	Co-dominant	Asymmetrical
32	Monterey Cypress	10	20	Intermediate	Asymmetrical
33	Monterey Cypress	26	25	Co-dominant	Asymmetrical
34	Monterey Cypress	22	25	Co-dominant	Asymmetrical
35	Monterey Cypress	10	25	Intermediate	Symmetrical
36	Monterey Cypress	24	25	Co-dominant	Asymmetrical
37	Monterey Cypress	30	25	Co-dominant	Asymmetrical
38	Monterey Cypress	18	25	Co-dominant	Asymmetrical
39	Monterey Cypress	17	25	Co-dominant	Symmetrical
40	Monterey Cypress	28	25	Co-dominant	Asymmetrical
41	Monterey Cypress	18	25	Co-dominant	Asymmetrical
42	Monterey Cypress	16	25	Co-dominant	Symmetrical
43	Monterey Cypress	29	30	Co-dominant	Asymmetrical
44	Monterey Cypress	23	35	Co-dominant	Asymmetrical
45	Monterey Cypress	18	25	Intermediate	Asymmetrical
46	Monterey Cypress	11	20	Suppressed	Asymmetrical
47	Monterey Cypress	24	35	Co-dominant	Asymmetrical
48	Monterey Cypress	28	35	Co-dominant	Asymmetrical
49	Monterey Cypress	19	30	Co-dominant	Symmetrical
50	Monterey Cypress	17	25	Co-dominant	Asymmetrical
51	Monterey Cypress	18	30	Co-dominant	Asymmetrical
52	Monterey Cypress	26	25	Co-dominant	Asymmetrical
53	Monterey Cypress	29	25	Co-dominant	Asymmetrical
54	Monterey Cypress	18	25	Co-dominant	Asymmetrical
55	Monterey Cypress	25	25	Co-dominant	Asymmetrical
56	Monterey Cypress	16	25	Co-dominant	Asymmetrical
57	Monterey Cypress	12	20	Suppressed	Asymmetrical
58	Monterey Cypress	16	15	Suppressed	Asymmetrical
59	Monterey Cypress	36	20	Co-dominant	Asymmetrical
60	Monterey Cypress	12	15	Suppressed	Asymmetrical
61	Monterey Cypress	14	15	Suppressed	Asymmetrical
62	Monterey Cypress	21	20	Intermediate	Asymmetrical
63	Monterey Cypress	20	20	Intermediate	Asymmetrical
64	Monterey Cypress	24	20	Intermediate	Asymmetrical
65	Monterey Cypress	32	25	Co-dominant	Asymmetrical
66	Monterey Cypress	21	25	Intermediate	Asymmetrical
67	Monterey Cypress	29	30	Co-dominant	Asymmetrical
68	Monterey Cypress	18	30	Co-dominant	Asymmetrical
69	Monterey Cypress	18	25	Co-dominant	Asymmetrical
70	Monterey Cypress	38	35	Co-dominant	Symmetrical
71	Monterey Cypress	20	30	Co-dominant	Asymmetrical
72	Monterey Cypress	17	30	Co-dominant	Asymmetrical
73	Monterey Cypress	19	30	Co-dominant	Symmetrical
74	Monterey Cypress	31	30	Co-dominant	Asymmetrical
75	Monterey Cypress	24	30	Co-dominant	Asymmetrical
76	Monterey Cypress	10	25	Co-dominant	Asymmetrical
77	Monterey Cypress	17	30	Co-dominant	Asymmetrical
78	Monterey Cypress	7	25	Co-dominant	Asymmetrical
79	Monterey Cypress	16	25	Co-dominant	Asymmetrical
80	Monterey Cypress	15	30	Co-dominant	Symmetrical
81	Monterey Cypress	16	25	Co-dominant	Asymmetrical
82	Monterey Cypress	30	30	Co-dominant	Asymmetrical
83	Monterey Cypress	40	25	Dominant	Asymmetrical
84	Monterey Cypress	48	25	Co-dominant	Symmetrical
85	Blue Gum Eucalyptus	35	25	Co-dominant	Asymmetrical
86	Monterey Cypress	20	20	Co-dominant	Asymmetrical
87	Monterey Cypress	18	20	Co-dominant	Asymmetrical
88	Monterey Cypress	10	15	Intermediate	Asymmetrical
89	Monterey Cypress	14	20	Co-dominant	Asymmetrical
90	Monterey Cypress	15	15	Intermediate	Asymmetrical
91	Monterey Cypress	13	20	Co-dominant	Asymmetrical
92	Monterey Cypress	13	20	Intermediate	Asymmetrical
93	Monterey Cypress	10	15	Intermediate	Asymmetrical
94	Monterey Cypress	18	30	Co-dominant	Symmetrical
95	Monterey Cypress	14	25	Co-dominant	Asymmetrical
96	Monterey Cypress	21	25	Co-dominant	Asymmetrical
97	Monterey Cypress	10	15	Suppressed	Asymmetrical
98	Monterey Cypress	8	15	Intermediate	Asymmetrical
99	Blue Gum Eucalyptus	8	12	Intermediate	Asymmetrical
100	Blue Gum Eucalyptus	50	15	Co-dominant	Asymmetrical
101	Monterey Cypress	26	20	Co-dominant	Asymmetrical

TREES INDICATED IN RED ARE LOCATED ON US ARMY LAND.

SITE STATISTICS

TOTAL LAND AREA:	238,709 SQ. FT. (5.47 ACRES)
BUILDABLE AREA:	140,711 SQ. FT. (3.2 ACRES)
BUILDING FOOTPRINT (ALF/MC & CO-HOUSING):	72,177 SQ. FT.
LANDSCAPING AREA:	61,856 SQ. FT.
OPEN SPACE:	17,598 SQ. FT.
ASPHALT PAVED AREA (DRIVEWAY):	64,888 SQ. FT.
CONCRETE PAVED AREAS (PEDESTRIAN WALKWAYS):	10,948 SQ. FT.
PERMEABLE CONCRETE (PEDESTRIAN WALKWAYS):	335 SQ. FT.
EARTHWORK QUANTITIES:	
CUT	7,600 CU. FT.
FILL	6,400 CU. FT.

* NOTE: APN ON APPLICATION 031-014-004 HAS BEEN CORRECTED TO APN: 031-141-004

ARCHITECTURAL REVIEW APPLICATION

CITY OF SEASIDE
Resource Management Services | Planning Division
Architectural Review Application

BAR-14-____
File # _____

TO BE COMPLETED BY APPLICANT

Project Address or Location: 550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955 **APN:** 031-014-004 *

Project Description (attach if needed): THE SEASIDE SENIOR LIVING, LLC IS A PROPOSED 111,237 SF ASSISTED LIVING AND MEMORY CARE FACILITY. ASSISTED LIVING FACILITY COMPRISES 83 UNITS WITH A COMBINATION OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS. MEMORY CARE FACILITY COMPRISES 49 UNITS WITH A COMBINATION OF PRIVATE AND COMPANION UNITS.

Applicant / Primary Contact:
Name: SEASIDE SENIOR LIVING, LLC ATTN: RICARDO DE LA CRUZ
Address: PO BOX 1259 City: CAPITOLA State: CA Zip: 95010
Phone Contact: (831)915-4800 Email: rdlc13@gmail.com

Property Owner:
Name: CITY OF SEASIDE ATTN: LISA BRINTON
Address: 440 HARCOURT AVENUE City: SEASIDE State: CA Zip: 93955
Phone Contact: (831)899-6883 Email: _____

Property Owner's Statement: "By my signature, I hereby certify that I am the legal owner of record of the property identified in this application and that I approve of the requested action herein. I further certify that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

Signature: _____ **Date:** _____

Submittal Requirements

1. **Plan Sets** - All plans shall be accurate and clearly drawn to scale on a minimum size of 18"x24" and up to a maximum size of 24"x36" using either an engineer's or architect's scale. **Six (6) full-size plan sets and one (1) reduced set (11"x17")** shall be submitted with this application for initial review. Reduced plans may be submitted electronically in PDF format. If plan revisions are requested, planning staff will inform you if additional plan sets are required.
2. **Project Description / Data Table** - Provide on project plans a description of the project scope, vicinity map, address and/or APN, site area, existing and proposed floor area and site coverage calculations, existing and proposed parking spaces, number of trees proposed for removal and any other pertinent information about the project.
3. **Site Plan** - Show all property lines and dimensions, adjacent streets and alleys, required setbacks, structures, driveways, parking spaces, landscaped areas, signs, trash enclosures, etc. on a scaled plan of the entire subject property. Include all north arrow, structure dimensions, distances from other structures, and distances to adjacent property lines.
4. **Floor Plan** - Include existing and proposed plans for all tenant spaces, interior living spaces, windows, walls and doors.
5. **Landscape/Irrigation Plan** - Include landscape plan, plant schedule, and irrigation plan (*new construction or residential additions over 50% of existing floor area only*)
6. **Elevations** – Show and label all existing and proposed exterior elevations with the maximum structure height from finished grade to roof peak for each elevation. All exterior features must be shown on elevations including signs, light fixtures, utilities/cabinets, railings/stairs, walls/fences, entry doors, etc. Colors and materials should be identified on all elevations.
7. **Colors and Materials** - Provide one (1) presentation board with all proposed exterior materials and colors. (*if applicable*).
8. **Roof Plan** - Provide a roof plan for all existing and proposed structures (*only for projects that involve roof modifications*).
9. **Pre-stamped envelopes** for all properties within a 300-foot radius (*2nd story residential projects; consult staff for amount*)
10. Additional information as may be required following initial review of the project.

TO BE COMPLETED BY STAFF

Per Approved Rates

☐ ***Single-Family*** *(additions< 50% to (e) floor area)* ☐ ***Single-Family*** *(new construction > 50%)*
☐ **Multi Family** (additions/remodels < 50%) ☐ **Multi Family** (new construction > 50%)

Fee Collected: _____ Receipt #: _____ Accepted By: _____ Date Accepted: _____

Updated 11.3.9011

USE PERMIT APPLICATION

CITY OF SEASIDE
Resource Management Services | Planning Division
Use Permit / Minor Use Permit Application

UP-14-____
MUP-14-____
File # _____

TO BE COMPLETED BY APPLICANT

Project Address or Location: 550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955 **APN:** 031-014-004 *

Project Description (attach if needed): THE SEASIDE SENIOR LIVING, LLC IS A PROPOSED 111,237 SF ASSISTED LIVING AND MEMORY CARE FACILITY. ASSISTED LIVING FACILITY COMPRISES 83 UNITS WITH A COMBINATION OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS. MEMORY CARE FACILITY COMPRISES 49 UNITS WITH A COMBINATION OF PRIVATE AND COMPANION UNITS.

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Name: SEASIDE SENIOR LIVING, LLC ATTN: RICARDO DE LA CRUZ
Address: PO BOX 1259 City: CAPITOLA State: CA Zip: 95010
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Property Owner:
Name: CITY OF SEASIDE ATTN: LISA BRINTON
Address: 440 HARCOURT AVENUE City: SEASIDE State: CA Zip: 93955
Phone Contact: (831)899-6883 Email: _____

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Signature: _____ **Date:** _____

Submittal Requirements

1. **Plan Set -** All plans shall be accurate and clearly drawn to scale on sheets a minimum size of 18"x24" and up to a maximum size of 24" x 36" using either an engineer's or architect's scale. **Five (5) full-size folded copies** shall be submitted with the application for initial review. Once any revisions are made and the application is deemed complete, **eight (8) full-size folded copies** and **one (1) set of reduced copies** (11"x17") of the amended plans will be required. The set of reduced plans may be submitted electronically in PDF format.
2. **Project Description** – Describe the proposed use of the subject property or tenant space including a description of the business and/or use, operational hours, use of floor area and outside areas, number of employees, number of seats (*restaurant uses and meeting spaces*), number of fleet vehicles, and any other relevant information.
3. **Site Plan** – Show all property lines and dimensions, adjacent streets and alleys, required setbacks, structures, driveways, parking spaces, landscaped areas, signs, trash enclosures, etc. on a scaled plan of the entire subject property. Include all north arrow, structure dimensions, distances from other structures, and distances to adjacent property lines.
4. **Floor Plan** – Include existing and proposed plans for all tenant spaces, interior living spaces, windows, walls and doors.
5. **Elevations** – Include all exterior elevations. *(New Construction only)*
6. **Pre-stamped envelopes** for all properties within a 300-foot radius (*consult staff for amount*)
7. Additional information as requested by Staff following initial review of the project.

TO BE COMPLETED BY STAFF

***** Permit Fees Based on Council Adopted Fee Schedule*****

☐ ***Large Commercial*** ☐ ***Small Commercial*** ☐ ***Single-Family Dwelling*** ☐ ***Multi-family*** ☐ ***Minor Use Permit***

Fee Collected: _____ Receipt #: _____ Accepted By: _____ Date Accepted: _____

Updated 11.3.9011

Hochhauser Blatter
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

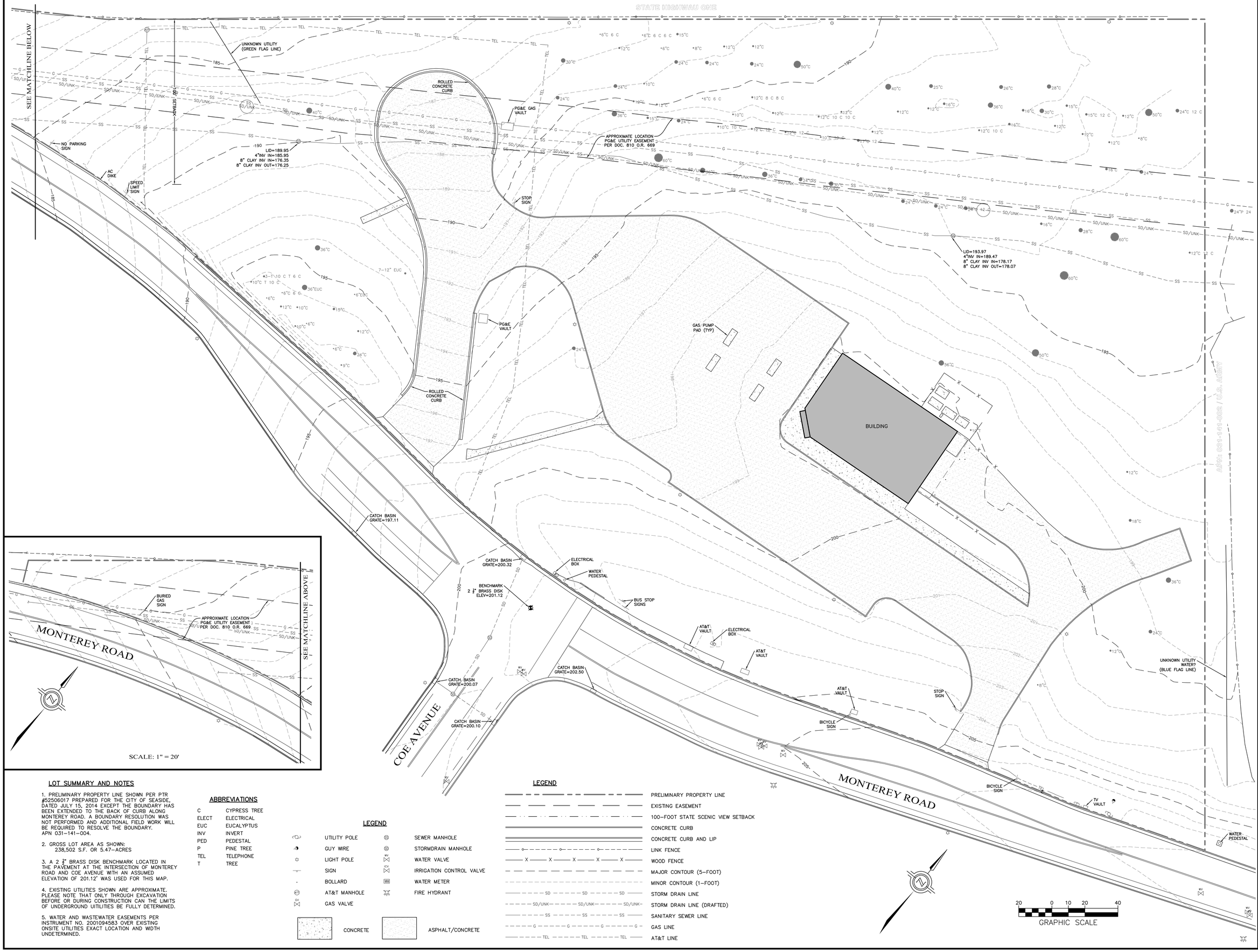
SEASIDE SENIOR LIVING, LLC
550 MONTEREY ROAD
SEASIDE, CA 93955
APN: 031-141-004

DATE:	ISSUANCE OR REVISION
DATE	ISSUE
07/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

SHEET CONTENTS
ARCHITECTURAL REVIEW APPLICATION

PROJECT NO: 9714

SHEET
A0.2
OF ALL SHEETS
LATEST REVISION



LOT SUMMARY AND NOTES

1. PRELIMINARY PROPERTY LINE SHOWN PER PTR #52506017 PREPARED FOR THE CITY OF SEASIDE, DATED JULY 15, 2014 EXCEPT THE BOUNDARY HAS BEEN EXTENDED TO THE BACK OF CURB ALONG MONTEREY ROAD. A BOUNDARY RESOLUTION WAS NOT PERFORMED AND ADDITIONAL FIELD WORK WILL BE REQUIRED TO RESOLVE THE BOUNDARY. APN 031-141-004.

2. GROSS LOT AREA AS SHOWN: 238,502 S.F. OR 5.47-ACRES

3. A 2 1/2" BRASS DISK BENCHMARK LOCATED IN THE PAVEMENT AT THE INTERSECTION OF MONTEREY ROAD AND COE AVENUE WITH AN ASSUMED ELEVATION OF 201.12' WAS USED FOR THIS MAP.

4. EXISTING UTILITIES SHOWN ARE APPROXIMATE. PLEASE NOTE THAT ONLY THROUGH EXCAVATION BEFORE OR DURING CONSTRUCTION CAN THE LIMITS OF UNDERGROUND UITILITIES BE FULLY DETERMINED.

5. WATER AND WASTEWATER EASEMENTS PER INSTRUMENT NO. 2001094583 OVER EXISTING ONSITE UTILITIES EXACT LOCATION AND WIDTH UNDETERMINED.

ABBREVIATIONS

C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE

LEGEND

UTILITY POLE
GUY WIRE
LIGHT POLE
SIGN
BOLLARD
AT&T MANHOLE
GAS VALVE
SEWER MANHOLE
STORMDRAIN MANHOLE
WATER VALVE
IRRIGATION CONTROL VALVE
WATER METER
FIRE HYDRANT
CONCRETE
ASPHALT/CONCRETE

LEGEND

PRELIMINARY PROPERTY LINE
EXISTING EASEMENT
100-FOOT STATE SCENIC VIEW SETBACK
CONCRETE CURB
CONCRETE CURB AND LIP
LINK FENCE
WOOD FENCE
MAJOR CONTOUR (5-FOOT)
MINOR CONTOUR (1-FOOT)
STORM DRAIN LINE
STORM DRAIN LINE (DRAFTED)
SANITARY SEWER LINE
GAS LINE
AT&T LINE

L&S ENGINEERING AND SURVEYING, INC
2480 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 9-10-14
SCALE: 1" = 20'
JOB NUMBER: 14-454
LAST REVISED:
REVISED BY:

PREPARED FOR:
SEASIDE SENIOR LIVING, LLC
P.O. BOX 1790
CAPITOLA, CA 95010

TOPOGRAPHIC SURVEY

550 MONTEREY ROAD
SEASIDE, CA 93955

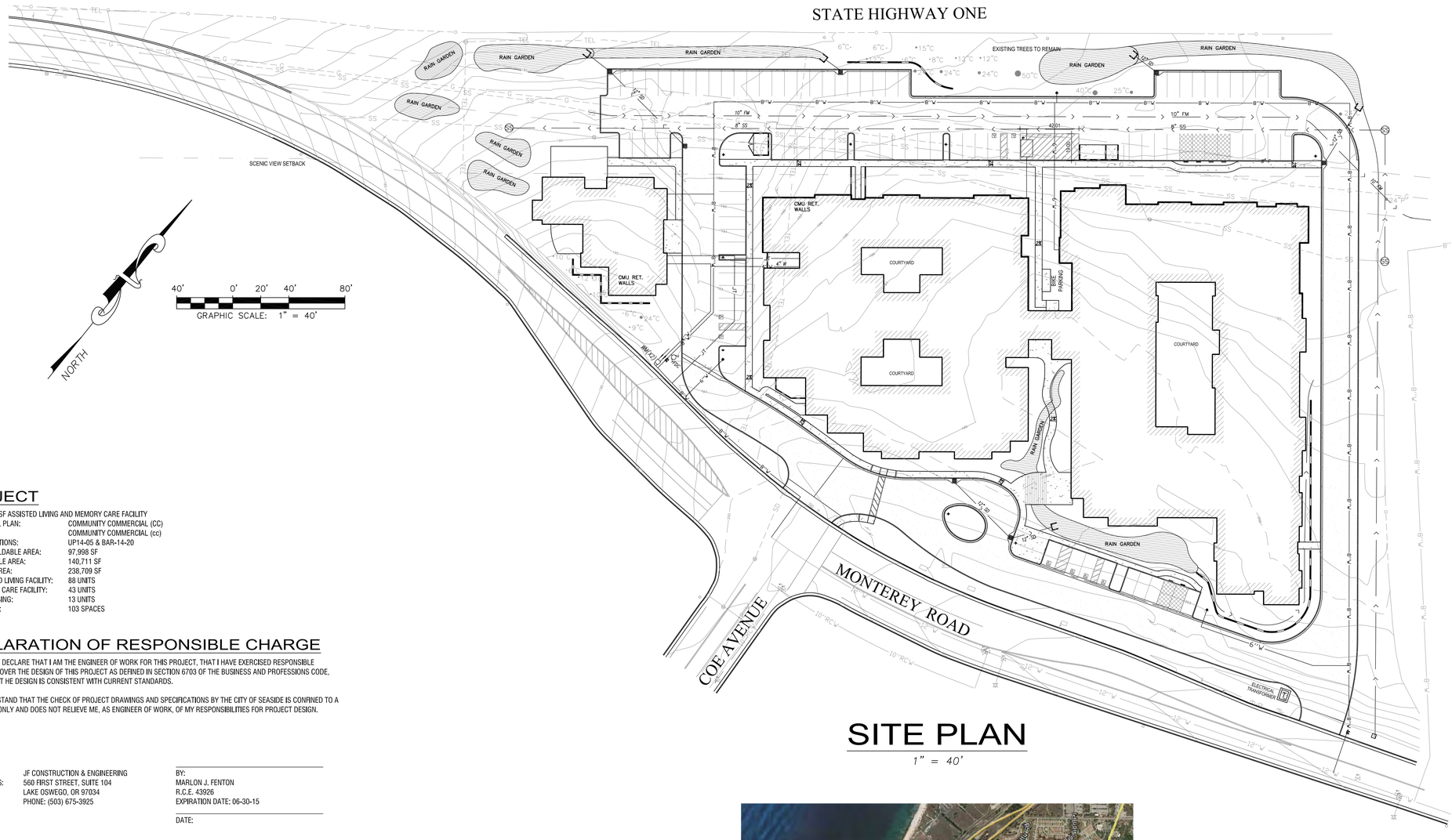
SHEET 1

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD, SEASIDE, CALIFORNIA
APN: 031-141-004

INDEX OF SHEETS

DWG. NO.	DESCRIPTION
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS & NOTES
C5	GRADING PLAN
C6	GRADING PLAN SECTIONS
C7	GRADING & SWMP DETAILS & NOTES
C8	UTILITIES PLAN



SITE PLAN

1" = 40'

PROJECT

111,386 SF ASSISTED LIVING AND MEMORY CARE FACILITY

GENERAL PLAN:	COMMUNITY COMMERCIAL (CC)
ZONING:	COMMUNITY COMMERCIAL (cc)
APPLICATIONS:	UP14-05 & BAR-14-20
NON-BUILDABLE AREA:	97,998 SF
BUILDABLE AREA:	140,711 SF
TOTAL AREA:	238,709 SF
ASSISTED LIVING FACILITY:	88 UNITS
MEMORY CARE FACILITY:	43 UNITS
CO-HOUSING:	13 UNITS
PARKING:	103 SPACES

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT HE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SEASIDE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: JF CONSTRUCTION & ENGINEERING
ADDRESS: 560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

BY:
MARLON J. FENTON
R.C.E. 43926
EXPIRATION DATE: 06-30-15

DATE:

ENGINEER

JF CONSTRUCTION & ENGINEERING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

APPLICANT/DEVELOPER

SEASIDE SENIOR LIVING, LLC
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

OWNER

CITY OF SEASIDE
440 HARCOURT AVE
SEASIDE, CA 93955
PHONE: (831) 899-6700

SOIL ENGINEER

HARO KASUNICH & ASSOC.
116 E. LAKE AVE
WATSONVILLE, CA 95076
PHONE: (831) 722-4175

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE:

AS REQUIRED IN CALIFORNIA REGIONAL WATER CONTROL BOARD RESOLUTION R3-2013-0032, A STORMWATER CONTROL PLAN WILL BE PREPARED. IT IS UNDERSTOOD THAT THIS PROJECT IS IN WATER MANAGEMENT ZONE 4 AND IS UNDER THE JURISDICTION OF THE SALINAS VALLEY WATER BOARD.

VICINITY MAP

NTS

LOT SUMMARY AND NOTES

1. PRELIMINARY PROPERTY LINE SHOWN PER PTR #52506017 PREPARED FOR THE CITY OF SEASIDE, DATED JULY 15, 2014 EXCEPT THE BOUNDARY HAS BEEN EXTENDED TO THE BACK OF CURB ALONG MONTEREY ROAD. A BOUNDARY RESOLUTION WAS NOT PERFORMED AND ADDITIONAL FIELD WORK WILL BE REQUIRED TO RESOLVE THE BOUNDARY. APN 031-141-004.
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PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE

SYMBOL LEGEND

- AT&T MANHOLE
- BOLLARD
- FIRE HYDRANT
- GAS VALVE
- GUY WIRE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- SEWER MANHOLE
- SIGN
- STORMDRAIN MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- ASPHALT/CONCRETE
- CONCRETE

LINE LEGEND

- 100-FOOT STATE SCENIC VIEW SETBACK
- AT&T LINE
- CONCRETE CURB
- CONCRETE CURB AND LIP
- EXISTING EASEMENT
- GAS LINE
- LINK FENCE
- MAJOR CONTOUR (5-FOOT)
- MINOR CONTOUR (1-FOOT)
- PRELIMINARY PROPERTY LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STORM DRAIN LINE (DRAFTED)
- WOOD FENCE

CONSULTING CIVIL ENGINEERING LAND PLANNING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503)675-3925

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER MARLON J. FENTON No. 43926 Exp. 6/30/2017 CIVIL STATE OF OREGON

MARLON J. FENTON R.C.E. 43926 DATE

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

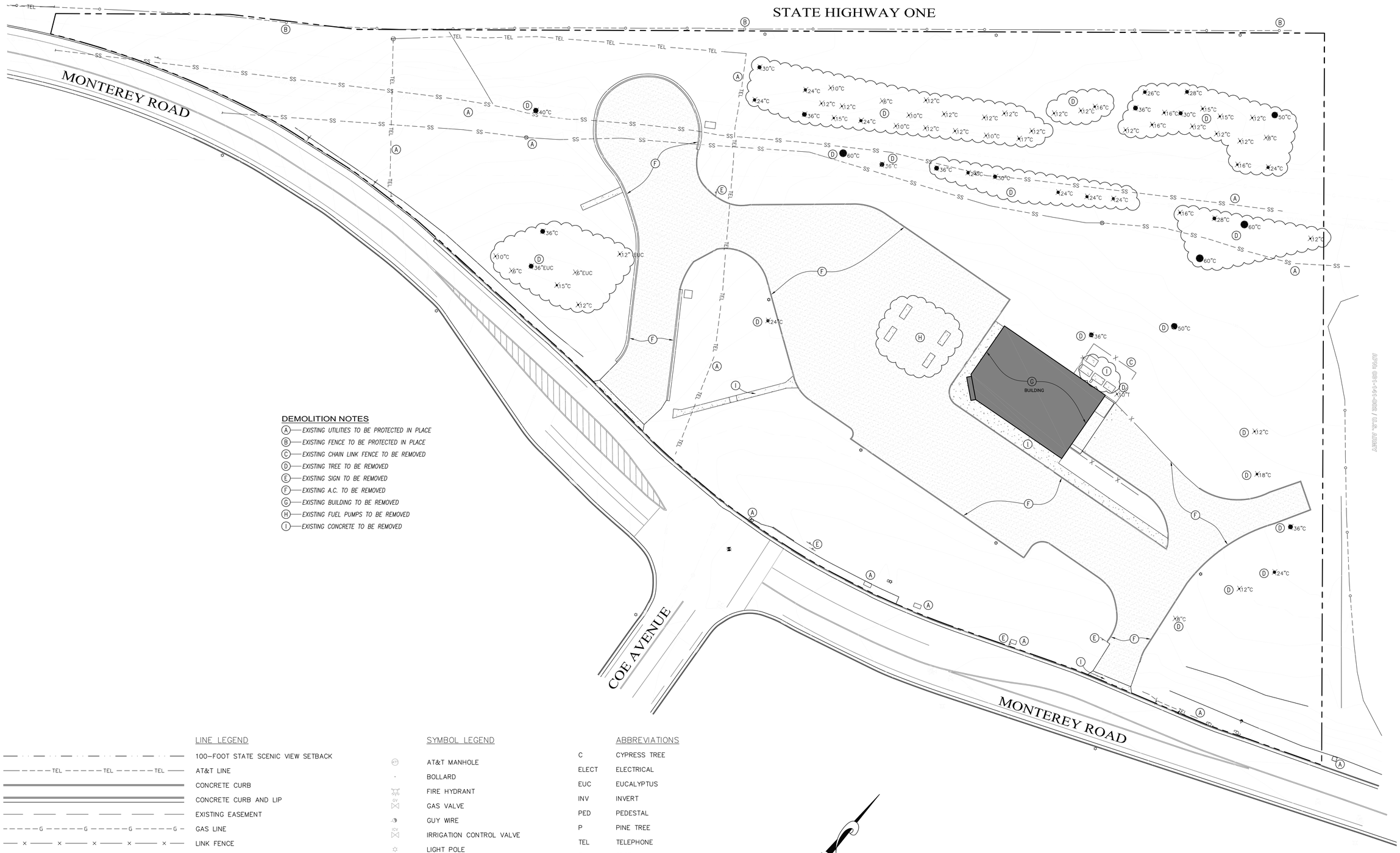
TITLE SHEET

APN: 031-141-004
USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET
C1
OF 8 SHEETS



DEMOLITION NOTES

- (A) EXISTING UTILITIES TO BE PROTECTED IN PLACE
- (B) EXISTING FENCE TO BE PROTECTED IN PLACE
- (C) EXISTING CHAIN LINK FENCE TO BE REMOVED
- (D) EXISTING TREE TO BE REMOVED
- (E) EXISTING SIGN TO BE REMOVED
- (F) EXISTING A.C. TO BE REMOVED
- (G) EXISTING BUILDING TO BE REMOVED
- (H) EXISTING FUEL PUMPS TO BE REMOVED
- (I) EXISTING CONCRETE TO BE REMOVED

LINE LEGEND

- 100-FOOT STATE SCENIC VIEW SETBACK
- AT&T LINE
- CONCRETE CURB
- CONCRETE CURB AND LIP
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560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503)675-3925

PLAN PREPARED BY:
JF Construction Company
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Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER MARLON J. FENTON No. 43926 Exp. 6/30/2017 CIVIL STATE OF OREGON

MARLON J. FENTON R.C.E. 43926 DATE

SEASIDE SENIOR LIVING

550 MONTEREY ROAD, SEASIDE, CA 93955

DEMOLITION PLAN

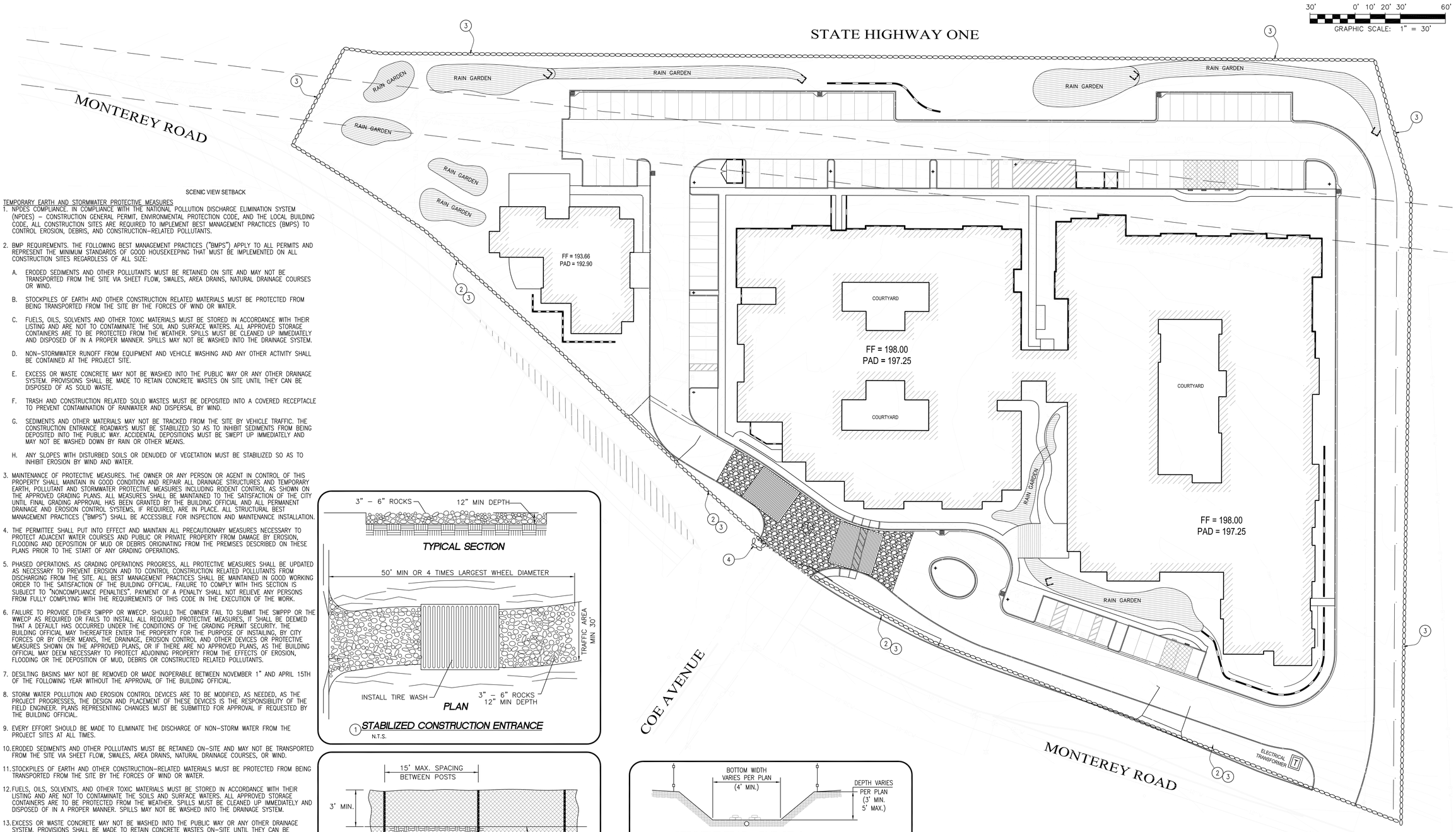
APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET
C2
OF 8 SHEETS



TEMPORARY EARTH AND STORMWATER PROTECTIVE MEASURES

1. NPDES COMPLIANCE. IN COMPLIANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) – CONSTRUCTION GENERAL PERMIT, ENVIRONMENTAL PROTECTION CODE, AND THE LOCAL BUILDING CODE, ALL CONSTRUCTION SITES ARE REQUIRED TO IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) TO CONTROL EROSION, DEBRIS, AND CONSTRUCTION–RELATED POLLUTANTS.

2. BMP REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES ("BMPS") APPLY TO ALL PERMITS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF ALL SIZE:

   A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

   B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

   C. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

   D. NON–STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.

   E. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

   F. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

   G. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

   H. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

3. MAINTENANCE OF PROTECTIVE MEASURES. THE OWNER OR ANY PERSON OR AGENT IN CONTROL OF THIS PROPERTY SHALL MAINTAIN IN GOOD CONDITION AND REPAIR ALL DRAINAGE STRUCTURES AND TEMPORARY EARTH, POLLUTANT AND STORMWATER PROTECTIVE MEASURES INCLUDING RODENT CONTROL AS SHOWN ON THE APPROVED GRADING PLANS. ALL MEASURES SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY UNTIL FINAL GRADING APPROVAL HAS BEEN GRANTED BY THE BUILDING OFFICIAL AND ALL PERMANENT DRAINAGE AND EROSION CONTROL SYSTEMS, IF REQUIRED, ARE IN PLACE. ALL STRUCTURAL BEST MANAGEMENT PRACTICES ("BMPS") SHALL BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE INSTALLATION.

4. THE PERMITTEE SHALL PUT INTO EFFECT AND MAINTAIN ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATER COURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE PREMISES DESCRIBED ON THESE PLANS PRIOR TO THE START OF ANY GRADING OPERATIONS.

5. PHASED OPERATIONS. AS GRADING OPERATIONS PROGRESS, ALL PROTECTIVE MEASURES SHALL BE UPDATED AS NECESSARY TO PREVENT EROSION AND TO CONTROL CONSTRUCTION RELATED POLLUTANTS FROM DISCHARGING FROM THE SITE. ALL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED IN GOOD WORKING ORDER TO THE SATISFACTION OF THE BUILDING OFFICIAL. FAILURE TO COMPLY WITH THIS SECTION IS SUBJECT TO "NONCOMPLIANCE PENALTIES". PAYMENT OF A PENALTY SHALL NOT RELIEVE ANY PERSONS FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE IN THE EXECUTION OF THE WORK.

6. FAILURE TO PROVIDE EITHER SWPPP OR WWECP. SHOULD THE OWNER FAIL TO SUBMIT THE SWPPP OR THE WWECP AS REQUIRED OR FAILS TO INSTALL ALL REQUIRED PROTECTIVE MEASURES, IT SHALL BE DEEMED THAT A DEFAULT HAS OCCURRED UNDER THE CONDITIONS OF THE GRADING PERMIT SECURITY. THE BUILDING OFFICIAL MAY THEREAFTER ENTER THE PROPERTY FOR THE PURPOSE OF INSTAILING, BY CITY FORCES OR BY OTHER MEANS, THE DRAINAGE, EROSION CONTROL AND OTHER DEVICES OR PROTECTIVE MEASURES SHOWN ON THE APPROVED PLANS, OR IF THERE ARE NO APPROVED PLANS, SO THE BUILDING OFFICIAL MAY DEEM NECESSARY TO PROTECT ADJOINING PROPERTY FROM THE EFFECTS OF EROSION, FLOODING OR THE DEPOSITION OF MUD, DEBRIS OR CONSTRUCTED RELATED POLLUTANTS.

7. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1" AND APRIL 15TH OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

8. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.

9. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON–STORM WATER FROM THE PROJECT SITES AT ALL TIMES.

10. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

11. STOCKPILES OF EARTH AND OTHER CONSTRUCTION–RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

12. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

13. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

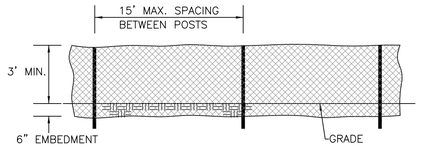
14. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SE LF–INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).

15. TRASH AND CONSTRUCTION–RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

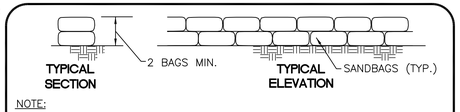
16. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

17. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

1 **STABILIZED CONSTRUCTION ENTRANCE**
N.T.S.



2 **SILT FENCE**
N.T.S.



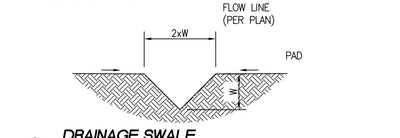
NOTE:
1. GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF THE SANDBAGS AND MAY BE REQUIRED IN AREAS WHICH ARE PARTICULARLY SENSITIVE TO SEDIMENT DEPOSITION.

3 **SANDBAGS (TYP)**
N.T.S.

5 **SEDIMENT TRAP - BMP SE-3**
N.T.S.

11 CONSTRUCT DRAINAGE SWALE PER DETAIL HEREON

12 CONSTRUCT DESILTING BASIN. MIN VOLUME PER PLAN. DEWATER SHALL BE PER BMP NS–2.



11 **DRAINAGE SWALE**
NTS

EROSION CONTROL CONSTRUCTION NOTES:

1 CONSTRUCT STABILIZED GRAVEL CONSTRUCTION ENTRANCE/EXIT PER BMP TC–1, TC–2, AND TC–3 AND DETAIL HEREON.

2 INSTALL SILT FENCE PER BMP SE–1 AND DETAIL HEREON.

3 INSTALL GRAVEL BAGS, (2) TWO BAGS HIGH PER BMP SE–6 AND DETAIL HEREON.

4 CONSTRUCT GRAVEL BAG CHECK DAM WHERE SHOWN PER BMP SE–4 AND DETAIL HEREON.

5 CONSTRUCT SEDIMENT TRAP PER BMP SE–3 AND DETAIL HEREON. (DIMENSION ARE WIDTH X LENGTH X DEPTH). SEE BMP NS–2 FOR ADDITIONAL DETAILS FOR DEWATERING (PUMPING) REQUIREMENTS.

6 CONSTRUCT EARTH DIKE AND DRAINAGE SWALE AND/ OR TEMPORARY SILT DIKE PER BMP EX–9 AND SE–12.

ENTIRE SITE – WIND EROSION CONTROL MEASURES PER BMP WE–1

CONSULTING CIVIL ENGINEERING LAND PLANNING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503)675–3925

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER MARLON J. FENTON No. 43926 Exp. 6/30/2017 CIVIL STATE OF OREGON

MARLON J. FENTON R.C.E. 43926 DATE

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

EROSION CONTROL PLAN

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET
C3
OF 8 SHEETS

Spill Prevention and Control

Definition and Purpose
These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.

Appropriate Application
This best management practice (BMP) applies to all construction projects. Spill control procedures are implemented anytime chemicals and/or hazardous substances are stored. Substances may include, but are not limited to:

- Soil stabilizers/binders.
- Dust Palliatives.
- Herbicides.
- Growth inhibitors.
- Fertilizers.
- Deicing/anti-icing chemicals.
- Fuels.
- Lubricants.
- Other petroleum distillates.

To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes shall be contained and cleaned up immediately.

Limitations
- This BMP only applies to spills caused by the contractor.
- Procedures and practices presented in this BMP are general. Contractor shall identify appropriate practices for the specific materials used or stored on-site.

Standards and Specifications
- To the extent that it doesn't compromise clean up activities, spills shall be covered and protected from storm water run-on during rainfall.
- Spills shall not be buried or washed with water.
- Used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose shall be stored and disposed of in conformance with the special provisions.
- Water used for cleaning and decontamination shall not be allowed to enter storm drains or watercourses and shall be collected and disposed of in accordance with BMP WM-10, "Liquid Waste Management."
- Water overflow or minor water spillage shall be contained and shall not be allowed to discharge into drainage facilities or watercourses.
- Proper storage, clean-up and spill reporting instruction for hazardous materials stored or used on the project site shall be posted at all times in an open, conspicuous and accessible location.
- Waste storage areas shall be kept clean, well organized and equipped with ample clean-up supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers and liners shall be repaired or replaced as needed to maintain proper function.

Education
- Educate employees and subcontractors on what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills.
- Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.
- The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper spill prevention and control measures.

Cleanup and Storage Procedures
- Minor Spills
  - Minor spills typically involve small quantities of oil, gasoline, paint, etc., which can be controlled by the first responder at the discovery of the spill.
  - Use absorbent materials on small spills rather than hosing down or burying the spill.
  - Remove the absorbent materials promptly and dispose of properly.
  - The practice commonly followed for a minor spill is:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - Clean the contaminated area and/or properly dispose of contaminated materials.
- Semi-Significant Spills
  - Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.
  - Clean up spills immediately:
    - Notify the project foreman immediately. The foreman shall notify the Resident Engineer (RE).
    - Contain spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.
- Significant/Hazardous Spills
  - For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the following steps shall be taken:
    - Notify the RE immediately and follow up with a written report.
    - Notify the local emergency response by dialing 911. In addition to 911, the contractor will notify the proper county officials. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
    - Notify the Governor's Office of Emergency Services Warning Center, (805) 852-7550.
    - For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor shall notify the National Response Center at (800) 424-8802.
    - Notification shall first be made by telephone and followed up with a written report.
    - The services of a spills contractor or a Haz-Mat team shall be obtained immediately. Construction personnel shall not attempt to clean up the spill until the appropriate and qualified staff have arrived at the job site.
    - Other agencies which may need to be consulted include, but are not limited to, the Fire Department, the Public Works Department, the Coast Guard, the Highway Patrol, the City/County Police Department, Department of Toxic Substances, California Division of Oil and Gas, Cal/OSHA, RWQCB, etc.

Maintenance and Inspection
- Verify weekly that spill control clean up materials are located near material storage, unloading, and use areas.
- Update spill prevention and control plans and stock appropriate clean-up materials whenever changes occur in the types of chemicals used or stored onsite.

Solid Waste Management

Definition and Purpose
Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to watercourses as a result of the creation, stockpiling, or removal of construction site wastes.

Appropriate Applications
Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.

Solid wastes include but are not limited to:

- Construction wastes including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials.
- Highway planting wastes, including vegetative material, plant containers, and packaging materials.
- Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

Limitations
- Temporary stockpiling of certain construction wastes may not necessitate stringent drainage related controls during the non-rainy season or in desert areas with low rainfall.

Standards and Specifications

Education
- The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper solid waste procedures and practices.
- Instruct employees and subcontractors on identification of solid waste and hazardous waste.
- Educate employees and subcontractors on solid waste storage and disposal procedures.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings).
- Require that employees and subcontractors follow solid waste handling and storage procedures.
- Prohibit littering by employees, subcontractors, and visitors.
- Wherever possible, minimize production of solid waste materials.

Collection, Storage, and Disposal
- Dumpsters of sufficient size and number shall be provided to contain the solid waste generated by the project and properly serviced.
- Littering on the project site shall be prohibited.
- To prevent clogging of the storm drainage system litter and debris removal from drainage grates, trash racks, and ditch lines shall be a priority.
- Trash receptacles shall be provided in the Contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods.
- Construction debris and litter from work areas within the construction limits of the project site shall be collected and placed in watertight dumpsters at least weekly regardless of whether the litter was generated by the Contractor, the public, or others. Collected litter and debris shall not be placed in or next to drain inlets, storm water drainage systems or watercourses.
- Full dumpsters shall be removed from the project site and the contents shall be disposed of outside the highway right-of-way in conformance with the provisions in the Standard Specifications Section 7-1.13.
- Litter stored in collection areas and containers shall be handled and disposed of by trash hauling contractors.
- Construction debris and waste shall be removed from the site every two weeks or as directed by the RE.
- Construction material visible to the public shall be stored or stacked in an orderly manner to the satisfaction of the RE.
- Storm water run-on shall be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces.
- Solid waste storage areas shall be located at least 15 m (50 ft) from drainage facilities and watercourses and shall not be located in areas prone to flooding or ponding.
- Except during fair weather, construction and highway planting waste not stored in watertight dumpsters shall be securely covered from wind and rain by covering the waste with tarps or plastic sheeting or protected in conformance with the applicable Disturbed Soil Area protection section.
- Dumpster washout on the project site is not allowed.
- Notify trash hauling contractors that only watertight dumpsters are acceptable for use on-site.
- Plan for additional containers during the demolition phase of construction.
- Plan for more frequent pickup during the demolition phase of construction.
- Construction waste shall be stored in a designated area approved by the RE.
- Segregate potentially hazardous waste from non-hazardous construction site waste.
- Keep the site clean of litter debris.
- Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris.
- Dispose of non-hazardous waste in accordance with Standard Specification 7-1.13, Disposal of Material Outside the Highway Right of Way.
- For disposal of hazardous waste, see BMP WM-6, "Hazardous Waste Management." Have hazardous waste hauled to an appropriate disposal and/or recycling facility.
- Salvage or recycle useful vegetation debris, packaging and/or surplus building materials when practical. For example, trees and shrubs from land clearing can be converted into wood chips, then used as mulch on graded areas. Wood pallets, cardboard boxes, and construction scraps can also be recycled.

Maintenance and Inspection
- The WPCM shall monitor onsite solid waste storage and disposal procedures.
- Police site for litter and debris.

Hazardous Waste Management

Definition and Purpose
These are procedures and practices to minimize or eliminate the discharge of pollutants from construction site hazardous waste to the storm drain systems or to watercourses.

Appropriate Applications
- This best management practice (BMP) applies to all construction projects.
- Hazardous waste management practices are implemented on construction projects that generate waste from the use of:
  - Petroleum Products,
  - Asphalt Products,
  - Concrete Curing Compounds,
  - Pesticides,
  - Acids,
  - Paints,
  - Stains,
  - Solvents,
  - Wood Preservatives.
  - Roofing Tar, or
  - Any materials deemed a hazardous waste in California, Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302.

Limitations
- Nothing in this BMP relieves the Contractor from responsibility for compliance with federal, state, and local laws regarding storage, handling, transportation, and disposal of hazardous wastes.
- This BMP does not cover aerially deposited lead (ADL) soils. For ADL soils refer to BMP WM-7, "Contaminated Soil Management," and the project special provisions.

Standards and Specifications

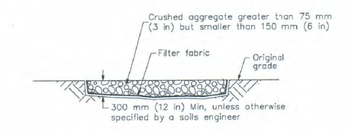
Education
- Educate employees and subcontractors on hazardous waste storage and disposal procedures.
- Educate employees and subcontractors on potential dangers to humans and the environment from hazardous wastes.
- Instruct employees and subcontractors on safety procedures for common construction site hazardous wastes.
- Instruct employees and subcontractors in identification of hazardous and solid waste.
- Hold regular meetings to discuss and reinforce hazardous waste management procedures (incorporate into regular safety meetings).
- The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper hazardous waste management procedures and practices.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.

Storage Procedures
- Wastes shall be stored in sealed containers constructed of a suitable material and shall be labeled as required by Title 22 CCR, Division 4.5 and 49 CFR Parts 172,173, 178, and 179.
- All hazardous waste shall be stored, transported, and disposed as required in Title 22 CCR, Division 4.5 and 49 CFR 261-263.
- Waste containers shall be stored in temporary containment facilities that shall comply with the following requirements:
  - Temporary containment facility shall provide for a spill containment volume able to contain precipitation from a 24-hour, 25 year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest tank within its boundary, whichever is greater.
  - Temporary containment facility shall be impervious to the materials stored there for a minimum contact time of 72 hours.
  - Temporary containment facilities shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks accumulated rainwater and spills shall be placed into drums after each rainfall. These liquids shall be handled as a hazardous waste unless testing determines them to be non-hazardous. Non-hazardous liquids shall be sent to an approved disposal site.
  - Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access.
  - Incompatible materials, such as chlorine and ammonia, shall not be stored in the same temporary containment facility.
  - Throughout the rainy season, temporary containment facilities shall be covered during non-working days, and prior to rain events. Covered facilities may include use of plastic tarps for small facilities or constructed roofs with overhangs. A storage facility having a solid cover and sides is preferred to a temporary tarp. Storage facilities shall be equipped with adequate ventilation.
- Drums shall not be overfilled and wastes shall not be mixed.
- Unless watertight, containers of dry waste shall be stored on pallets.
- Paint brushes and equipment for water and oil based paints shall be cleaned within a contained area and shall not be allowed to contaminate site soils, watercourses or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused shall be disposed of as hazardous waste. When thoroughly dry, latex paint and paint cans, used brushes, rags, absorbent materials, and drop cloths shall be disposed of as solid waste.
- Ensure that adequate hazardous waste storage volume is available.
- Ensure that hazardous waste collection containers are conveniently located.
- Designate hazardous waste storage areas on site away from storm drains or watercourses and away from moving vehicles and equipment to prevent accidental spills.
- Minimize production or generation of hazardous materials and hazardous waste on the job site.
- Use containment berms in fueling and maintenance areas and where the potential for spills is high.
- Segregate potentially hazardous waste from non-hazardous construction site debris.
- Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.
- Clearly label all hazardous waste containers with the waste being stored and the date of accumulation.
- Place hazardous waste containers in secondary containment.
- Do not allow potentially hazardous waste materials to accumulate on the ground.
- Do not mix wastes.

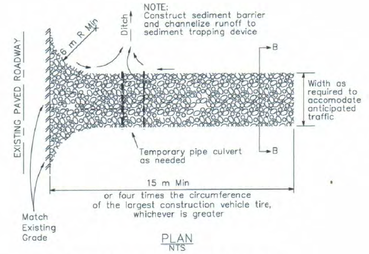
Disposal Procedures
- Waste shall be disposed of outside the highway right-of-way within 90 days of being generated, or as directed by the Resident Engineer (RE). In no case shall hazardous waste storage exceed requirements in Title 22 CCR, Section 66262.34.
- Waste shall be disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility utilizing properly completed Uniform Hazardous Waste Manifest forms.
- A Department of Health Services (DHS) certified laboratory shall sample waste and classify it to determine the appropriate disposal facility.
- Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for solid waste construction debris.
- Properly dispose of rainwater in secondary containment that may have mixed with hazardous waste.
- Recycle any useful material such as used oil or water-based paint when practical.
- Attention is directed to "Hazardous Material", "Contaminated Material", and "Aerially Deposited Lead" of the contract documents regarding the handling and disposal of hazardous materials.

Maintenance and Inspection
- A foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures.
- Waste storage areas shall be kept clean, well organized, and equipped with ample clean-up supplies as appropriate for the materials being stored.
- Storage areas shall be inspected in conformance with the provisions in the contract documents.
- Perimeter controls, containment structures, covers, and liners shall be repaired or replaced as needed to maintain proper function.
- Hazardous spills shall be cleaned up and reported in conformance with the applicable Material Safety Data Sheet (MSDS) and the instructions posted at the project site.
- The National Response Center, at (800) 424-8802, shall be notified of spills of Federal reportable quantities in conformance with the requirements in 40 CFR parts 110, 117, and 302.
- Copy of the hazardous waste manifests shall be provided to the RE.

Stabilized Construction Entrance/Exit TC-1

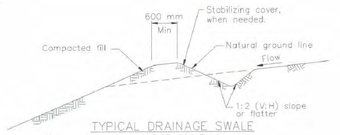


SECTION B–B
NTS



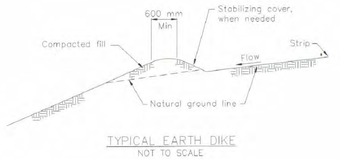
Stabilized Contraction Entrance/Exit (Type 1)

Earth Dikes/Drainage Swales and Lined Ditches SS-9



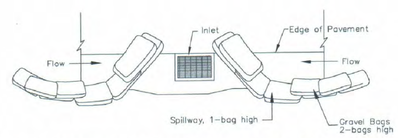
TYPICAL DRAINAGE SWALE
NOT TO SCALE

NOTES:
1. Stabilize inlet, outlets and slopes.
2. Properly compact the subgrade, in conformance with Section 19-5 of the Caltrans Standard Specifications.

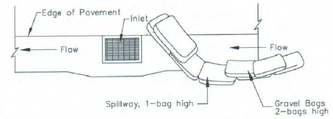


TYPICAL EARTH DIKE
NOT TO SCALE

Storm Drain Inlet Protection SC-10



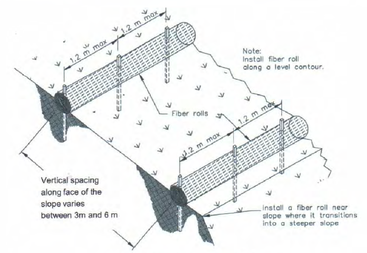
TYPICAL PROTECTION FOR INLET WITH OPOSSING FLOW DIRECTIONS



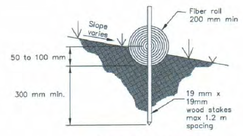
TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

Fiber Rolls SC-5

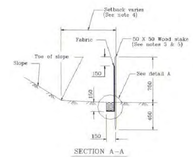


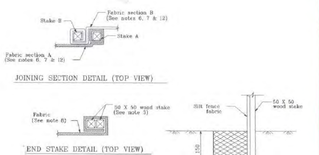
TYPICAL FIBER ROLL INSTALLATION
N.T.S.

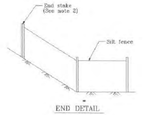


ENTRENCHMENT DETAIL
N.T.S.

Silt Fence SC-1







CONSULTING CIVIL ENGINEERING LAND PLANNING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503)675–3925

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER MARLON J. FENTON No. 43926 Exp. 6/30/2017 CIVIL STATE OF OREGON

MARLON J. FENTON R.C.E. 43926 DATE

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

EROSION CONTROL DETAILS & NOTES

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
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560 First Street, Suite 104
Lake Oswego, Oregon 97034
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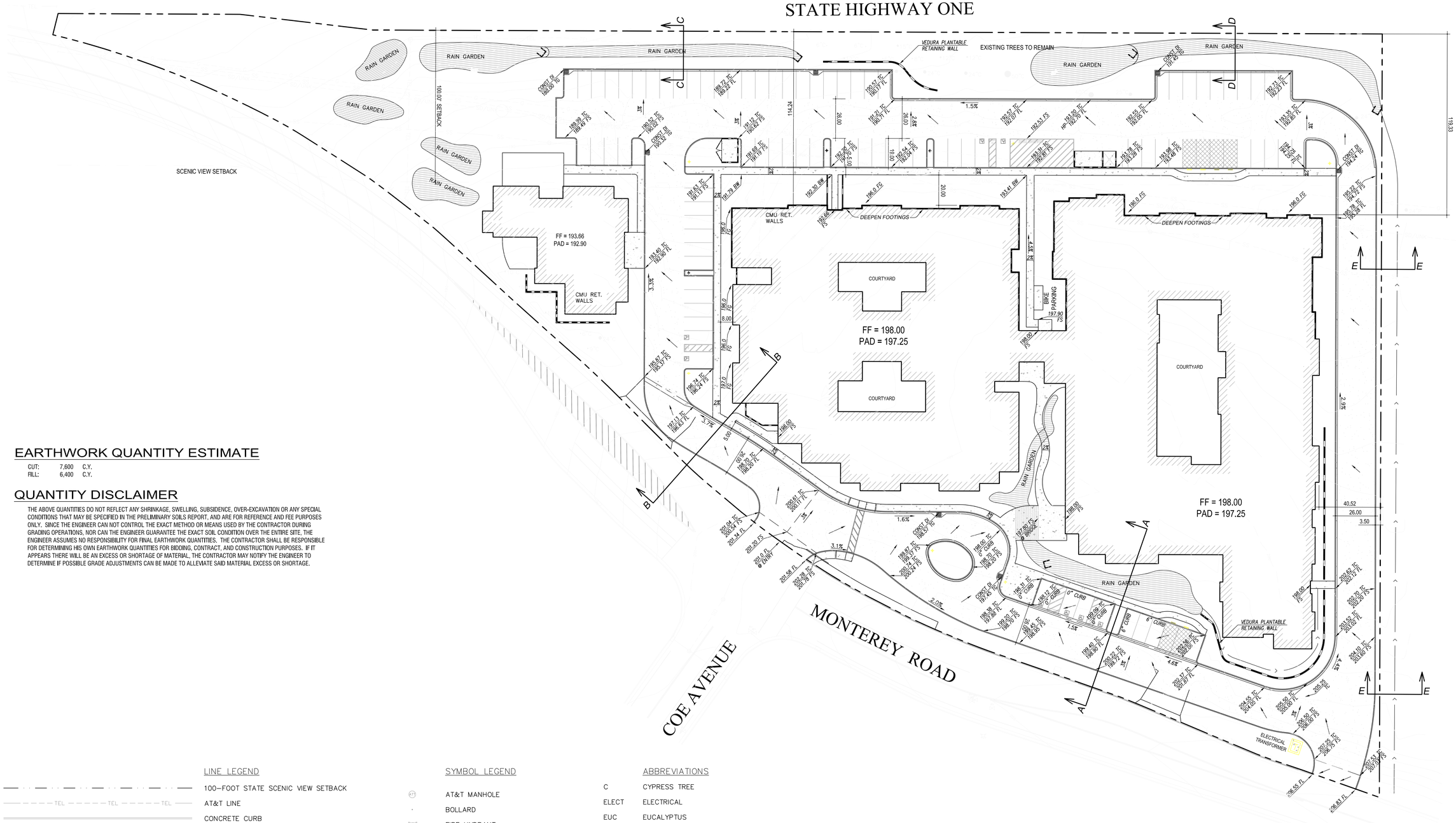
SHEET
C4
OF 8 SHEETS



EARTHWORK QUANTITY ESTIMATE

CUT: 7,600 C.Y.
FILL: 6,400 C.Y.

QUANTITY DISCLAIMER

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER-EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT, AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CAN NOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.

LINE LEGEND

- 100-FOOT STATE SCENIC VIEW SETBACK
- AT&T LINE
- CONCRETE CURB
- CONCRETE CURB AND LIP
- EXISTING EASEMENT
- GAS LINE
- LINK FENCE
- MAJOR CONTOUR (5-FOOT)
- MINOR CONTOUR (1-FOOT)
- PRELIMINARY PROPERTY LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STORM DRAIN LINE (DRAFTED)
- WOOD FENCE

SYMBOL LEGEND

- AT&T MANHOLE
- BOLLARD
- FIRE HYDRANT
- GAS VALVE
- GUY WIRE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- SEWER MANHOLE
- SIGN
- STORMDRAIN MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE

ABBREVIATIONS

C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE
	ASPHALT/CONCRETE
	CONCRETE

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SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

GRADING PLAN

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
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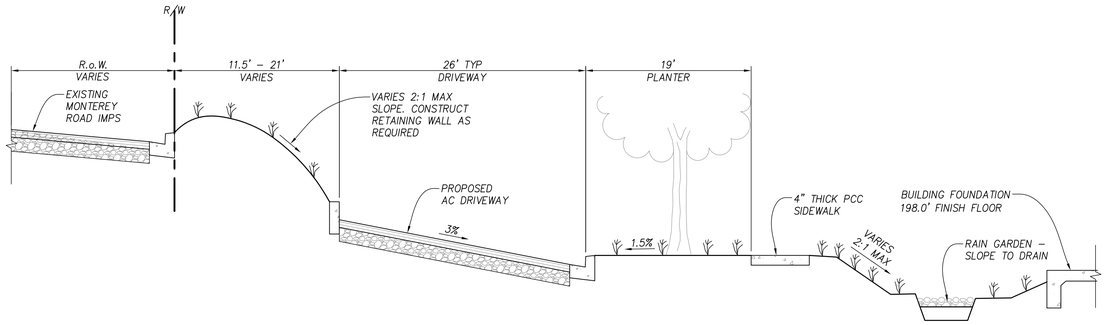
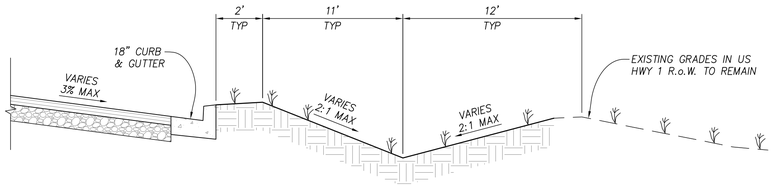
OF 8 SHEETS



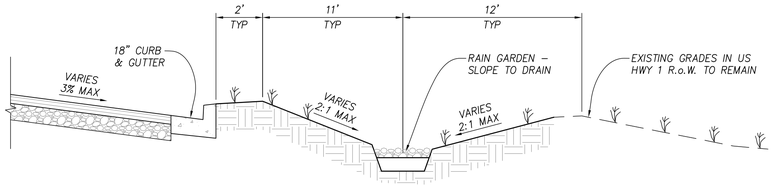
SECTION A-A

N.T.S.



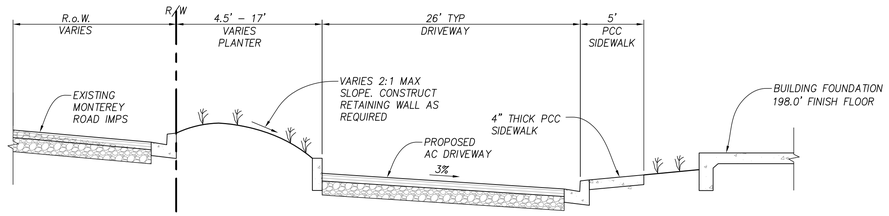
SECTION C-C

N.T.S.



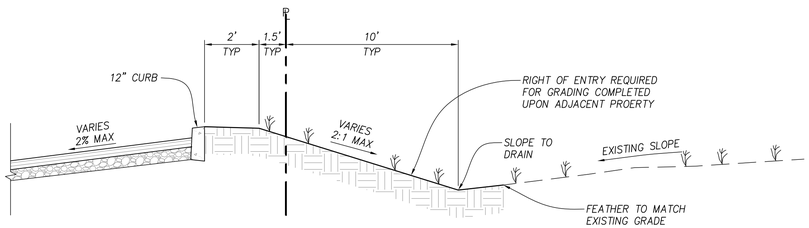
SECTION D-D

N.T.S.



SECTION B-B

N.T.S.



SECTION E-E

N.T.S.

CONSULTING
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503)675-3925

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER
MARLON J. FENTON
No. 43926
Exp. 6/30/2017
CIVIL
STATE OF OREGON

MARLON J. FENTON R.C.E. 43926 DATE

SEASIDE SENIOR LIVING

550 MONTEREY ROAD, SEASIDE, CA 93955

GRADING PLAN SECTIONS

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET
C6
OF 8 SHEETS

GRADING NOTES:

1. ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE MONTEREY COUNTY CODE OF REGULATORY ORDINANCES.

2. A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.

3. ALL FILL MATERIAL SHALL BE COMPACTED AS NOTED.

4. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.

5. MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.

6. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING MONTEREY COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
   A. LOT GRADING
   B. GRADING OF SLOPES
   C. REQUIRED SETBACKS
   D. RIP RAP ENERGY DISSIPATER
   F. DEBRIS FENCE
   G. FENCING CUT BANKS

7. BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.

8. REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.

9. REQUIRED SLOPE RATIOS ARE AS FOLLOWS:

A. CUTS	–	1.5:1	FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
B. CUTS	–	2:1	FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
C. FILLS	–	2:1	(MAXIMUM) FOR ALL FILL SLOPES

10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.

11. THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
    A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;
    B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;
    C. ADEQUATE DUST CONTROL MEASURES.

12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.

13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES:

A. GAS AND ELECTRIC	PACIFIC GAS & ELECTRIC	(831) 648–3231
B. TELEPHONE	AT&T	(855) 637–9527
C. CABLE TV	COMCAST	(800) 945–2288
D. WATER UTILITY	MARINA COAST WATER DISTRICT	(831) 384–6131
E. SEWER UTILITY	SEASIDE COUNTY SANITATION DISTRICT	(831) 899–6825

14. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.

15. THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.

16. THE GRADING FOR THE SITE SHALL INCLUDE THE CLEARING AND GRUBBING FOR A 238,502 SQ.FT. AREA.

17. THE BASIS OF EXISTING CONTOURS WAS PROVIDED IN A DIGITAL TERRAIN MODEL (DTM) BASED ON AN ASSUMED ELEVATION OF 201.12' FOR A 2 1/2" BRASS DISK BENCHMARK LOCATED IN THE PAVEMENT AT THE INTERSECTION OF MONTEREY ROAD AND COE AVENUE. THE DTM WAS CREATED IN CONJUNCTION WITH AN TOPOGRAPHICAL SURVEY AT 20–SCALE WITH 1 FOOT CONTOUR INTERVALS PREFORMED SEPTEMBER 2014.

18. AREAS DESIGNATED AS "SPECIAL FUEL MOD ZONE" ARE TO BE CLEARED OF EXISTING VEGETATION, THEN COVERED WITH LANDSCAPING FABRIC AND WEIGHTED DOWN USING AS SURFACING MATERIAL OF CRUSHED STONE.

19. EARTHWORK QUANTITIES:
    CUT: 7,600 CUBIC YARDS
    FILL: 6,400 CUBIC YARDS

PRELIMINARY GRADING NOTES:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

STORMWATER MANAGEMENT NOTES:

1. DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.

2. 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR–ROUND TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.

3. THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ONSITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF MONTEREY OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.

4. PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.

5. EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.

6. A PERIMETER BMP INSPECTION IS REQUIRED ON THE FIRST DAY OF GRADING

7. WHERE AN EXISTING STORMWATER CONVEYANCE CROSSES OVER A PLANNED SECONDARY SERVICE ROAD, THE ROAD SHALL BE GRADED AND MAINTAINED AS A FORD.

8. RIP RAP SHALL BE PLACED AT ALL LOCATIONS WHERE ONE DRAINAGE FEATURE (SUCH AS A DITCH OR A SWALE) DRAINS INTO A LARGER DRAINAGE FEATURE.

9. DIP SECTIONS SHALL BE COMPOSED OF 6" OF REINFORCED STRUCTURAL CONCRETE SLABS, WHICH SHALL BE DESIGNED TO WITHSTAND AND CONVEY HUNDRED (100) YEAR FREQUENCY STORM.

10. ALL SURFACES THAT ARE NOT IMPROVED ROADS SHOULD BE SEEDED AND REVEGETATED WITH DROUGHT TOLERANT PLANTS.

NOTES:

1. THE MINIMUM PIPE RISER SHALL BE A 30" CORRUGATED STEEL PIPE (CSP), 14 GA., OR AN ALTERNATE APPROVED BY THE ENGINEER. RISER TO HAVE A CROSS–SECTIONAL AREA AT LEAST 1.5 TIMES THE CROSS–SECTIONAL AREA OF THE HORIZONTAL DRAIN PIPE.

2. THE MINIMUM DRAIN PIPE SHALL BE A 12" CSP, 14GA., OR AN ALTERNATE APPROVED BY THE ENGINEER.

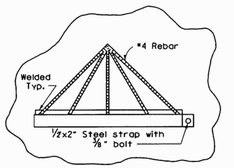
3. THE UPPERMOST ELEVATION OF THE RISER HALL BE SUCH THAT FULL FLOW WILL BE GENERATED BEFORE THERE IS DISCHARGE OVER THE EMERGENCY SPILLWAY AND AT LEAST ONE FOOT BELOW THE TOPE OF THE EMERGENCY SPILLWAY.

4. THE RISER HALL BE PERFORATED WITH 1/2" X 12" (MAX.) SLOTS OR 1/2" TO 1–1/2" DIAMETER HOLES, 10 TO 12 INCHES ON CENTER AND STAGGERED. HOLES CUT WITH A WELDING TORCH ARE ACCEPTABLE. THE SMALL HOLES SHALL BE USED ON THE LOWER PORTION OF THE RISER.

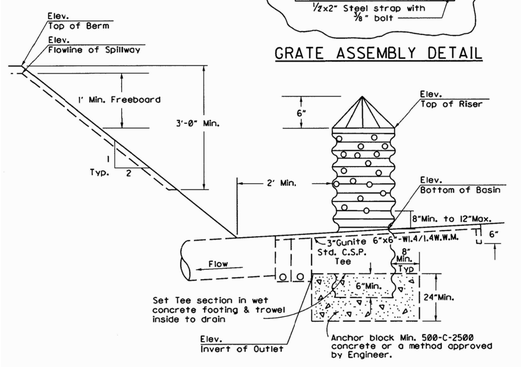
5. THE DRAIN PIPE SHALL BE PLACED ON A FIRM FOUNDATION.

6. THE RISER SHALL HAVE A BASE ATTACHED WITH A WATERTIGHT CONNECTION AND SHALL HAVE SUFFICIENT WEIGHT TO PREVENT FLOTATION OF THE RISER. TWO RECOMMENDED METHODS ARE:
   C. A SQUARE CONCRETE BASE 18 INCHES THICK WITH THE RISER EMBEDDED SIX INCHES INTO THE BASE. EACH SIDE OF THE BASE WILL BE ONE DIAMETER OF THE RISER PLUS 24 INCHES.
   B. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE WELDED ALL AROUND THE BASE OF THE RISER TO FORM A WATERTIGHT CONNECTION. THE PLATE SHALL BE SQUARE WITH EACH SIDE EQUAL TO TWO TIMES THE RISER DIAMETER. THE PLATE SHALL HAVE TWO FEET OF STONE, GRAVEL, OR TAMPED EARTH PLACED ON IT TO PREVENT FLOTATION.

7. A GRATE CONSISTING OF #4 REBAR, 6 INCHES ON CENTER SHALL BE WELDED TO THE TOP OF THE RISER.



GRATE ASSEMBLY DETAIL



DRAIN PIPE AND RISER DETAIL

NOT TO SCALE

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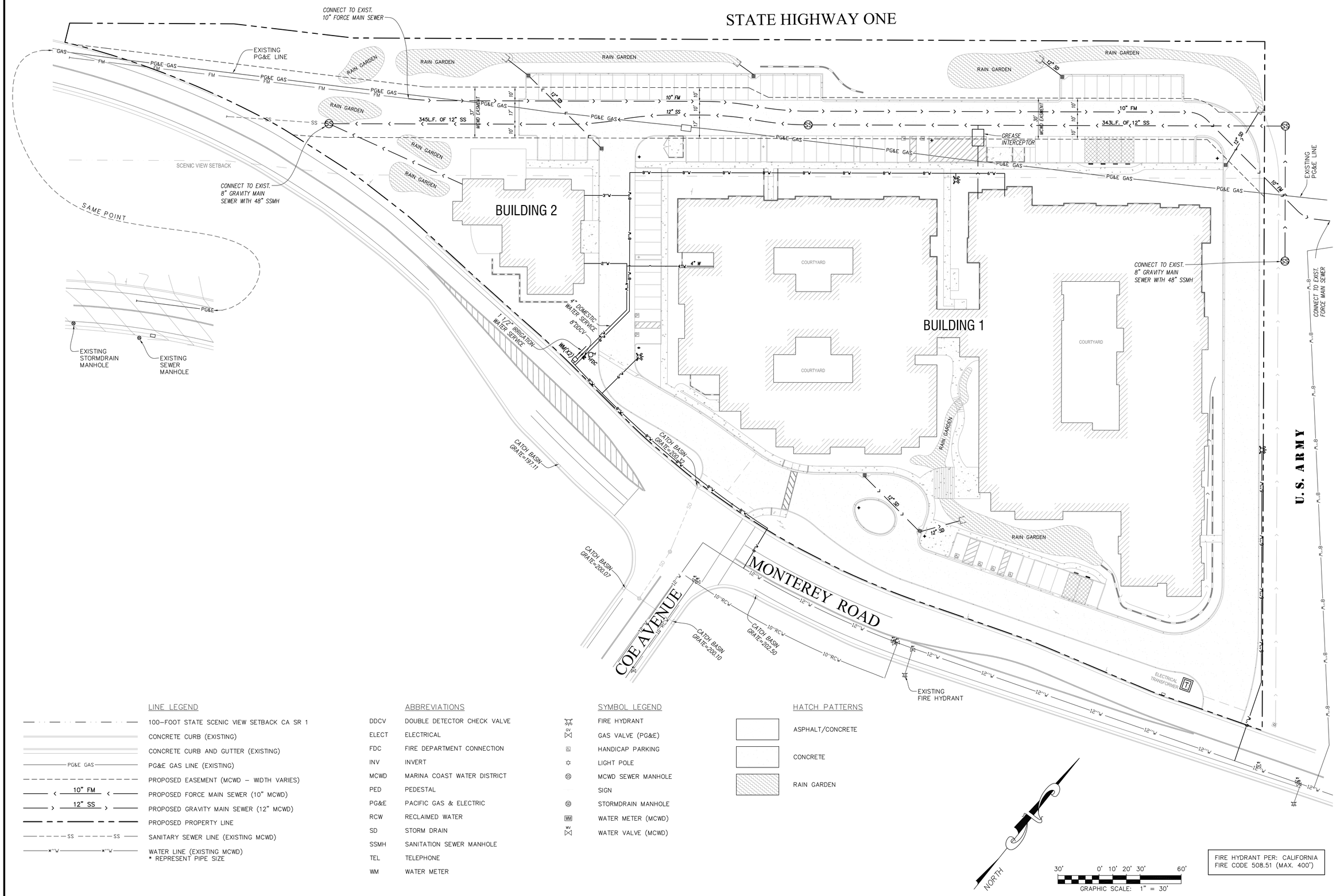


LINE LEGEND

- 100-FOOT STATE SCENIC VIEW SETBACK CA SR 1
- CONCRETE CURB (EXISTING)
- CONCRETE CURB AND GUTTER (EXISTING)
- PG&E GAS — PG&E GAS LINE (EXISTING)
- PROPOSED EASEMENT (MCWD – WIDTH VARIES)
- 10" FM — PROPOSED FORCE MAIN SEWER (10" MCWD)
- 12" SS — PROPOSED GRAVITY MAIN SEWER (12" MCWD)
- PROPOSED PROPERTY LINE
- SS — SANITARY SEWER LINE (EXISTING MCWD)
- x"W — WATER LINE (EXISTING MCWD) * REPRESENT PIPE SIZE

ABBREVIATIONS

DDCV	DOUBLE DETECTOR CHECK VALVE
ELECT	ELECTRICAL
FDC	FIRE DEPARTMENT CONNECTION
INV	INVERT
MCWD	MARINA COAST WATER DISTRICT
PED	PEDESTAL
PG&E	PACIFIC GAS & ELECTRIC
RCW	RECLAIMED WATER
SD	STORM DRAIN
SSMH	SANITATION SEWER MANHOLE
TEL	TELEPHONE
WM	WATER METER

SYMBOL LEGEND

- FIRE HYDRANT
- GAS VALVE (PG&E)
- HANDICAP PARKING
- LIGHT POLE
- MCWD SEWER MANHOLE
- SIGN
- STORMDRAIN MANHOLE
- WATER METER (MCWD)
- WATER VALVE (MCWD)

HATCH PATTERNS

- ASPHALT/CONCRETE
- CONCRETE
- RAIN GARDEN

CONSULTING CIVIL ENGINEERING LAND PLANNING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503)675-3925

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER MARLON J. FENTON No. 43926 Exp. 6/30/2017 CIVIL STATE OF CALIFORNIA

MARLON J. FENTON R.C.E. 43926 DATE

SEASIDE SENIOR LIVING

550 MONTEREY ROAD, SEASIDE, CA 93955

UTILITIES PLAN

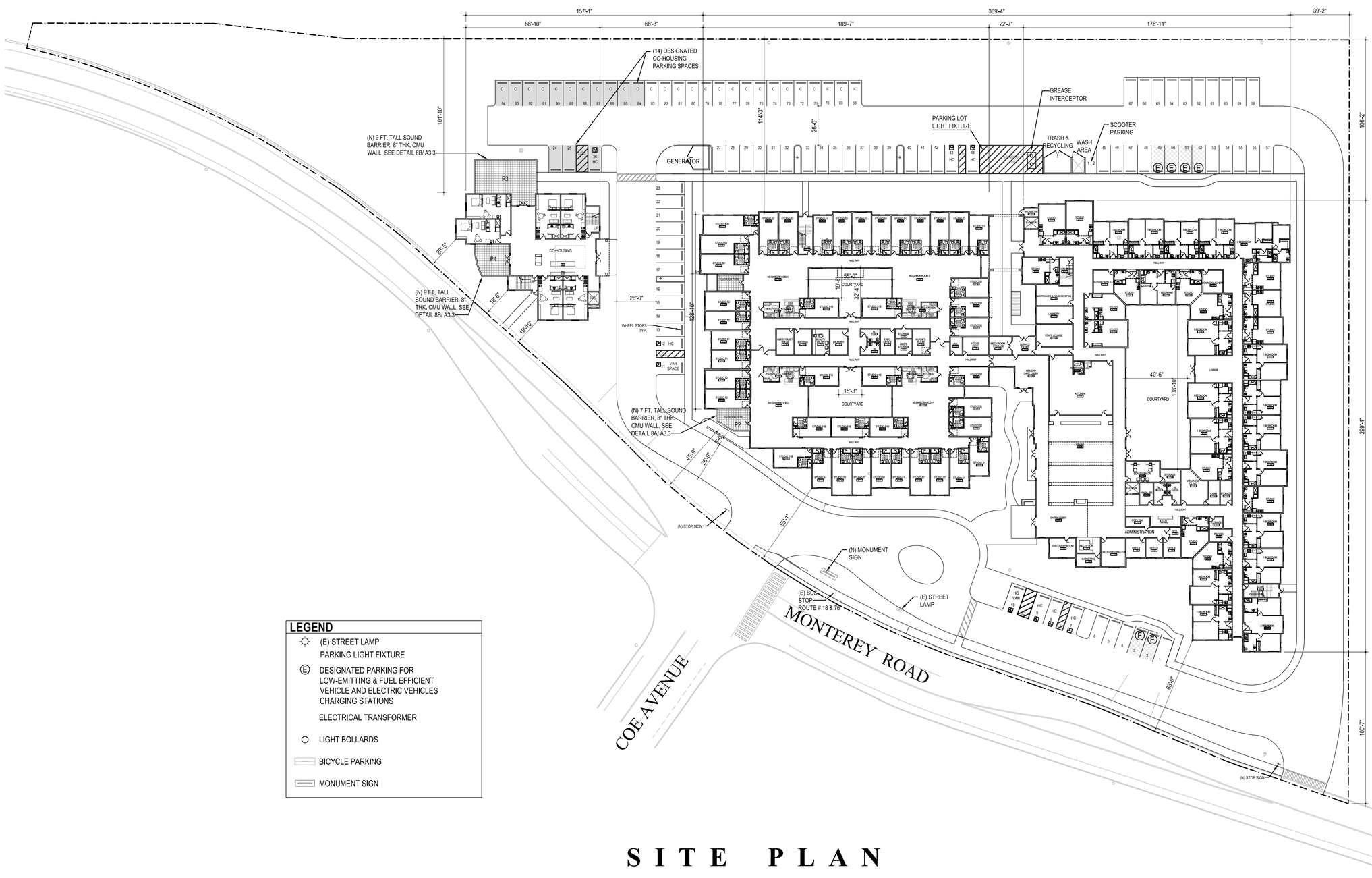
APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION
03/25/16	REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
540 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET C8 OF 8 SHEETS



LEGEND

- (E) STREET LAMP
  PARKING LIGHT FIXTURE
- Ⓔ DESIGNATED PARKING FOR LOW-EMITTING & FUEL EFFICIENT VEHICLE AND ELECTRIC VEHICLES CHARGING STATIONS
- ELECTRICAL TRANSFORMER
- LIGHT BOLLARDS
- BICYCLE PARKING
- MONUMENT SIGN

SITE PLAN

NORTH PROJECT NORTH

Scale: 1/32"=1'-0"
0 16 32 64

Hochhauser Blatter
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

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01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	IS/ MND SUBMITTAL

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SITE PLAN

PROJECT NO: 9714

SHEET
A1.1
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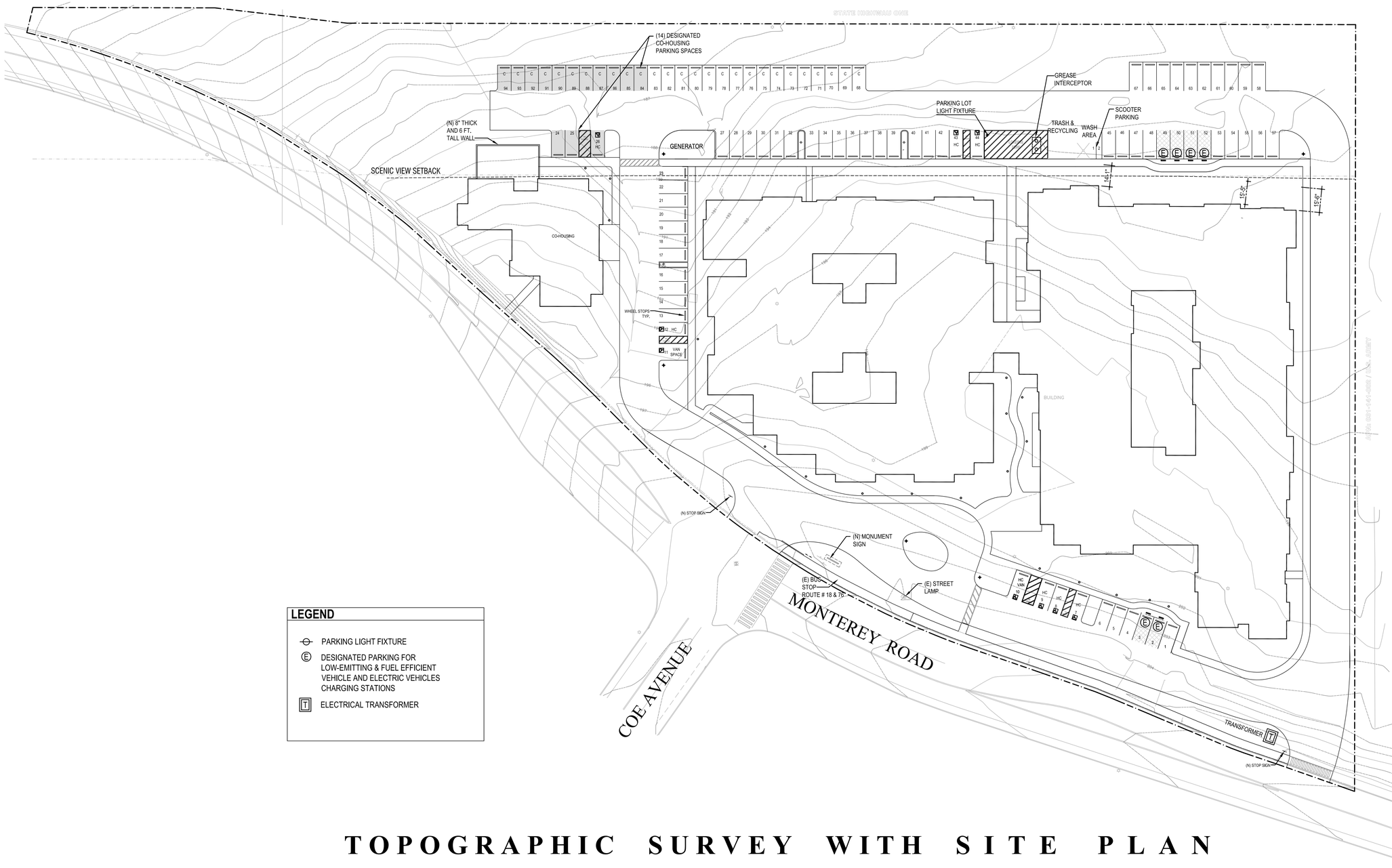

LEGEND

- PARKING LIGHT FIXTURE
- (E) DESIGNATED PARKING FOR LOW-EMITTING & FUEL EFFICIENT VEHICLE AND ELECTRIC VEHICLES CHARGING STATIONS
- T ELECTRICAL TRANSFORMER

TOPOGRAPHIC SURVEY WITH SITE PLAN

NORTH

PROJECT NORTH

Scale: 1/32"=1'-0"

0 16 32 64

Hochhauser Blatter

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SHEET CONTENTS

BUILDING FOOTPRINT w/ TOPOGRAPHY

PROJECT NO: 9714

SHEET

A1.2

OF ALL SHEETS

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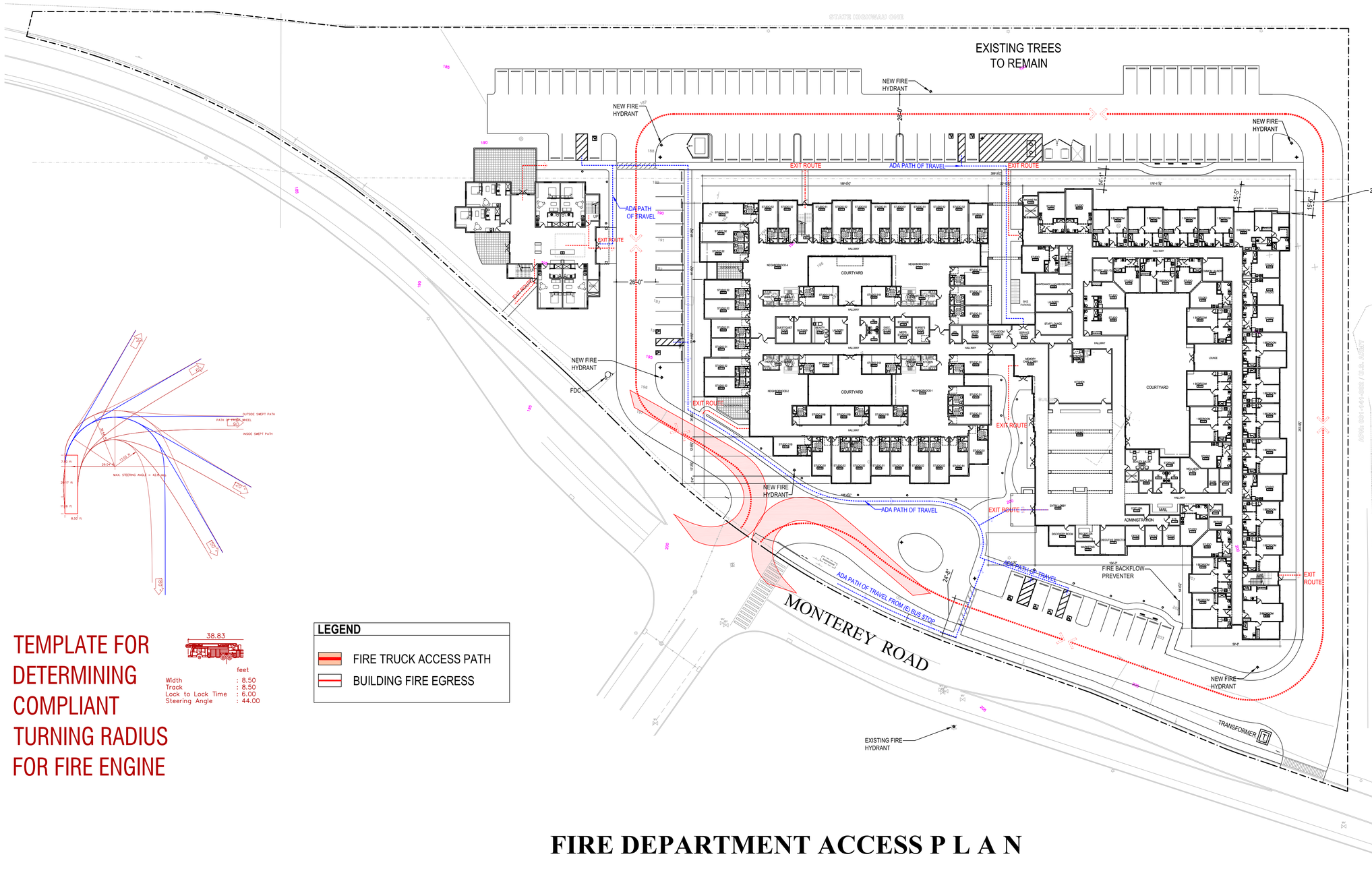

TEMPLATE FOR DETERMINING COMPLIANT TURNING RADIUS FOR FIRE ENGINE

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 44.00

LEGEND

- FIRE TRUCK ACCESS PATH
- BUILDING FIRE EGRESS

FIRE DEPARTMENT ACCESS P L A N

NORTH

PROJECT NORTH

Scale: 1/32"=1'-0"

0 16 32 64

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FIRE DEPARTMENT ACCESS PLAN

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SHEET

A1.3

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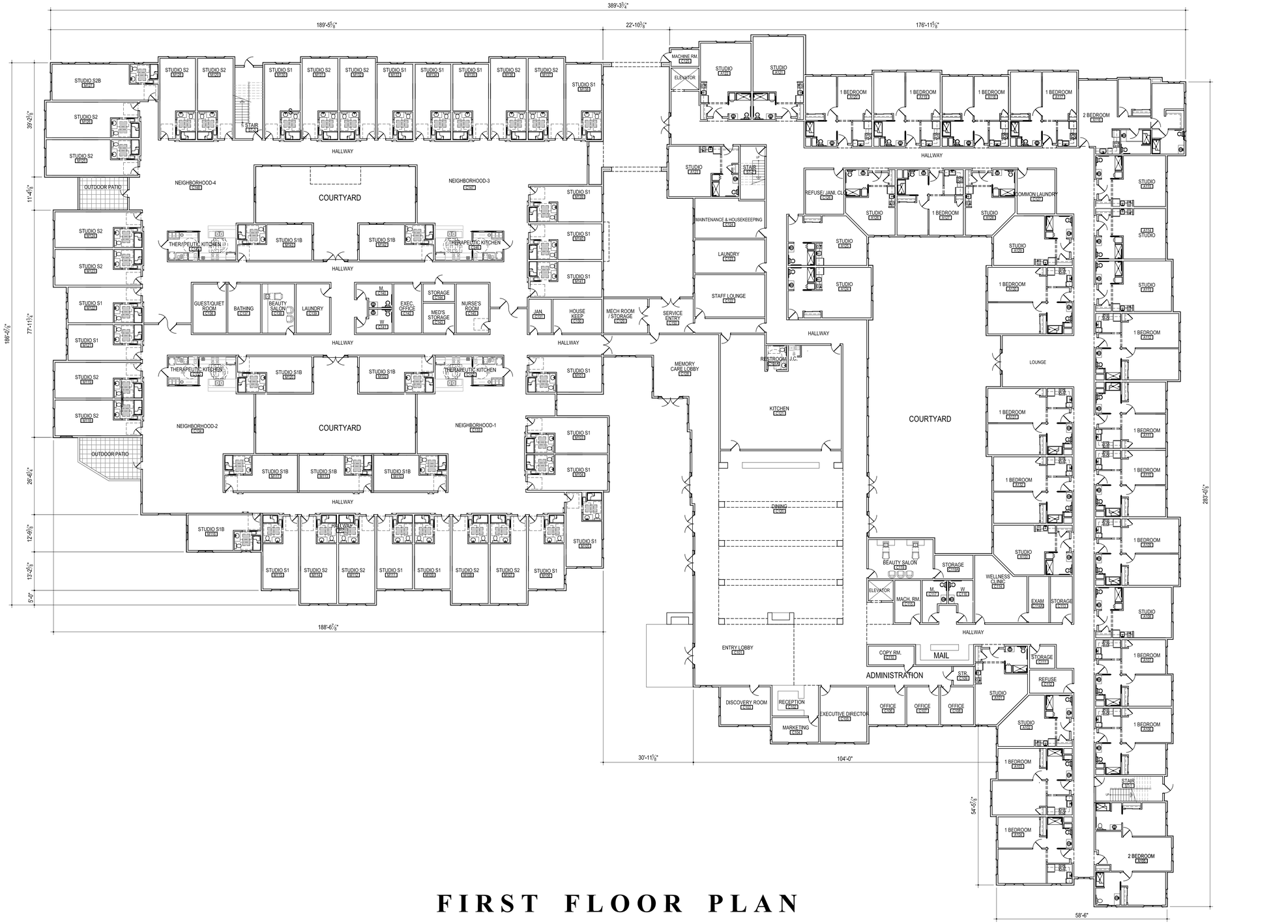

FIRST FLOOR PLAN

NORTH

PROJECT NORTH

Scale: 1/16"=1'-0"

0 8 16 32

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FIRST FLOOR PLAN

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SHEET

A2.1

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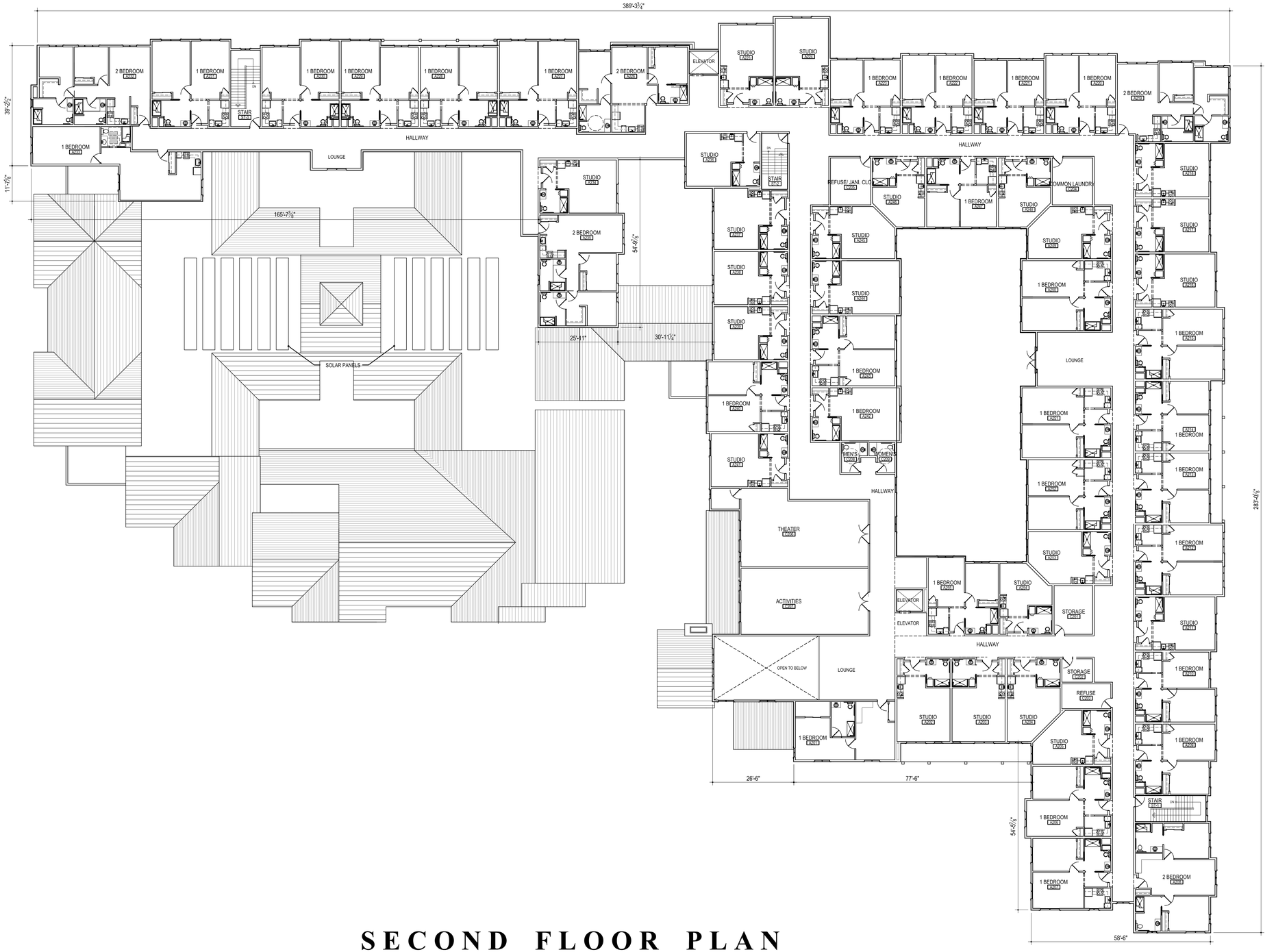

SECOND FLOOR PLAN

NORTH

PROJECT NORTH

Scale: 1/16"=1'-0"

0 8 16 32

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SECOND FLOOR PLAN

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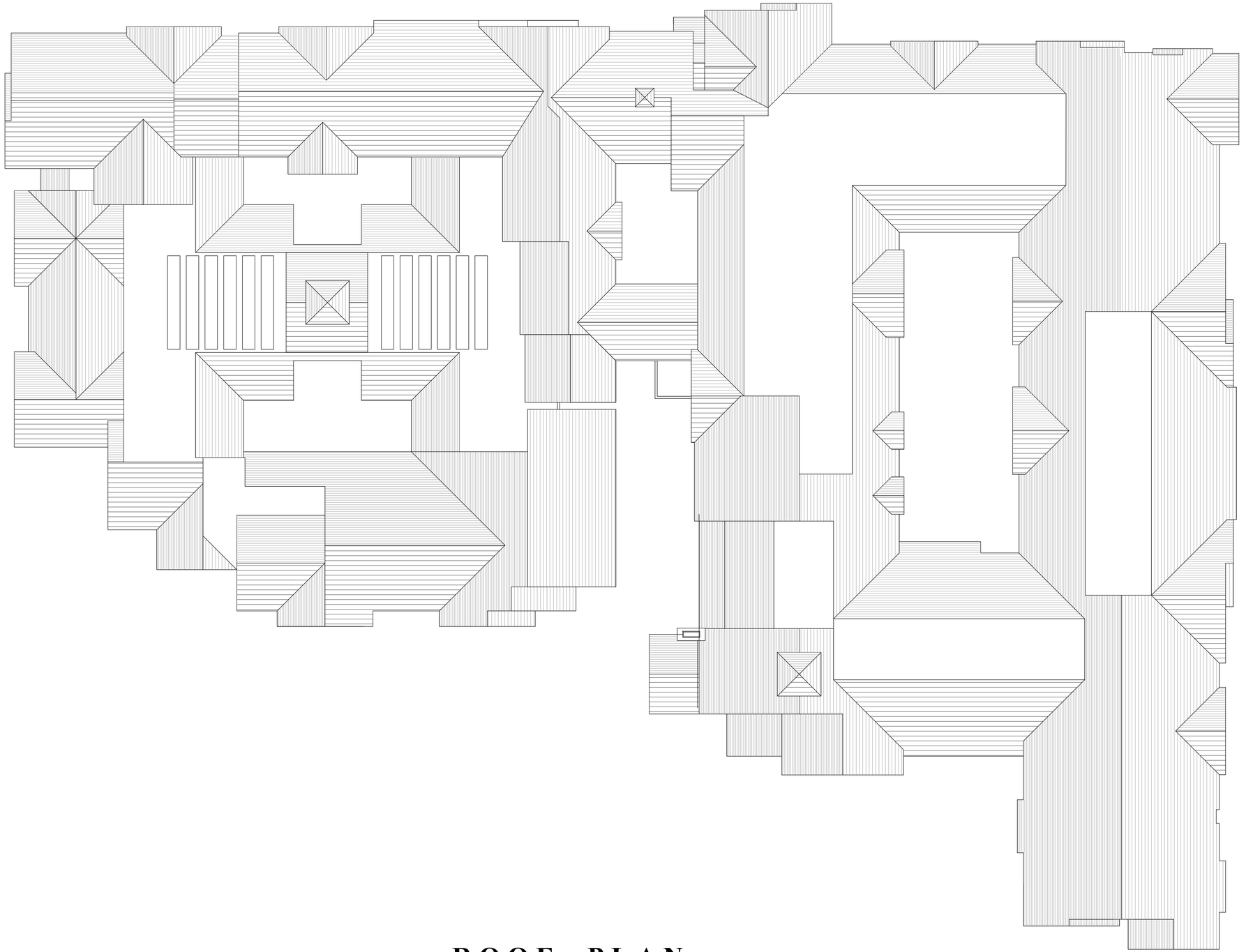

ROOF PLAN

NORTH

PROJECT NORTH

Scale: 1/16"=1'-0"

0 8 16 32

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ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
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ROOF PLAN

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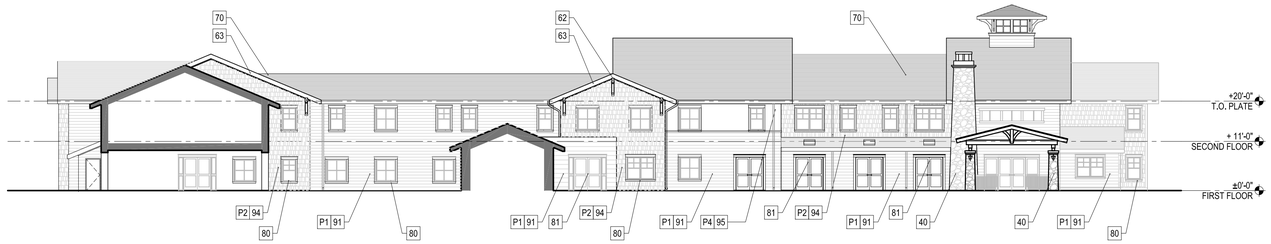
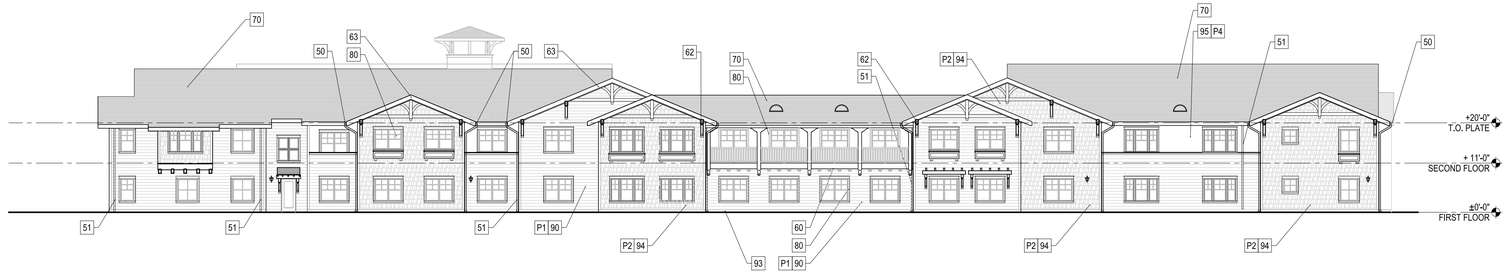
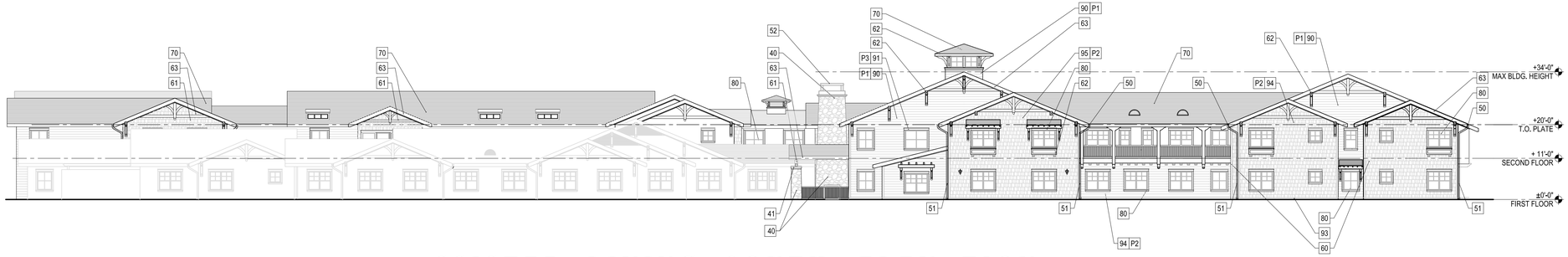


ASSISTED LIVING - WEST ELEVATION

ASSISTED LIVING - NORTH ELEVATION



ASSISTED LIVING - EAST ELEVATION



ASSISTED LIVING - SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

MASONRY
- 40 STONE MASONRY
- 41 FLAGSTONE PIER CAP

METALS
- 50 GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'
- 51 GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'
- 52 PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)

WOODS & PLASTICS
- 60 LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
- 61 DECORATIVE WOOD LATTICE -
- 62 WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
- 63 WOOD FASCIA -

THERMAL & MOISTURE PROTECTION
- 70 ROOF: ASPHALT SHINGLE CERTAINTEED LMP 'WEATHERED WOOD'

DOORS & WINDOWS
- 80 "JELDWEN" PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
- 81 "JELDWEN" ALUMINUM CLAD WOOD FRENCH DOORS & LITES
- 82 PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

PAINT
- P1 PAINT - TYPE 1
- P2 PAINT - TYPE 2
- P3 PAINT - TYPE 3
- P4 PAINT - TYPE 4
- P5 PAINT - TYPE 5

FINISHES
- 90 CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
- 91 CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
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- 95 3-COAT CEMENT PLASTER SYSTEM (3/4" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER

Scale: 1/16"=1'-0"
0 8 16 32

Hochhauser Blatter
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
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SHEET CONTENTS
ASSISTED LIVING- EXTERIOR ELEVATIONS

PROJECT NO: 9714

SHEET
A3.1
OF ALL SHEETS
LATEST REVISION

ASSISTED LIVING - WEST ELEVATION

ASSISTED LIVING - NORTH ELEVATION

MEMORY CARE - EAST ELEVATION

ASSISTED LIVING - SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

MASONRY
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- ☐ FLAGSTONE PIER CAP

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- ☐ GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'
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HARDIESHINGLE SIDING

ROOF-ASPHALT SHINGLE 'WEATHERED WOOD'

HARDIEPLANK LAP SIDING

JELDWEN SINGLE-HUNG WINDOWS-HARTFORD GREEN

STONE MASONRY

Scale: 1/16"=1'-0"

0 8 16 32

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ASSISTED LIVING-
EXTERIOR ELEVATIONS

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SHEET

A3.1a

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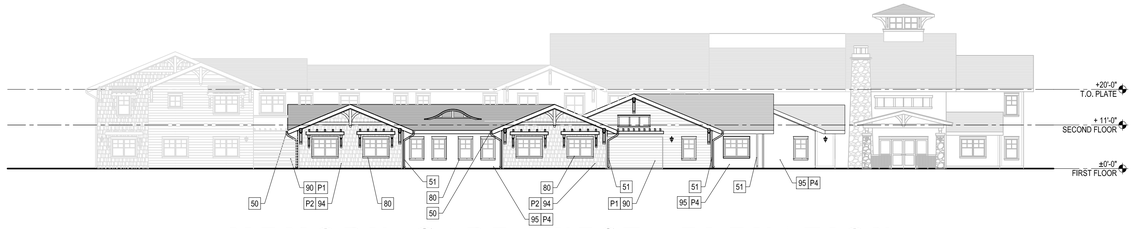
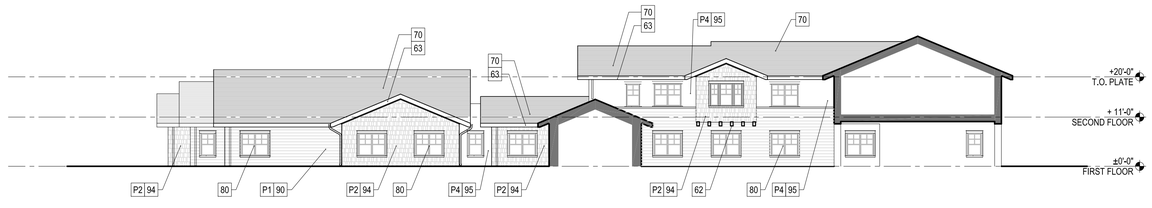


MEMORY CARE - WEST ELEVATION

MEMORY CARE - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION

MEMORY CARE - SOUTH ELEVATION

Scale: 1/16"=1'-0"

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ARCHITECTURE AND PLANNING

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02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

SHEET CONTENTS

MEMORY CARE - EXTERIOR ELEVATIONS

PROJECT NO: 9714

SHEET

A3.2

OF ALL SHEETS

LATEST REVISION

MEMORY CARE - WEST ELEVATION

MEMORY CARE - NORTH ELEVATION

MEMORY CARE - EAST ELEVATION

MEMORY CARE - SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

MASONRY
- ☐ STONE MASONRY
- ☐ FLAGSTONE PIER CAP

METALS
- ☐ GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'
- ☐ GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'
- ☐ PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)

WOODS & PLASTICS
- ☐ LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
- ☐ DECORATIVE WOOD LATTICE -
- ☐ WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
- ☐ WOOD FASCIA -

THERMAL & MOISTURE PROTECTION
- ☐ ROOF: ASPHALT SHINGLE CERTAINTEED LMP 'WEATHERED WOOD'

DOORS & WINDOWS
- ☐ "JELDWEN" PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
- ☐ "JELDWEN" ALUMINUM CLAD WOOD FRENCH DOORS & LITES
- ☐ PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

PAINT
- ☐ PAINT - TYPE 1
- ☐ PAINT - TYPE 2
- ☐ PAINT - TYPE 3
- ☐ PAINT - TYPE 4
- ☐ PAINT - TYPE 5

FINISHES
- ☐ CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
- ☐ CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
- ☐ 3½" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
- ☐ ADD 5½" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
- ☐ CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
- ☐ 3-COAT CEMENT PLASTER SYSTEM (⅜" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER

HARDIESHINGLE SIDING

ROOF-ASPHALT SHINGLE 'WEATHERED WOOD'

HARDIEPLANK LAP SIDING

JELDWEN SINGLE-HUNG WINDOWS-HARTFORD GREEN

STONE MASONRY

Scale: 1/16"=1'-0"

0 8 16 32

Hochhauser Blatter

ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955
APN: 031-141-004

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SHEET CONTENTS

MEMORY CARE - EXTERIOR ELEVATIONS

PROJECT NO: 9714

SHEET

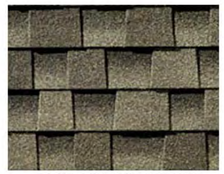
A3.2a

OF ALL SHEETS
LATEST REVISION

HARDIESHINGLE SIDING

HARDIEPLANK LAP SIDING

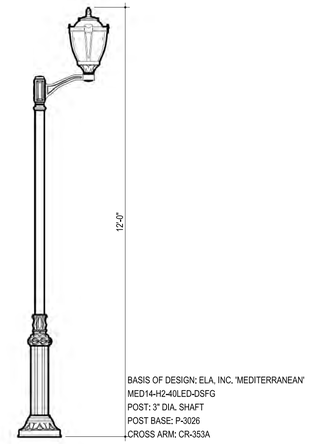
STONE MASONRY



ROOF-ASPHALT SHINGLE
'WEATHERED WOOD'

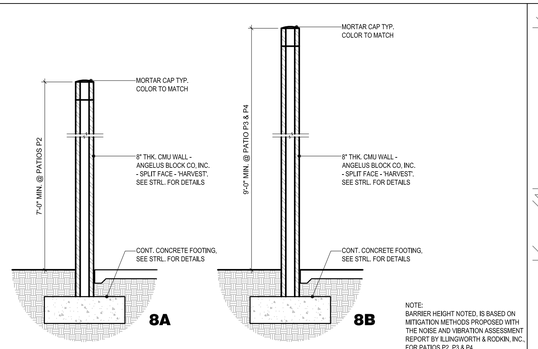
JELDWEN SINGLE-HUNG
WINDOWS-HARTFORD GREEN

CONCEPT COLOR AND MATERIAL BOARD (SEPARATE EXHIBIT ATTACHED) N.T.S. | 4



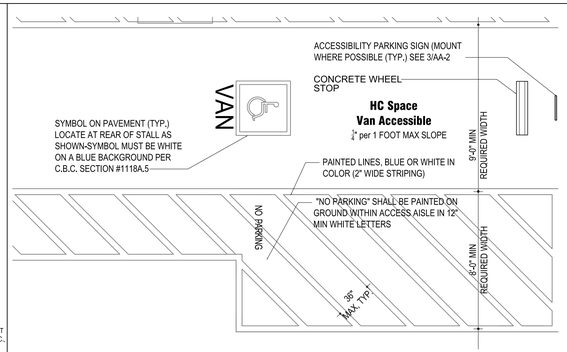
BASIS OF DESIGN: ELA, INC. 'MEDITERRANEAN'
MED14-H2-40LED-DSFG
POST: 3" DIA. SHAFT
POST BASE: P-3026
CROSS ARM: CR-353A

PARKING LIGHT FIXTURE 1/2"=1'-0" | 3

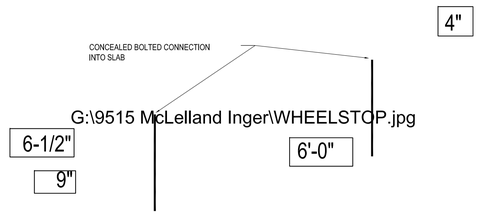


NOTE:
BARRIER HEIGHT NOTED, IS BASED ON MITIGATION METHODS PROPOSED WITH THE NOISE AND VIBRATION ASSESSMENT REPORT BY ILLINGWORTH & RODKIN, INC., FOR PATIOS P2, P3 & P4.

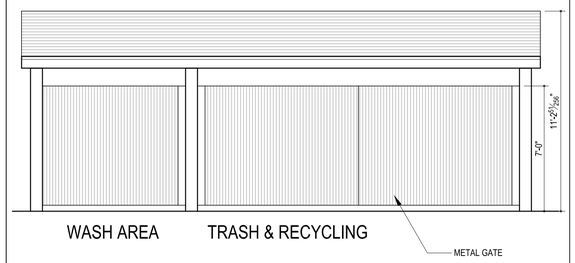
SOUND BARRIER AT OUTDOOR PATIOS 3/8"=1'-0" | 8



ACCESSIBLE PARKING STALL 1/4"=1'-0" | 6

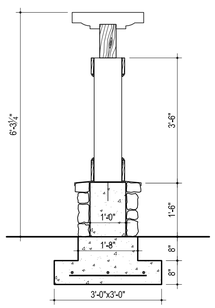


TYPICAL WHEEL STOP 3/4"=1'-0" | 5

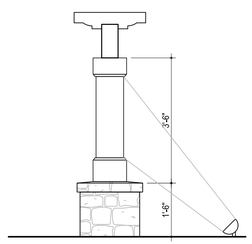


TRASH & RECYCLING ENCLOSURE DETAIL 1/4"=1'-0" | 2

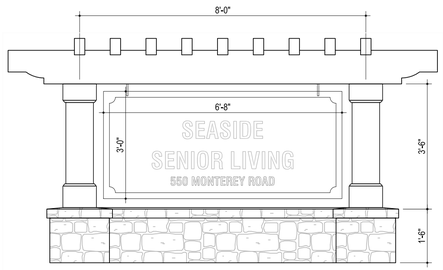
ASSISTED LIVING ENTRY ELEVATION 3/16"=1'-0" | 7



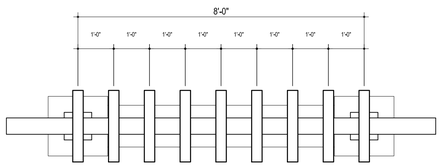
SECTION



SIDE ELEVATION



FRONT ELEVATION



MONUMENT SIGN PLAN

MONUMENT SIGN DETAILS 1/2"=1'-0" | 1

Hochhauser Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
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SHEET CONTENTS

MONUMENT SIGN & DETAILS

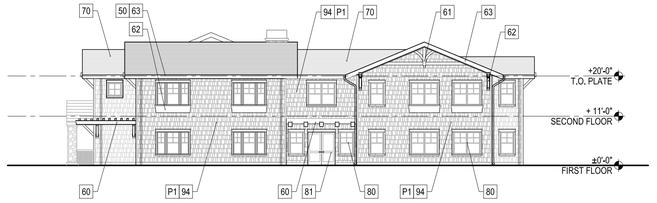
PROJECT NO: 9714

SHEET

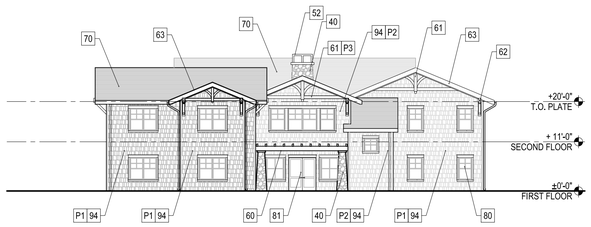
A3.3

OF ALL SHEETS
LATEST REVISION

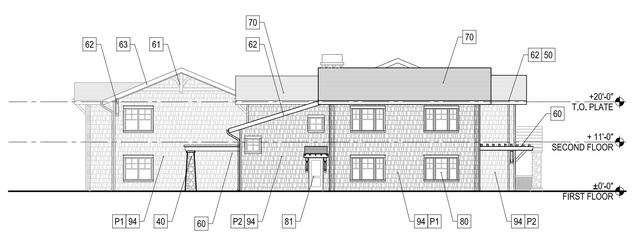
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

MASONRY

- 40 STONE MASONRY
- 41 FLAGSTONE PIER CAP

METALS

- 50 GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'
- 51 GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'
- 52 PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)

WOODS & PLASTICS

- 60 LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
- 61 DECORATIVE WOOD LATTICE -
- 62 WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
- 63 WOOD FASCIA -

THERMAL & MOISTURE PROTECTION

- 70 ROOF: ASPHALT SHINGLE CERTAINTEED LMP 'WEATHERED WOOD'

DOORS & WINDOWS

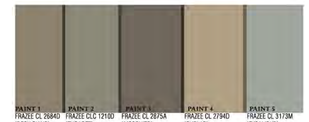
- 80 "JELDWEN" PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
- 81 "JELDWEN" ALUMINUM CLAD WOOD FRENCH DOORS & LITES
- 82 PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

PAINT

- P1 PAINT - TYPE 1
- P2 PAINT - TYPE 2
- P3 PAINT - TYPE 3
- P4 PAINT - TYPE 4
- P5 PAINT - TYPE 5

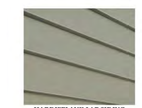
FINISHES

- 90 CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
- 91 CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
- 92 3½" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
- 93 ADD 5½" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
- 94 CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
- 95 3-COAT CEMENT PLASTER SYSTEM (⅞" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER



HARDIESHINGLE SIDING

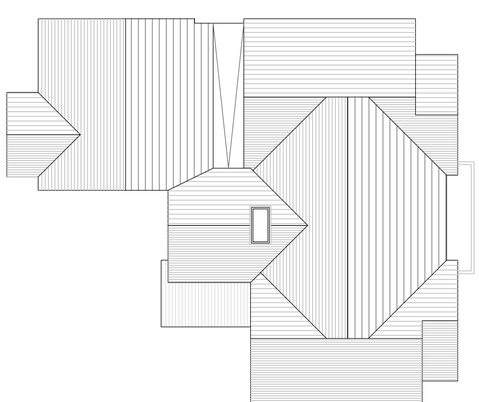
ROOF-ASPHALT SHINGLE 'WEATHERED WOOD'



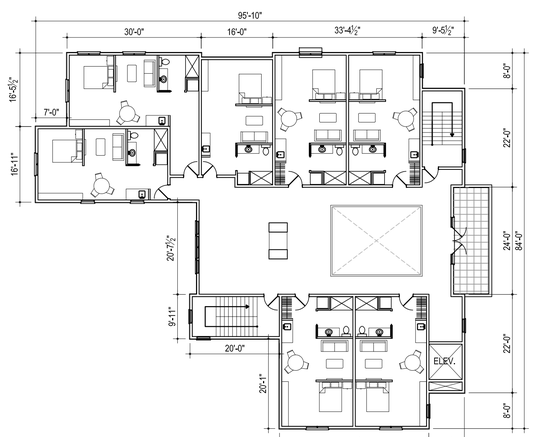
HARDIEPLANK LAP SIDING

JELDWEN SINGLE-HUNG WINDOWS-HARTFORD GREEN

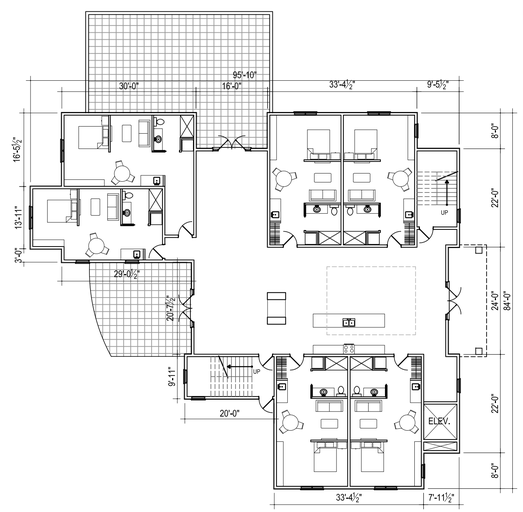
STONE MASONRY



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Scale: 1/16"=1'-0"

0 8 16 32

Hochhauser Blatter

ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

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SHEET CONTENTS

SENIOR CO-HOUSING: FLOOR PLANS, ROOF PLAN AND EXTERIOR ELEVATIONS

PROJECT NO: 9714

SHEET

A4.1

OF ALL SHEETS
LATEST REVISION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

MASONRY

STONE MASONRY

FLAGSTONE PIER CAP

METALS

GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'

GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'

PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)

WOODS & PLASTICS

LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -

DECORATIVE WOOD LATTICE -

WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -

WOOD FASCIA -

THERMAL & MOISTURE PROTECTION

ROOF: ASPHALT SHINGLE
CERTAINTEED LMP 'WEATHERED WOOD'

DOORS & WINDOWS

"JELDWEN" PREMIUM VINYL WINDOWS
(PER WINDOW SCHEDULE)

"JELDWEN" ALUMINUM CLAD WOOD FRENCH DOORS & LITES

PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

FINISHES

CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)

3½" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)

ADD 5½" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)

CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENSGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

3-COAT CEMENT PLASTER SYSTEM (⅜" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER

PAINT

PAINT - TYPE 1

PAINT - TYPE 2

PAINT - TYPE 3

PAINT - TYPE 4

PAINT - TYPE 5

HARDIESHINGLE SIDING

ROOF-ASPHALT SHINGLE
'WEATHERED WOOD'

HARDIEPLANK LAP SIDING

JELDWEN SINGLE-HUNG
WINDOWS-HARTFORD GREEN

STONE MASONRY

Scale: 1/16"=1'-0"

0 8 16 32

Hochhauser Blatter

ARCHITECTURE
AND PLANNING

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SENIOR CO-HOUSING: FLOOR PLANS, ROOF PLAN AND EXTERIOR ELEVATIONS

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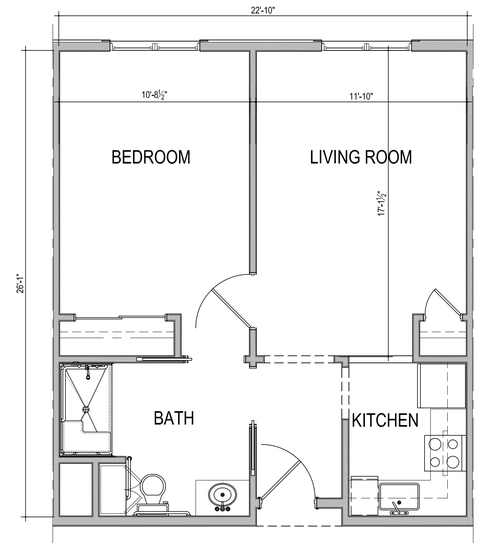
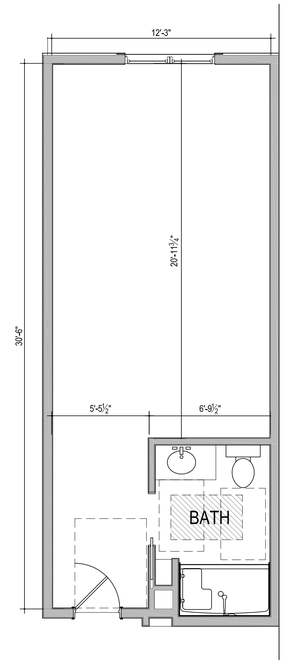
SHEET

A4.1a

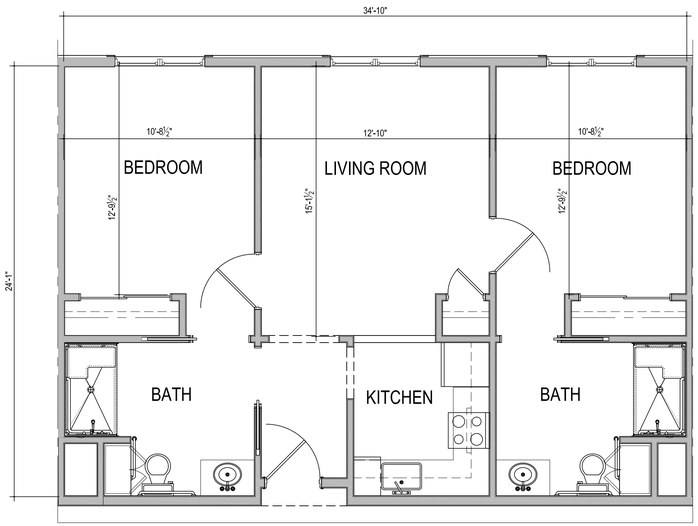
OF ALL SHEETS
LATEST REVISION



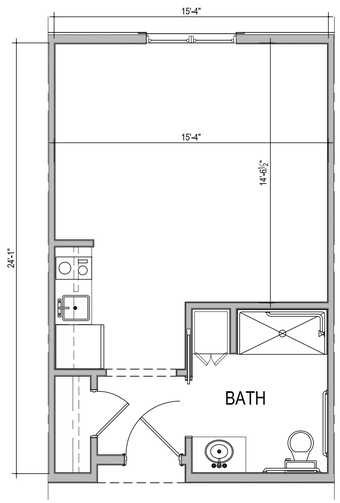
TYPICAL 1-BEDROOM UNIT
(ALF)



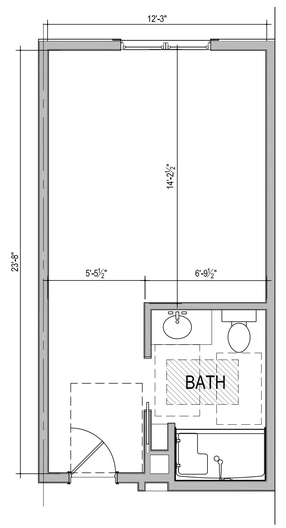
TYPICAL STUDIO UNIT TYPE 2
(MC)



TYPICAL 2-BEDROOM UNIT
(ALF)



TYPICAL STUDIO UNIT
(ALF)



TYPICAL STUDIO UNIT TYPE 1
(MC)

Scale: 1/4"=1'-0"
0 2 4 8

Hochhauser Blatter
ARCHITECTURE
AND PLANNING

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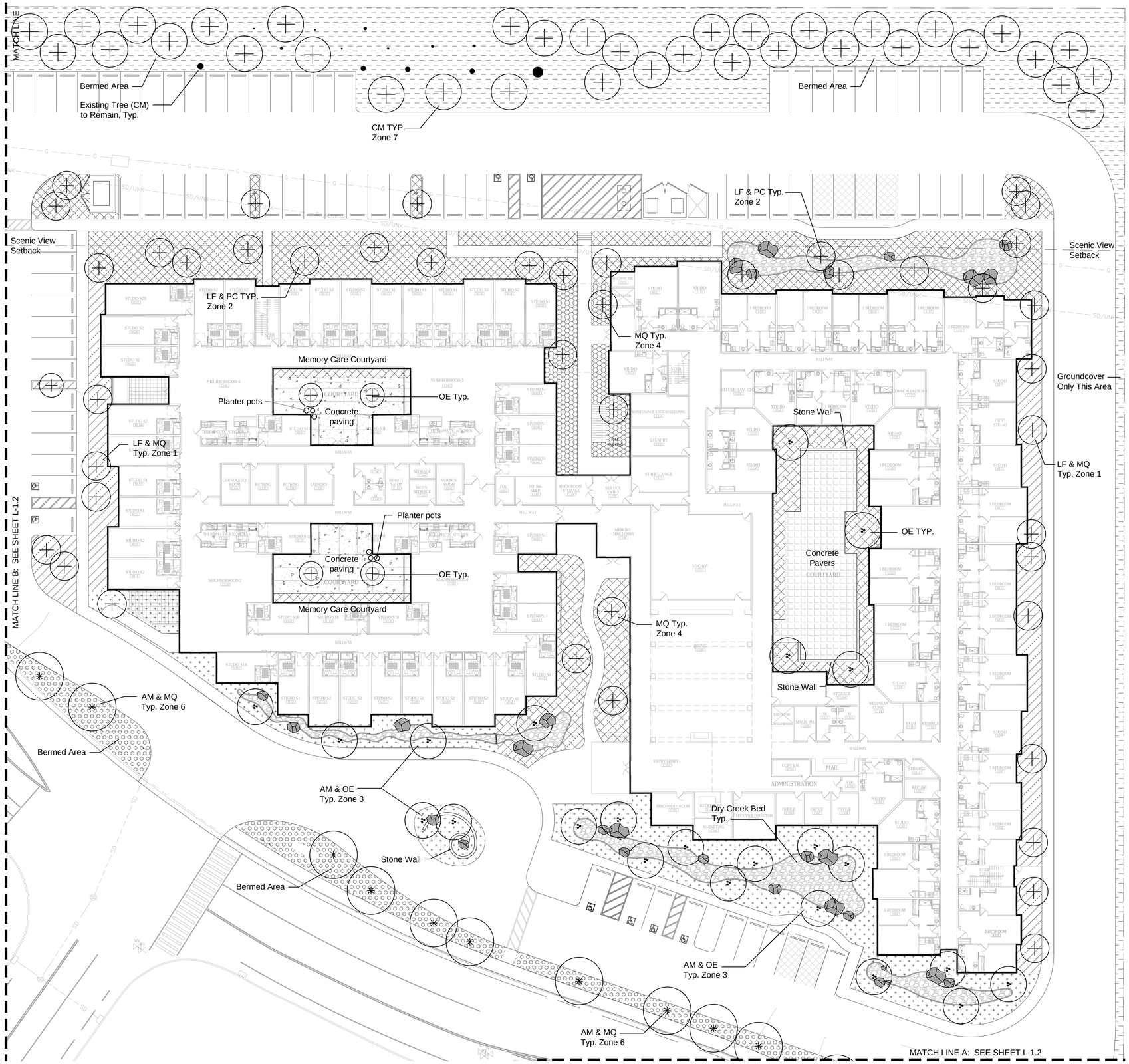
SHEET CONTENTS
ENLARGED
UNIT PLANS

PROJECT NO: 9714

SHEET
A5.1
OF ALL SHEETS
LATEST REVISION



TREE INVENTORY AND MITIGATION SUMMARY

Per Zoning Ordinance Section 17.30.40 (&a and 7b) and the City's Tree ordinance, *Municipal Code Chapter 8.5*, The *City of Seaside* requires any mature tree removed to be replaced at a 1:1 ratio. Below tabulation shows how this requirement is met.

COMMON NAME	BOTANICAL NAME	QUANTITY
TREES CURRENTLY ON SITE		
Monterey Cypress	Cupressus macrocarpa	94
Blue Gum Eucalyptus	Eucalyptus globulus	3
Total Number of Trees on Site		97
TREES RETAINED ON SITE		
Monterey Cypress	Cupressus macrocarpa	13
Total Number of Trees Retained		13
TREES REMOVED FROM SITE		
Monterey Cypress	Cupressus macrocarpa	81
Blue Gum Eucalyptus	Eucalyptus globulus	3
Total Number of Trees Removed		**84**
TREES REPLACED PER ORDINANCE RATIO		
Monterey Cypress Replaced with same Species		63
Monterey Cypress Replaced with other Species		18
Eucalyptus Replaced with other Species		3
Total Number of Trees Replaced		**84**
TREES INSTALLED PER LANDSCAPE PLAN		
Replacement Trees as shown Above		84
Additional Other Species Intalled		77
Total Number of Trees Installed per Landscape Plan		174

IRRIGATION NOTES

IRRIGATION PLAN WILL BE INCLUDED WITH CONSTRUCTION DRAWINGS.

PER AB 1881 THE IRRIGATION DESIGN WILL INCLUDE:

1. IRRIGATION SYSTEM WILL CONNECT TO NEW POINT OF CONNECTION

2. A SOIL MANAGEMENT REPORT ANALYSIS OF THE EXISTING SITE SOIL WITH SITE SPECIFIC RECOMMENDATIONS

3. A SYSTEM DESIGNED TO THE RECORDED STATIC PRESSURE AVAILABLE ONSITE

4. AUTOMATIC IRRIGATION CONTROLLER WITH EVAPOTRANSPIRATION DATA AND RAIN SENSORS

5. THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF AND OVERSPRAY

6. THE SYSTEM WILL BE DESIGNED PER HYDROZONES AS ESTABLISHED FROM THE PLANTING PLAN

7. ALL SPRINKLER HEADS WILL BE MATCHED PRECIPITATION

8. NO OVERHEAD SPRAY WILL BE USED IN AREAS LESS THAN 8' IN WIDTH

9. OVERHEAD IRRIGATION WILL BE SET BACK 24" FROM NON-PERMEABLE SURFACES

10. IRRIGATION DISTRIBUTION WILL BE THROUGH A MIX OF:

10.1 LOW FLOW, HIGH-EFFICIENCY SPRAY NOZZLES - HUNTER MP ROTATORS OR RAINBIRD ROTARY SPRAYS

10.2 POINT SOURCE DRIP- RAINBIRD OR SALCO DRIP EMITTERS

10.3 SUBSURFACE DRIP - NETAFIM

10.4 BUBBLERS - RAINBIRD OR TORO

SEE SHEET L1.3 FOR NOTES AND PLANTING LEGEND

20 0 20 40

NORTH PROJECT NORTH

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Hochhauser Blatter
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC
550 MONTEREY ROAD
SEASIDE, CA 93955
APN: 031-141-004

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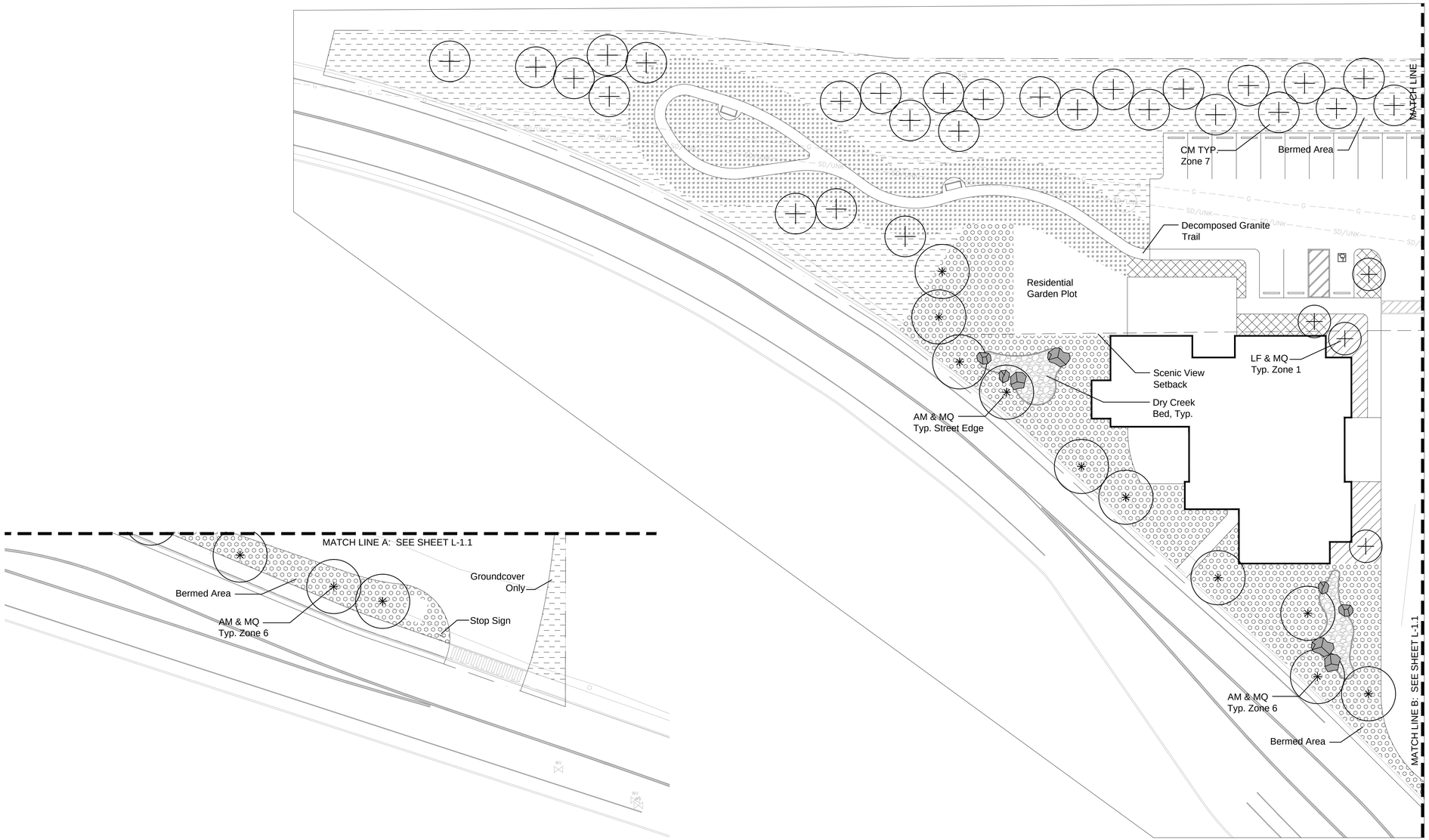
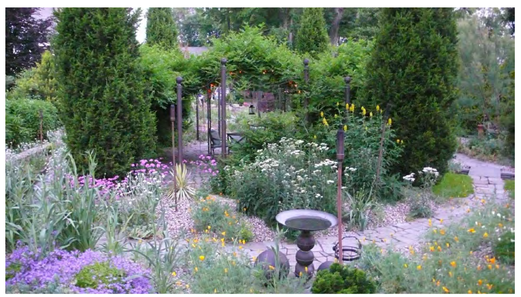


SEE SHEET L1.3 FOR NOTES AND PLANTING LEGEND

20 0 20 40

LANDSCAPE CHARACTER IMAGES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ARCHITECTURE AND PLANNING

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PLANT LEGEND

WUCOLS RATING*		BOTANICAL NAME	COMMON NAME	SIZE
	Trees			
L	AM	Arbutus marina	NCN	24" box-multi
M	CM	Cupressus macrocarpa	Monterey Cypress	1, 5, 15 Gal.
L	LF	Lyonothamnus floribundus asplenifolius	Fernleaf Catalina Ironwood	15 Gal.
L	MQ	Melaleuca quinquenervia	Cajeput Tree	15 Gal.
L	OE	Olea europaea 'Swan Hill'	Fruitless Olive	24" box-multi
M	PC	Pinus contorta	Beach Pine	24" box
	Shrubs			
L	Al	Achillea millefolium	Common Yarrow	1 Gal.
L	Ad	Arctostaphylos 'Dr Hurd'	Manzanita	5 Gal.
VL	Ac	Artemesia californica 'Canyon Gray'	California Sagebrush	1 Gal.
L	Cs	Ceanothus 'Skylark'	Wild Lilac	5 Gal.
L	Cl	Cistus salvifolius 'Prostratus'	Sageleaf Rockrose	5 Gal.
L	Dv	Dodonea viscosa	Hop Bush	15 Gal.
L	Es	Echeveria sp.	Hens and chickens	1 Gal.
VL	Fk	Fremontodendron 'Ken Taylor'	Flannel Bush	5 Gal.
L	Lm	Lavatera maritima	Bush Mallow	5 Gal.
L	Lv	Lavendula sp.	Lavender	1 Gal.
L	Le	Leucodendron sp.	Leucodendron	5 Gal.
L	Lp	Limonium perezii	Statice	1 Gal.
L	Mn	Melaleuca nesophila	Pink Melaleuca	15 Gal.
L	Ph	Phormium sp.	New Zealand Flax	5 Gal.
M	Pm	Polystichum munitum	Western Sword Fern	1 Gal.
L	Sl	Salvia leucophylla	Purple Sage	5 Gal.
L	Ss	Salvia spathacea	Hummingbird Sage	1 Gal.
L	Wa	Watsonia sp.	Watsonia	5 Gal.
L	Zc	Zauschneria californica	California Fuchsia	1 Gal.
	Groundcovers			
L	Ae	Arctostaphylos 'Emerald Carpet'	Creeping Manzanita	5 Gal. 4' o.c.
M	Ar	Armeria maritima 'Californica'	Sea Pink	1 Gal.12" o.c.
L	Cg	Ceanothus griseus horizontalis	Carmel Creeper	5 Gal. 8' o.c.
L	Eg	Eriogonum grande 'Rubescens'	Red Buckwheat	1 Gal. 18" o.c.
VL	Ec	Eschscholzia californica	California Poppy	Seed
M	Fc	Fragaria chiloensis	Beach Strawberry	Plugs 12" o.c.
L	Id	Iris douglasiana	Douglas Iris	Bulbs 12" o.c.
	Grasses			
L	Cf	Calamagrostis foliosa	Leafy Reed Grass	Plugs 9" o.c.
L	Fc	Festuca californica	California Fescue	1 Gal.
L	Fg	Festuca glauca	Blue Fescue	1 Gal.
L	Fr	Festuca rubra	Creeping Red Fescue	Plugs 6" o.c.
L	Hs	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.
L	Mr	Muhlenbergia rigens	Deer Grass	1 Gal.
VL	Sb	Sisyrinchium bellum	Blue-Eyed Grass	1 Gal.

* WUCOLS (Water Use Classification of Landscape Species): Provides an assessment of irrigation water needs. VL= Very Low, L=Low, M=Medium.

PLANT ZONES

ZONE	SYMBOL	TYPE	BOTANICAL NAME
1		Shrubs	Artemesia californica, Arctostaphylos 'Dr. Hurd', Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Dodonea viscosa, Phormium sp., Zauschneria californica
		Groundcovers	Arctostaphylos 'Emerald Carpet', Ceanothus griseus horizontalis
		Grasses	Calamagrostis foliosa, Helictotrichon sempervirens, Festuca glauca, Festuca californica
2		Shrubs	Artemesia californica, Arctostaphylos 'Dr. Hurd', Ceanothus 'Skylark', Lupinus arboreus, Salvia leucophylla
		Groundcovers	Arctostaphylos 'Emerald Carpet', Fragaria chiloensis
		Grasses	Calamagrostis foliosa, Festuca rubra, Helictotrichon sempervirens, Muhlenbergia rigens
3		Shrubs	Achillea millefolium, Artemesia californica, Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Dodonea viscosa, Lavatera maritima, Leucodendron sp., Phormium sp., Salvia leucophylla, Watsonia, Zauschneria californica
		Groundcovers	Arctostaphylos 'Emerald Carpet', Eschscholzia californica, Iris douglasiana
		Grasses	Calamagrostis foliosa, Festuca californica, Festuca rubra, Helictotrichon sempervirens, Muhlenbergia rigens
4		Shrubs	Achillea millefolium, Artemesia californica, Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Echeveria, Leucodendron sp., Limonium perezii, Phormium sp., Polystichum munitum, Salvia leucophylla, Zauschneria californica
		Groundcovers	Arctostaphylos 'Emerald Carpet', Armeria maritima, Fragaria chiloensis
		Grasses	Calamagrostis foliosa, Festuca glauca, Helictotrichon sempervirens
5		Shrubs	Ceanothus 'Skylark', Dodonea viscosa, Phormium sp., Polystichum munitum
		Groundcovers	Arctostaphylos 'Emerald Carpet', Ceanothus griseus horizontalis
		Grasses	Festuca californica
6		Shrubs	Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Dodonea viscosa, Echium candicans, Phormium sp., Salvia leucophylla
		Groundcovers	Arctostaphylos 'Emerald Carpet', Ceanothus griseus horizontalis
		Grasses	Helictotrichon sempervirens, Muhlenbergia rigens
7		Shrubs	Ceanthous 'Ray Hartman', Melaleuca nesophila
		Groundcover	Arctostaphylos 'Emerals Carpet'

California Natives @ DG Walking Loop

ZONE	SYMBOL	TYPE	BOTANICAL NAME
8		Shrubs	Artemesia californica, Ceanothus 'Skylark', Fremontodendron 'Ken Taylor', Lavatera maritima, Zauschneria californica
		Groundcovers	Achillea millefolium, Arctostaphylos 'Emerald Carpet', Armeria maritima, Erigonum grande 'Rubescens', Salvia leucophyla, Salvia spathacea
		Grasses	Muhlenbergia rigens, Festuca californica

Dry Creek Bed

River Cobble

4'-6' Boulders

Shrubs	Achillea millefolium, Artemesia californica, Cistus salvifolius, Phormium, Salvia spathacea, Watsonia, Zauschneria californica
Groundcovers	Arctostaphylos 'Emerald Carpet', Eschscholzia californica, Iris douglasiana
Grasses	Calamagrostis foliosa, Festuca glauca, Festuca rubra, Helictotrichon sempervirens, Sisyrinchium bellum

TREE PROTECTION NOTES

The City of Seaside has two effective tools to protect and preserve trees associated with this project. The two tools are the City Tree Ordinance, as discussed earlier, and the BAR, which will issue instructions as to appropriate action by the Applicant. Best Management Practices (BMP) for tree preservation and resource protection are provided in this section. Additional information in the Arborist Report by Thompson Wildland Management, which is on file with the City Planning Department

Proper implementation of tree protection measures and regular construction site monitoring will assist in minimizing harmful impacts to trees, as well as safeguarding and sustaining the health and well---being of trees on the property. ANSI A300 tree care and management practices should be utilized to ensure the greatest level of tree preservation and welfare. Tree protection and preservation BMP will be determined on---site by the project arborist and other

involved parties. Tree and resource preservation measures will be regularly inspected by the Project Arborist and properly maintained by assigned personnel for the duration of the project to ensure they are performing and functioning effectively.

Prior to the commencement of proposed development activities, a pre---construction meeting with the project Arborist will be scheduled to discuss the installation of tree and resource protection measures and BMP that will be necessary for the project. Additionally, a monitoring program should be implemented for the duration of the project that will serve to regularly monitor and inspect the condition of tree and resource protection measures; determine if any repairs, modifications or improvements are necessary; and, to make certain that tree and resource protection measures are functioning and performing effectively. Proper execution and implementation of BMP, and performing regular project site monitoring will assist in preventing and minimizing impacts to trees and other natural resources.

An additional property inspection should be conducted prior to beginning any proposed construction activities to determine the presence or absence of nesting birds, roosting bats and any other sensitive resources that have the potential of occurring on the property. These resources will also be monitored during subsequent inspections. The City should require a contract between the Applicant and a qualified Arborist to perform these inspections periodically for the duration of the project.

The following are recommended tree and resource protection and BMP for the proposed project:

8.1) Exclusionary Fencing: Prior to commencing grading and construction activities install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy drip---line) of individual trees and tree groupings. The Project Arborist should be involved with identifying and delineating sensitive root zone areas within and beyond the canopy drip---line of retained trees to ensure these trees will be protected and preserved for the duration of the project. To avoid or limit tree impacts, necessary repairs, modifications and maintenance should be conducted on an as---needed basis.

8.2) Sedimentation Control: Install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the site, and, if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all---weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Erosion problems and sediment deposition around trees can adversely affect tree health and stability. Routine monitoring as well as necessary maintenance and improvements will ensure erosion and sedimentation control measures are functioning effectively.

8.3) Trunk and Stem Protection: Where grading and construction activities are occurring within 3---feet of trees, install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning, use proper tree pruning practices to minimize stress and maximize wound healing.

8.4) Root Zone Protection: Where possible avoid damaging or severing roots
located within critical root zone (i.e., canopy drip---line) of trees, especially roots that are 2 inches in diameter or larger. Construction footings should be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If significant roots are encountered, efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to retained trees should be performed under the guidance and monitoring of the project Arborist. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile are permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for a prolonged time period, make certain a site attendant is assigned the task of regularly wetting burlap covered roots to prevent root desiccation.

8.5) Trees Damage: In accordance with the established tree care and preservation BMP, when trees are damaged during construction each should be promptly repaired and/or treated as prescribed by the project Arborist specifications. Remedial or corrective treatments will depend largely on the condition of specific tree and the damage or injury sustained.

8.6) Natural Grade Protection: Where possible avoid altering the natural grade and applying excessive fill material within the critical root zone of trees to reduce the likelihood of crown rot and root decay disorders developing. It is particularly important to avoid applying fill material against the lower trunk and root crown of protected trees.

8.7) Irrigation: Trees are to be irrigated on a schedule to be determined by an Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.

8.8) Pruning: If tree pruning is necessary, it is important proper pruning BMP are performed. The Project Arborist should oversee proper pruning to minimize harmful impacts to trees and to reduce potential tree hazards. Ideally, tree pruning should be performed during the Fall through early winter months. An important principle is to make proper pruning cuts, keeping them as small as possible while removing as few living branches as possible. Excessive pruning stresses trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis) compromising a tree's ability to replenish essential reserves during periods of stress (e.g. root zone disturbance and drought conditions). Additionally, excessive pruning creates wounds that provide entry points to potentially harmful biotic disorders (e.g., disease, decay and insect pests) that can adversely affect the health and structural integrity of trees. Additional pruning BMP and guidelines are available upon request.

8.9) Woodchip Mulch from Site: Woodchip mulch produced during tree removal operations should be retained on site. This sourced mulch can be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may even be used for future landscaping activities.

8.10) Storage: Avoid storing construction tools, materials and equipment within the canopy drip---line of trees. Do not wash out or dispose of excess materials (e.g., paint,
plaster, concrete, etc.) within critical root zones. If it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the drip---line of trees, apply 6---12 inches of clean and properly sourced woodchip mulch to prevent significant soil compaction and root zone disturbance. Once construction activities are complete this thick temporary mulch layer should be removed and reduced to a 3---4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.

8.11) Site Inspections: Regularly perform construction site inspections for the duration of the project to monitor the condition of trees and resource protection measures and to determine if any repairs, adjustments or modifications are necessary. Additionally, trees impacted by site development should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures.

8.12) Contracted Arborist: Prior to the issuance of a building permit, the Applicant shall submit proof of an executed agreement, signed by a qualified Arborist, to ensure compliance with the recommendations of this Arborist Assessment prepared for the project by TWM. All recommendations must be in compliance with the TWM Arborist Report, including the pre---construction surveys for nesting birds and roosting bats in accordance with assessment protocols established in the General Plan and implementation of Best Management Practices (BMPs) for construction activities. In addition, the agreement shall include a schedule of the proposed construction and a pre--- construction survey schedule for the Arborist. Also, the agreement should include a schedule for the project biologist as well as including details of the survey process. Results of the pre---construction surveys shall be submitted to the Planning Department prior to the issuance of any Tree Removal Permits. There may be other tree and resource protection recommendations added to this list during the preparation of the City's Conditions of Approval.

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Hochhauser Blatter
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122 E. ARRELLAGA
SANTA BARBARA
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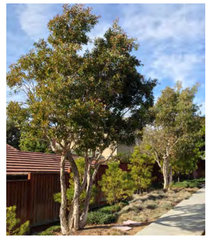
TREES


Arbutus marina


Cupressus macrocarpa


Lyonothamnus floribundus


Melaleuca quinquenervia


Olea europaea 'Swan Hill'


Pinus contorta

GROUND COVERS


Arctostaphylos 'Emerald Carpet'


Armeria maritima 'Californica'


Ceanothus griseus horizontalis


Eschscholzia californica


Erigonum grande 'Rubescens'


Fragaria chiloensis


Iris douglasiana

GRASSES


Calamagrostis foliosa


Festuca californica

Festuca glauca


Festuca rubra


Helictotrichon sempervirens


Muhlenbergia rigens


Sisyrinchium bellum

SHRUBS


Achillea millefolium


Arctostaphylos 'Dr. Hurd'


Artemesia californica 'Canyon Gray'


Ceanothus 'Skylark'


Cistus salvifolius


Dodonea viscosa


Echeveria sp.

SHRUBS


Fremontodendron 'Ken Taylor'


Lavandula sp.


Lavatera maritima


Leucadendron sp.


Limonium perezii


Melaleuca nesophila


Phormium sp.

SHRUBS


Polystichum munitum


Salvia leucophylla


Salvia spathacea


Watsonia sp.


Zauschneria californica

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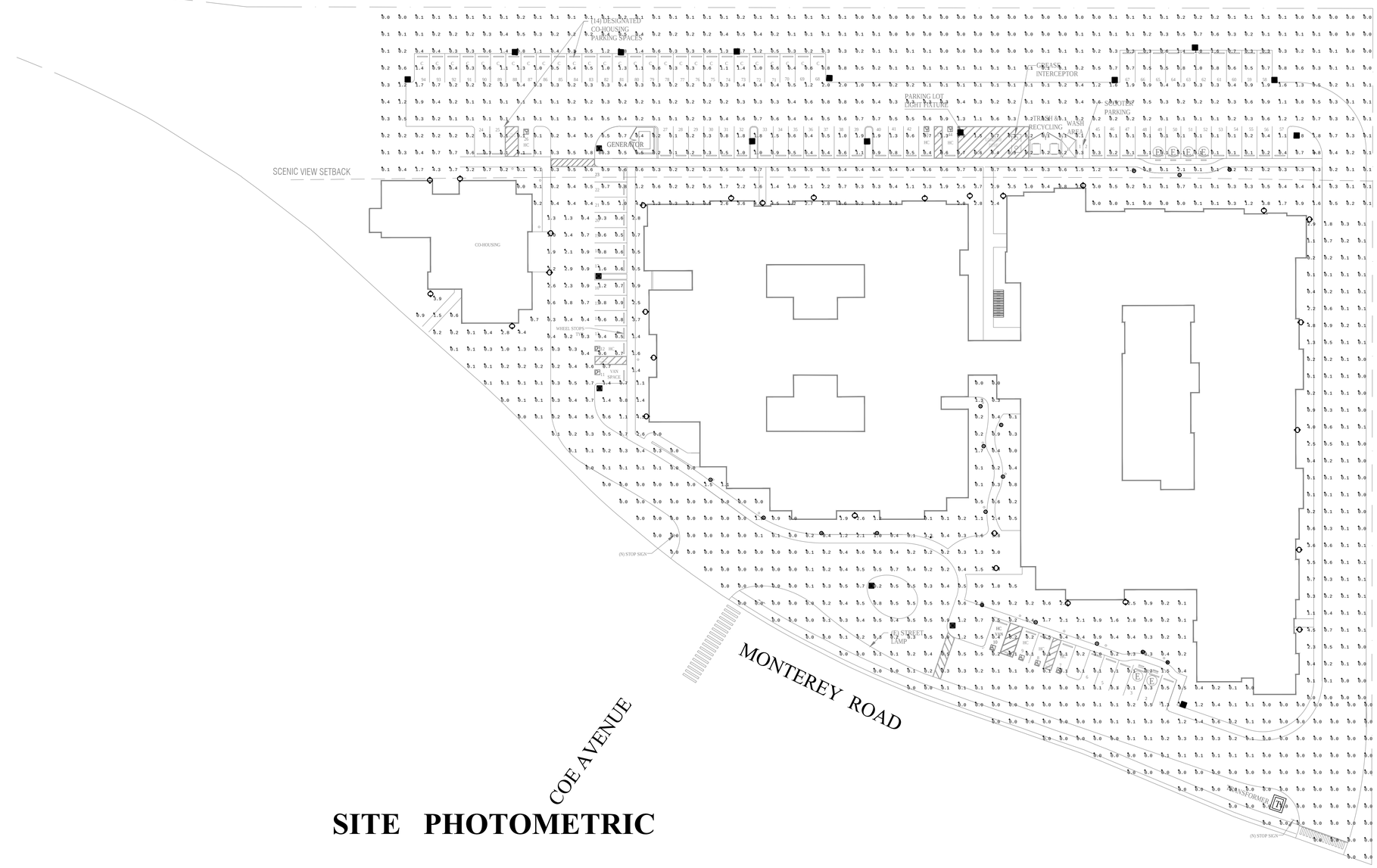

SITE PHOTOMETRIC

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	13	MED14-H2-40LED-DSFG	SINGLE	N.A.	0.500	Pole top Type 2
	5	MED14PT-H5-40LED-DS	SINGLE	N.A.	0.900	Pole Top Type 5
	28	MED11-H3-40LED-DSCG	SINGLE	N.A.	0.500	Wall Mount Type 3
	18	8554LED	SINGLE	1800	0.900	Bollard

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CO-HOUSING DRIVE	Illuminance	Fc	1.13	3.7	0.2	5.65	18.50	3.27
EAST	Illuminance	Fc	0.47	4.8	0.0	N.A.	N.A.	10.21
NORTH	Illuminance	Fc	0.51	4.6	0.0	N.A.	N.A.	9.02
SOUTH	Illuminance	Fc	0.37	4.5	0.0	N.A.	N.A.	12.16

NORTH

PROJECT NORTH

Scale: 1"=16'-0"

0 8 16 32

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ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
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ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
14328
156 W. ALAMAR AVE.
SUITE B
SANTA BARBARA CA 93105
(805) 569-9216
FAX (805) 569-2405
email : maloney@jmpe.net
www.jmpe.net

REGISTERED PROFESSIONAL ENGINEER
JOHN MALONEY
No. E013083
EXP. 06/30/2015
ELECTRICAL
STATE OF CALIFORNIA

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SITE PHOTOMETRICS

PROJECT NO: 9714

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SL-1

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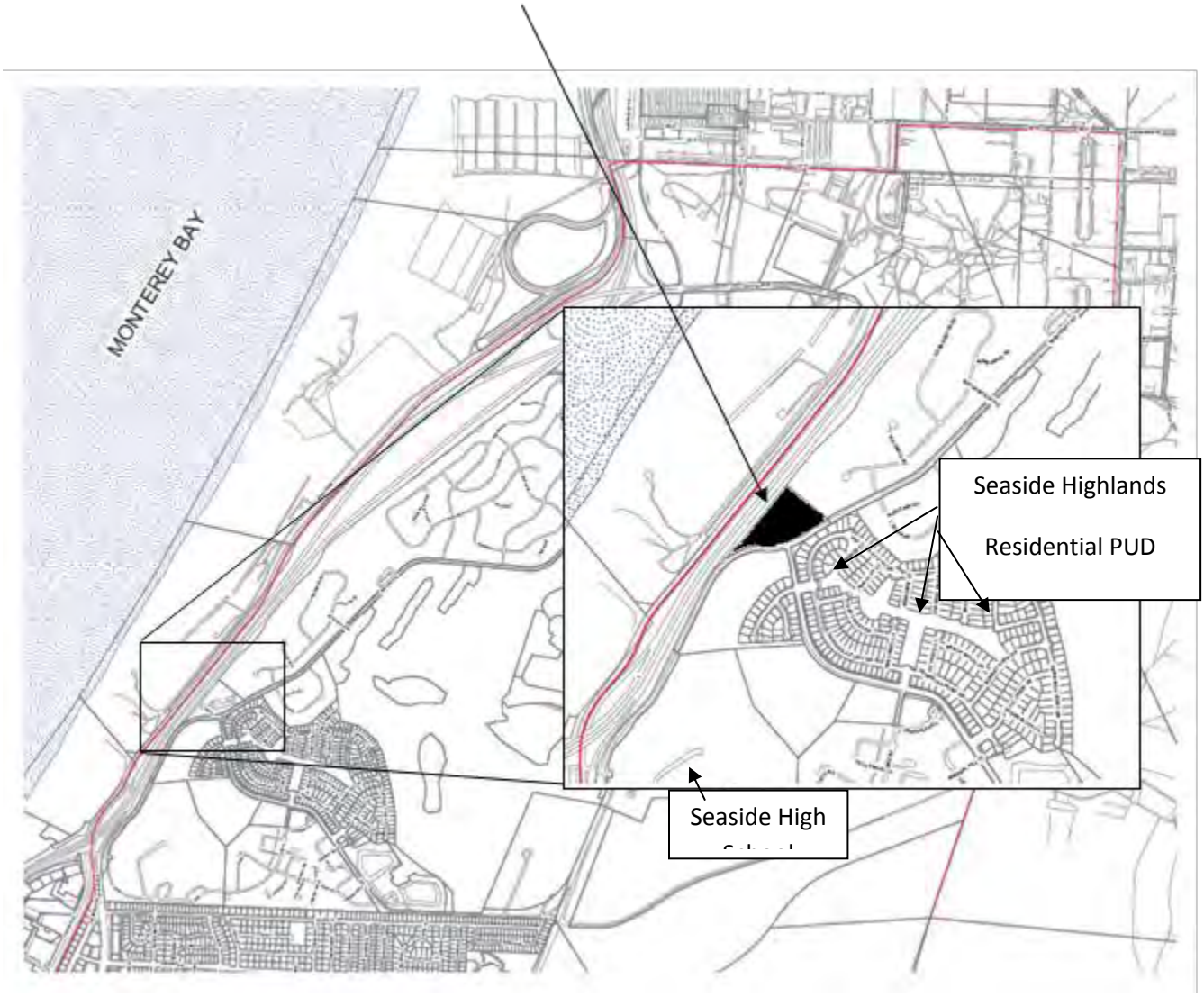
Location Map

Project Site: 550 Monterey Road



View from Highway 1 looking north

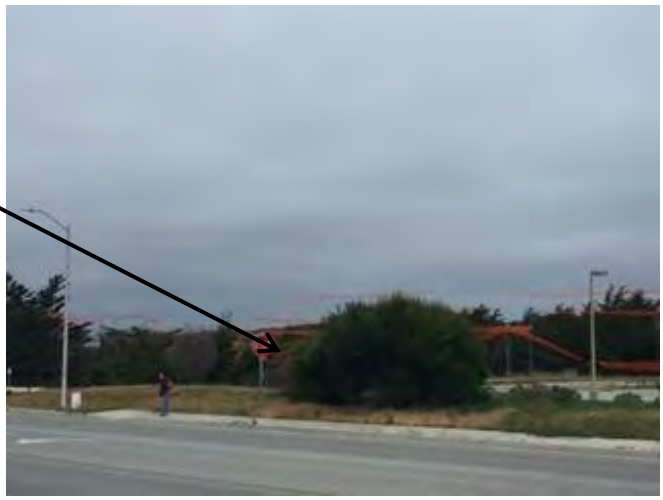
Project location

View from Highway 1 looking east

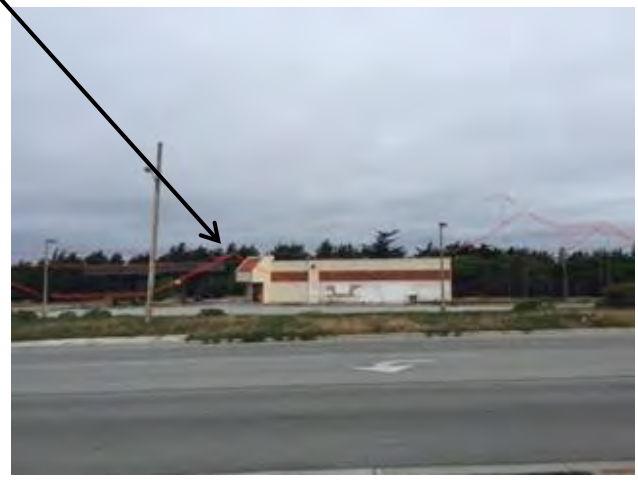
View from Highway 1 looking south

View from Monterey Road and Coe Avenue looking west

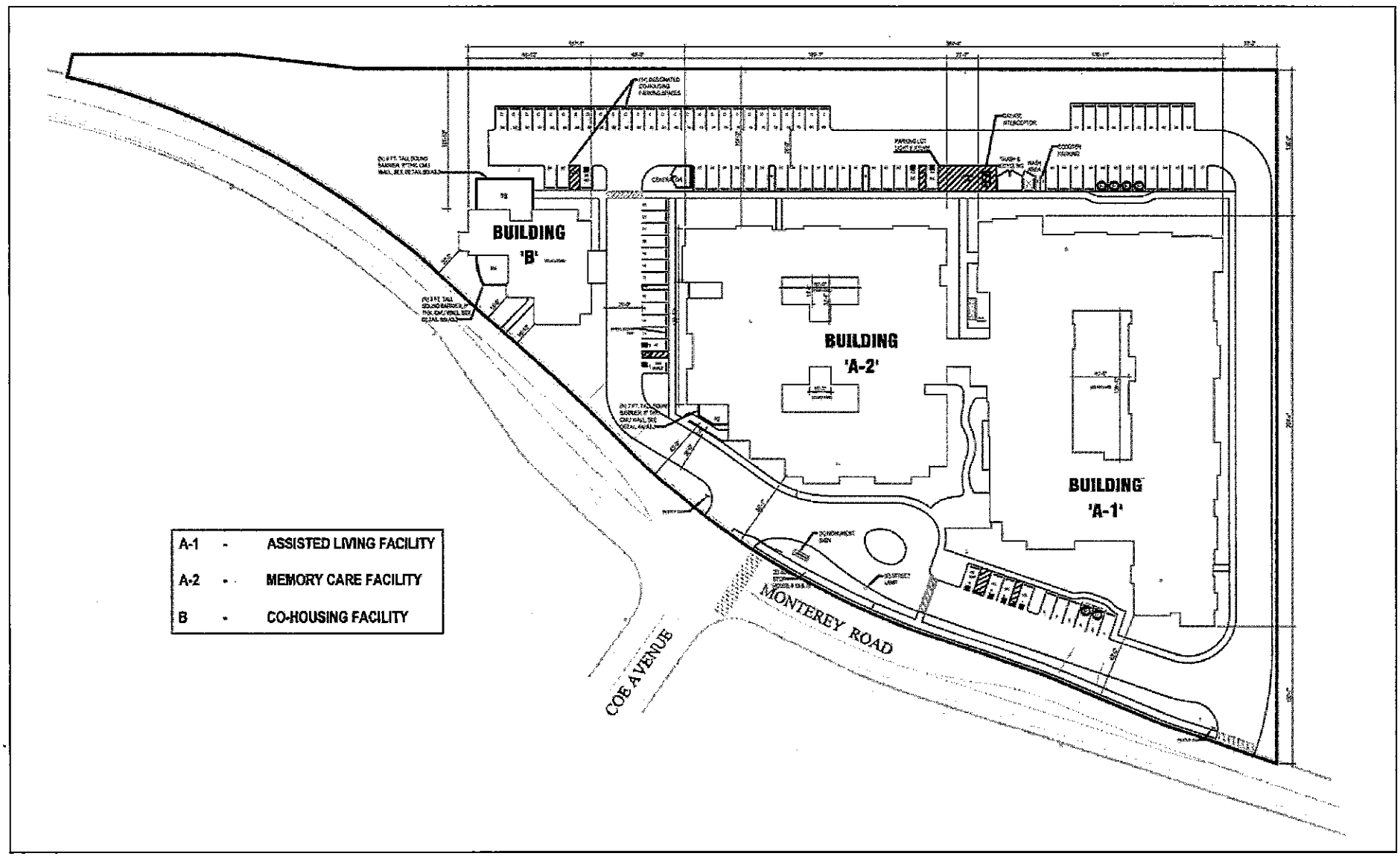
Project Location



View from Monterey Road looking southwest



View from Monterey Road looking at existing convenience store to be demolished



LSA

FIGURE II-2

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0 64 128
FEET

SOURCE: Hochhauser Blatter

I:\SEZ1402\G\Site Plan.cdr (3/3/2016)

Seaside Senior Living Project

Conceptual Site Plan

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
Goal LU-2: Revitalize existing commercial area. **Policy LU-2.4:** During redevelopment and revitalization activities, ensure quality architectural and design themes.	**Evidence:** Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 feet (ft) east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space. The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods. **Policy LU-4.1:** Require that all new development 1) funds its share of community services and facilities; 2) uses quality design and materials; 3) is compatible with surrounding uses, the site, and available infrastructure.	**Evidence:** The proposed project will complement the existing site and enhance the character of the community as follows: 1. The proposed project will consist of demolishing an abandoned gas station/convenience store and redeveloping the site with an Assisted Living Facility; a Memory Care Facility; and a Co-Housing Assisted Living Facility. The Assisted Living Facility and the Memory Care Facility are contained in an 111,386 sf building. Of the 111,386 sf building, 81,679 sf will be used by the Assisted Living Facility and 29,707 sf will be used by the Memory Care Facility (refer to Building A-1 for the Assisted Living Facility and Building A-2 for the Memory Care Facility on Figure 1-2). The Co-Housing Assisted Living Facility will be 10,894 sf. The project will be able to fund its share of infrastructure improvements by re-constructing all required gas, water, and sewer lines to serve the development and pay the required Fort Ord Reuse Agency Fees. 2. The proposed project is being designed such that the height and setback of the buildings are similar to (e.g., two-story) or greater than (e.g., setbacks varying from approximately 16 to 63 ft) the neighboring residential areas. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. The project would be designed in the traditional California Craftsman architectural style. The architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables, flower boxes, and wood fascia. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, and wood castings and head and sill trim around all windows and doors. The roofs would consist of asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The City Board of Architectural Review (BAR) would be responsible for reviewing and approving the proposed project's final architectural design plans before the proposed project is considered and approved by the Planning Commission and the City Council. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development. The proposed project will water conservation measures to comply with Title 24 of the 2013 California Building Code and a planting and

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
	irrigation system in compliance with the State Model Landscape Ordinance. The proposed project would also be designed to conform to Section R2.1 Occupancy, of the most current California Building Code (CBC), which includes building code requirements for residential care facilities for the elderly with more than six non-ambulatory residents. 3. The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan. Furthermore, because the proposed project would include the development of residential housing for seniors, the land use character of the project site would be similar to the surrounding residential uses so the proposed project would not substantially change the character of the views currently experienced by off-site viewers. As mentioned above, the proposed project includes landscaping along the perimeter of the project site and around each of the two buildings to buffer the view of the facilities from passing motorists and off-site viewers. Furthermore, the proposed project will allow for the relocation of existing infrastructure system on-site and will not require any expansion in the capacity of the existing infrastructure system.
Goal LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.	
Policy LU-5.1: Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.	**Evidence:** Operation of the proposed senior assisted living facility would result in a projected water demand of approximately 40.8 af/yr.[1] This does not include any reduction that would be obtained through incorporation of the sustainability features listed in Section II.B of this IS/MND. Based on the current and 10-year annual water consumption rates provided by the Marina Coast Water District, there is sufficient water allocation remaining in the 1,012 af/yr Ord Community/City of Seaside water allocation limit to meet the water supply needs of the proposed project. Therefore, water supply is available to meet the incremental increase in demand from the proposed project. The project would not necessitate new or expanded water entitlements, and the MCWD would be able to accommodate the increased demand for potable water.
Policy LU-5.3: Actively promote water conservation by	**Evidence:** Provision of a landscape and development plan for the proposed project that includes:

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
City residents and businesses.	• Native and/or drought-tolerant plants; • Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls; • Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. Provision of ultra-high efficiency water fixtures within the living units and dining area facilities in accordance with the Marina Coast Water District standards.
Goal LU-6: Ensure that sewer services and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.	
Policy LU-6.1: Maintain the existing sewer system to provide a high level of service to community neighborhoods.	**Evidence:** Wastewater from the proposed project would be sent, via lines owned and managed by MCWD, to the Monterey Regional Water Pollution Control Agency's (MRWMD) Regional Wastewater Treatment Plant where it would be treated. The existing sewer lines within the vicinity of the project site include one 8-inch gravity-fed sewage line and one 10-inch pressurized line. Buildings would connect directly to the 8-inch gravity-fed sewage line, which would be relocated and upgraded to a 12-inch gravity-fed sewage line as part of the proposed project. The MCWD facilities would receive wastewater generated from the proposed project. The wastewater is ultimately pumped to the Monterey Regional Water Pollution Control Agency (MRWPCA) regional treatment plant for processing, which is located 2 miles north of the City of Marina in northern Monterey County. Any future development on the project site would be serviced by the MRWPCA regional treatment facility. The regional treatment facility is responsible for the disposal of treated wastewater. MRWPCA has provided the Applicant with a will service letter (see Appendix B of this IS/MND) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments.
Policy LU-6.2: Ensure new development and redevelopment projects provide adequate sewage collection infrastructure.	**Evidence:** The MRWPCA regional treatment facility has been designed to treat typical wastewater flows from different land uses in the region, including within the City. The proposed project would generate wastewater flows typical of residential and commercial uses in the City. Therefore, the proposed project would not produce wastewater atypical of flows received at the MRWPCA regional treatment plant. MRWPCA has provided the Applicant with a will service letter (see Appendix B of IS/MND) suggesting there is adequate capacity to serve the proposed project's projected demand in addition to existing commitments. In addition, as discussed in Response XVII(b) of the environmental checklist, the proposed project is anticipated to generate approximately 24,000 gallons of wastewater per day, which is a fraction of 0.1 percent of the available daily treatment capacity at

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
	MRWPCA. Therefore, the increased wastewater flows from the proposed project can be accommodated within the existing design capacity of the MRWPCA regional treatment plant, would be typical of wastewater flows in the City, and would not result in the MRWPCA regional treatment facility exceeding its wastewater treatment requirements.
Goal LU-8: Provide a level of flood control and protection that meets the needs of the community. **Policy LU-8.2:** Ensure developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State and federal standards.	**Evidence:** Throughout the project site, drain inlets and a pipe system would be provided to collect the storm water from the driveways and other impervious surfaces, and direct it to the rain gardens, with the exception of the southerly, undeveloped end of the project site. In this location, the existing vegetation would be protected in place and runoff would infiltrate directly into the ground. Pervious pavers would be installed at interior courtyards and in all parking stalls. The new stormwater drainage system would accommodate storm water up to the 100-year storm. Prior to the issuance of a grading permit, the Applicant shall prepare a Final Stormwater Control Plan. The Final Stormwater Control Plan shall be prepared by a qualified hydrologist or Professional Engineer. The Final Stormwater Control Plan shall be prepared consistent with the post-construction requirements of the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development and the Stormwater Control Plan Template. The Final Stormwater Control Plan shall specify Best Management Practices (BMPs) to be incorporated into the design of the proposed project. In addition, the Final Stormwater Control Plan shall demonstrate that the storm water controls comply with the Fort Ord Reuse Authority requirement that 100 percent of the on-site storm water from a 24-hour 100-year storm event be infiltrated on the site. The Final Stormwater Control Plan shall include pre-project and post-project flow calculations to demonstrate that the rain gardens are designed to infiltrate 100 percent of the runoff from a 100-year storm. The Applicant shall provide the Final Stormwater Control Plan to the City of Seaside Public Works Department for review and approval.
Goal C-4: Ensure adequate parking is provided on-site **Policy C-4.1:** Require off-street parking in new development and redevelopment projects.	**Evidence:** The proposed project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The Assisted Living Facility and Memory Care Facility combined would provide 78 parking spaces for residents, visitors and employees. The Co-Housing Facility would provide 14 parking spaces for residents and visitors. Of the 92 total parking spaces, 8 parking spaces would be ADA-compliant and designated as handicap parking, 6 parking spaces would be designated for low-emitting and fuel-efficient vehicles and provide electric vehicle charging stations, 23 parking spaces would be designated for compact vehicles, and 55 parking spaces would be designated for standard vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
Goal S-1: Reduce the risks to people and property from hazards related to seismic activity, flooding, geologic conditions, and wildfires	
Policy 8-S.1: Reduce the risk of impacts from seismic and geologic hazards.	**Evidence:** The project site is located in a region characterized by moderate to high seismic activity, which could result in damage to the proposed buildings. There are several faults in the vicinity of the project site that are capable of producing strong ground motion. A fault search conducted as part of the *Geotechnical Investigation Report* identified 24 active faults and potentially active faults mapped within a 62-mile radius of the project site. These 24 faults, their distance from the site, and their estimated mean moment magnitude are listed in Table VI.VI.1. During an earthquake along any of these faults, seismically induced ground shaking at the project site would be expected to occur. The severity of the shaking would be influenced by the distance of the project site to the seismic source, the soil conditions, and the depth to groundwater. According to the *Geotechnical Investigation Report*, the Rinconada Fault is the closest known fault to the project site and, because of the fault's proximity, has the greatest potential to generate the highest level of ground shaking at the project site. The probabilistic maximum considered earthquake (MCE)[2] for the project site is estimated to result in a peak ground acceleration of 0.56 g.[3] Due to the proximity of the project site to the Riconada Fault, the Blanco section of the Reliz Fault and the Monterey Bay-Tularcitos Fault and other active faults in the area, it is likely that the project site would be subjected to strong ground shaking from at least one moderate to severe earthquake during the lifespan of the proposed project. Therefore, strong seismic ground shaking generated by seismic activity is considered a potential constraint that may affect the proposed project. All applicable guidelines, including compliance with the California Building Code and the City of Seaside Building Code, accepted industry standards, and other regional and local regulations that address seismic hazards, would be incorporated into the project's building plans.
Policy S-1.2: Protect the community from flooding hazards.	**Evidence:** According to the City's General Plan Safety Element (2004), the project site is not located within a 100-year flood zone. In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located within a 100-year special flood hazard area. The project site is mapped as Zone X, Other Flood Areas, which is defined as areas of 0.2 percent annual chance floodplain (500-year floodplain), areas of 1 percent annual chance flood (100-year flood) with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood (Map No. 06053C0290G; April 2, 2009).
Policy S-1.3: Reduce the risk of wildfire hazard in the community.	**Evidence:** According to the City's General Plan Safety Element, the project site is located within a Fire Hazard Area. Although located in a Fire Hazard Area, the project site is surrounded by residential development to the east and south and SR-1 to the west and north. During operation, the project site

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
	would be developed with structures and landscaping and surrounded by urban development and roadways. In addition, the proposed use of the site would be typical of urban development and would have a low risk of igniting a wildfire. Because of the urban nature of the project site and surrounding development, and the proposed on-site uses, the risk of wildfire during operation would be low.
Goal 8-2: Protect the community from public safety hazards related to human activities. **Policy 8-2.2:** Minimize the risk to the community associated with hazardous materials.	**Evidence:** Construction of the proposed project would involve the use of chemical agents, solvents, paints, and other hazardous materials that are associated with construction activities. The amount of hazardous chemicals present during construction would be limited and would be handled in compliance with existing government regulations. The potential for the release of hazardous materials during project construction is low and, in the unlikely event that a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials used during construction. Construction of the proposed project would result in the disturbance of soils on the project site, which was once a gas station for Fort Ord. The project site previously contained three 1,000 gallon underground storage tanks (USTs) and associated product piping. The USTs and product piping located on site were properly removed in January 1997. Additionally, soil and soil vapor sampling was conducted to confirm soils on site do not contain any significant residual impacts from the gas station operations. Based on soil and soil vapor sampling conducted, there is no evidence of a petroleum hydrocarbon or VOC release resulting from the former gas station operation. Project operation would involve the use of potentially hazardous materials (e.g., cleaning agents, paints, fertilizers, or pesticides) that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to residents or workers in the vicinity of the project site. The proposed project would not produce hazardous emissions or handle acutely hazardous materials, substances, or waste.
Goal N-1: Provide consistent and effective noise control through proper and use planning. **N-3:** Minimize non-transportation related noise impacts. **Policy N-1.1:** Ensure new development and reuse/revitalization projects can be made compatible with the noise environment and existing development.	**Evidence:** The City of Seaside General Plan requires that interior noise levels be maintained at or below 45 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) for residential uses. Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
	and methods but in general, interior noise levels would be up to 58 to 59 dBA CNEL. The proposed project will be required to install doors and windows with varying Sound Transmission Class (STC) ratings in units subjected to potentially high interior noise levels. The proposed project will also be required to install forced-air mechanical ventilation in all residential units. These requirements will help maintain interior noise levels below the City's 45 dBA CNEL noise threshold.
Policy N-3.1: Reduce the impacts of noise producing land uses, activities, and businesses on noise sensitive land uses.	**Evidence: Traffic-related Noise.** The project site is located between State Route 1 (SR-1) and Monterey Road just north of the Monterey Road and Coe Avenue intersection in the City of Seaside. Existing ambient noise was compared to projected ambient noise levels after the project is developed to determine if the project would be compatible with the existing noise environment and existing development. The primary existing noise source in the vicinity of the project site is vehicular traffic along SR-1 and local traffic along Monterey Road. Neighborhood traffic along Coe Avenue also affects the noise environment. Traffic-related noise will not be compatible with outdoor patios in three specific locations within the project site. Therefore, the proposed project includes walls around certain patios within the proposed development to ensure that use of the patios does not expose residents to excessive noise. **Stationary Noise.** The proposed project includes the operation of mechanical ventilation as well as emergency vehicles that may periodically assist residents. Neither the operation of mechanical equipment nor the periodic use of emergency vehicles will generate noise that will impact surrounding sensitive land uses. **Mechanical Equipment.** The proposed project would include mechanical equipment, such as heating, ventilation, and air conditioning systems. The placement of such equipment would occur on either the interior or the northern boundary of the project site. During daytime hours, typical existing hourly average noise levels range from 64 to 69 dBA L_{eq}, and during nighttime hours, existing noise levels range from 56 to 66 dBA L_{eq}. The nearest mechanical equipment room proposed near the southern property line would be a distance of 180 ft away from on-site residential units. Typical air conditioning units and heat pumps range from approximately 54 to 62 dBA L_{eq} at a distance of 5 ft. At 180 ft, these units would have noise levels below 40 dBA L_{eq}. Any other identified locations for mechanical equipment would be located further than 180 ft from the nearest noise-sensitive receptors. **Emergency Response.** The proposed senior assisted-living facility may, on occasion, require emergency vehicle assistance, which may include the use of a siren. At a distance of approximately 50 ft, sirens could reach levels of 92 to 94 dBA L_{max}. The nearest existing residences would be located approximately 125 ft from the entrance driveway of the project site, which would result in maximum instantaneous noise levels of 88 to 90 dBA L_{max}. While these levels could be considered to be excessive, they would occur within short time spans and would be in response to emergencies. According to Chapter 9.12.040 of the City's

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
	Municipal Code, excessive, unnecessary, or unusually loud noise is exempt from the established noise regulations.
Goal H-1: Maintain a range of housing opportunities to address the existing and projected needs of the community.	
Policy H-1.6: Support the concept of "aging in place" by maintaining a range of housing types that allows people to remain in the community as their housing needs change.	**Evidence:** The proposed project will contribute to improved residential options for senior citizens within the City by creating a development that incorporates a range of housing types for seniors, such as assisted living and memory care. The proposed project will provide seniors currently living in the Seaside/Monterey area an opportunity to "age in place" and remain in the area as they begin to require different housing options and a higher level of care.
Policy H-1.7: Ensure new residential developments are adequately served by infrastructure, including water and sewer, park and recreation areas, libraries, transportation, public safety and other necessary community services.	**Evidence:** The project proposes to construct 144 new senior living residential units located within three facilities and would be designed to accommodate approximately 174 senior residents. It is expected that the proposed facilities would primarily accommodate seniors that are currently living in the City, although some of the senior residents would relocate to obtain assisted living care in this location. Furthermore, the proposed project will include utilities and recreation areas on-site. Therefore, the proposed project would not substantially increase the demand on existing public services or the need for new or expanded public services.
Goal H-2: Maintain and improve existing neighborhoods and housing.	
Policy H-2.6: Through a design review process, ensure new residential developments and revitalization projects are compatible (i.e. scale, size, height, design, and appearance) with surrounding uses:	**Evidence:** The architecture and scale of the development will consist of California Craftsman style architecture. As part of the City's standard review process for development projects, the Board of Architectural Review (BAR – Application No. 14-20) would be responsible for reviewing and approving the proposed project's final architectural design plans before the project is considered and approved by the Planning Commission and City Council. The BAR's review would ensure that the architectural design of the proposed buildings is consistent with the urban design goals set forth in the City's General Plan and that the design is consistent with the surrounding residential neighborhoods.
Policy H-2.7: Support public education programs that promote property maintenance.	**Evidence:** The proposed project will include a demonstration garden at the south end of the development which will include drought tolerant species native to the Monterey Peninsula.
Goal H-3: Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.	

General Plan ConsistencyTable

General Plan Goal/Policy	Evidence
Policy H-3.1: Participate in programs assisting in the production and conservation of adequate, safe, and attractive housing affordable to very-low, low, and moderate income households and other special needs groups.	**Evidence:** The assisted living and memory care facilities will provide housing opportunities for seniors with limited mobility and/or in need of special assistance for daily living functions. This type of housing type is limited within the community. The co-housing facility will provide affordable housing in a dormitory style environment.

[1] Water consumption was calculated based on the Marina Coast Water District's Urban Water Management Plan water demand factors. (144 dwelling units x 0.25 af/yr/dwelling unit) + (0.89 ac landscaping x 2.1 af/yr/ac) + (2,000 sf restaurant x 0.00145 af/yr/sf) = 40.8 af/yr.

[2] A maximum considered earthquake is defined as an earthquake that is expected to occur once in approximately 2,500 years, that is, it has a 2 percent probability of being exceeded in 50 years.

[3] g = acceleration due to gravity 9.8 (m/s^2)

ac = acres
af/yr = acre-feet per year
City = City of Seaside
ft = foot/feet
IS/MND = Initial Study/Mitigated Negative Declaration
MCWD = Marina Coast Water District
sf = square feet

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Residential Objective B: Ensure compatibility between residential development and surrounding land Uses.	
Residential Land Use Policy B-1: Residential Land Use Policy B-1: The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.	**Evidence:** The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development.
Residential Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.	
Residential Land Use Policy C-1: The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.	**Evidence:** The proposed project will provide Senior Housing, which is identified as an underserved housing type within the City of Seaside. By providing an underserved housing type to help maintain a variety of housing types in the City commensurate with projected housing needs, the proposed project would be consistent with the Seaside General Plan.
Institutional Land Use Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.	
Institutional Land Use Policy D-2: The City of Seaside shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.	**Evidence:** Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space.
Conservation Element: Soils and Geology **Objective A:** Prevent the loss and transport of soil resulting from wind and water erosion and promote construction practices that recognize soils with development limitations. **Conservation Element Soils and Geology Policy A-2:** The City shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be Fort Ord subject to the approval of the public works director for the City of Seaside. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.	**Evidence:** During construction of the proposed project, the total disturbed soil area would be approximately 5.47 acres. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. The on-site slopes composed of cohesionless dune sand materials are potentially subject to erosion. Concentration of surface runoff has the potential to result in severe erosion where the ground is included and unprotected. Because the proposed project disturbs greater than 1 acre of soil, the project is subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	No. CAS000002) (Construction General Permit). Under the Construction General Permit, the project would be required to prepare a SWPPP and implement construction Best Management Practices (BMPs) detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.
Conservation Element: Hydrology and Water Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water. **Hydrology and Water Quality Policy C-2:** At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.	**Evidence:** The project site consists of approximately 1.34 acres of impervious surface area (approximately 24.4 percent of the project site). The proposed project would increase impervious surface areas on the project site by approximately 1.66 acres to approximately 3.0 acres of impervious surface area (approximately 54.8 percent of the project site). Pollutants of concern associated with project operations include suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, and trash and debris. A *Preliminary Stormwater Control Plan* has been prepared for the proposed project that details Low Impact Development (LID) and Source Control BMPs that would be implemented to target pollutants of concern in stormwater runoff and reduce impacts to water quality during operation of the proposed project. The LID BMPs proposed in the *Preliminary Stormwater Control Plan* include pervious pavement within the interior building courtyards and vehicle parking stalls. In addition bioswales that resemble dry streambeds and rain gardens featuring native plants would be incorporated into the project's landscaping design. In addition to the LID BMPs, Source Control BMPs would also be implemented that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the proposed project. As a Condition of Approval, the Developer will be required to prepare a Final Stormwater Control Plan that includes LID BMPs to ensure that on-site drainage systems are designed to capture and filter out urban pollution.
Noise Element Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent	

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
throughout the Fort Ord Planning area. **Noise Policy B-8:** If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line. **Noise Policy B-9:** The City shall require construction contractors to employ noise-reducing construction practices.	**Evidence:** Neither the long-time traffic nor stationary noise sources would cause an increase in ambient noise levels of more than 3 A-weighted decibels (dBA) within the project vicinity as measured at the property line. **Evidence:** As a Condition of Approval, the Construction Contractor will be required to prepare a construction noise plan that includes implementation of Best Management Noise Reduction Practices.
Safety Element: Seismic and Geologic Hazards Objective A. **Seismic and Geologic Hazards Policy A-2:** The City shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction.	**Evidence:** A *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014) was prepared for the proposed project. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code and the recommendations of the project geotechnical consultant as summarized in the final written Geotechnical Report.
Safety Element: Fire, Flood and Emergency Management Objective A. **Fire, Flood, and Emergency Management Policy A-2:** The City shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.	**Evidence:** Fire protection services for the project site are provided by the Seaside Fire Department. The City operates one fire station located at 1635 Broadway Avenue that is located approximately 2.5 miles from the project site by way of surface streets. The daily staffing for the fire station includes One Chief Officer assigned to a Chevy Tahoe Command Vehicle, three to four firefighters assigned to an Engine company, and three or four firefighters assigned to a Truck company (Chief Brian Dempsey, Personal Communication). The project site will contain sufficient water service and water pressure to service the site for fire suppression purposes.
Safety Element: Hazardous Materials and Toxic Materials Safety Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.	

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Hazardous and Toxic Materials Safety Policy A-1: The City shall monitor and report to the public all progress made on the RA-ROD.	**Evidence:** A Hazardous Phase I environmental site assessment and a confirmation sampling report for the project was completed. Neither identified any hazardous wastes at the project site. Based on the results, there is no evidence that there are any hazardous materials remaining from the former gas station. Therefore, no remediation is necessary.

City = City of Seaside
ft = foot/feet
ROD = Record of Decision
sf = square feet

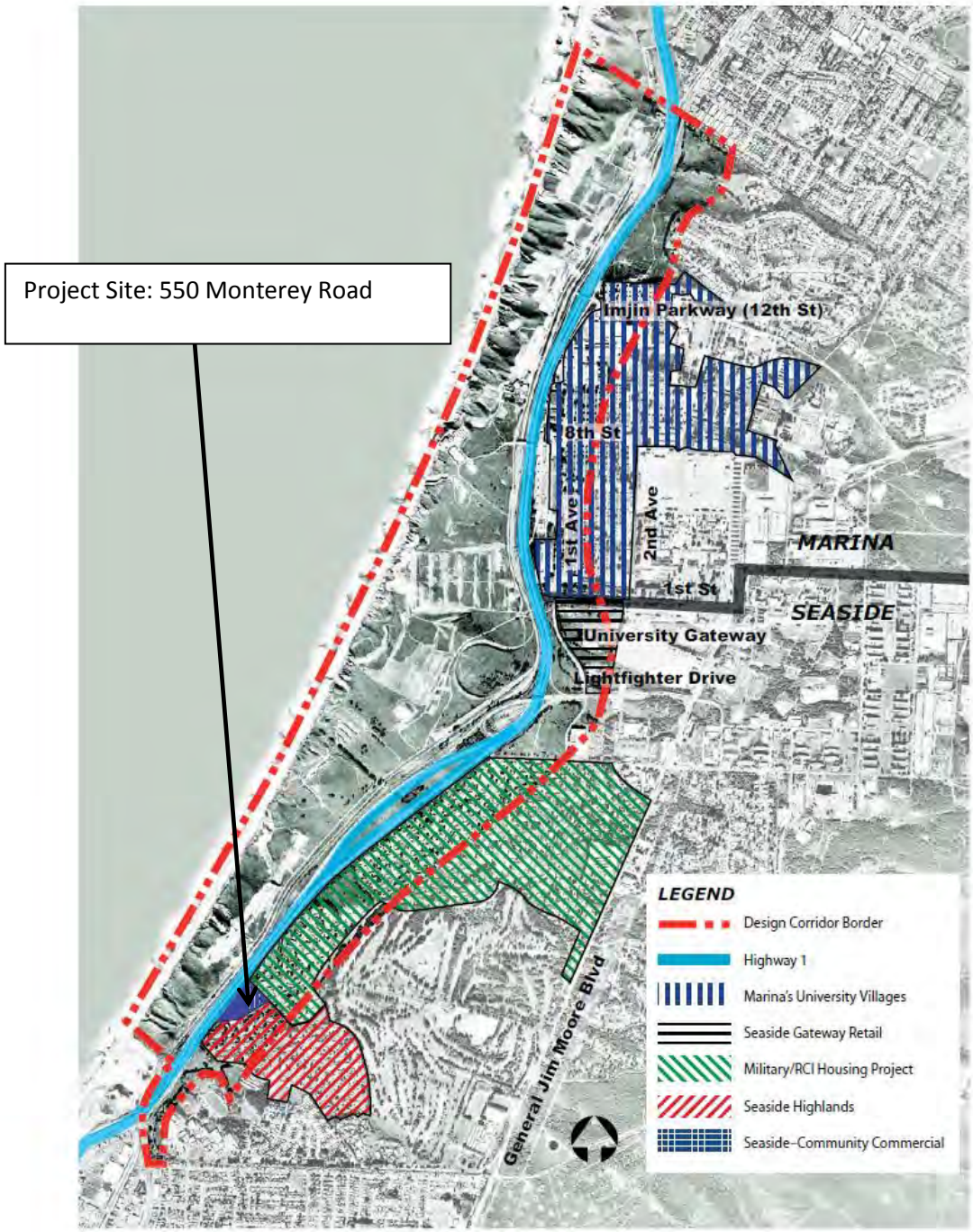


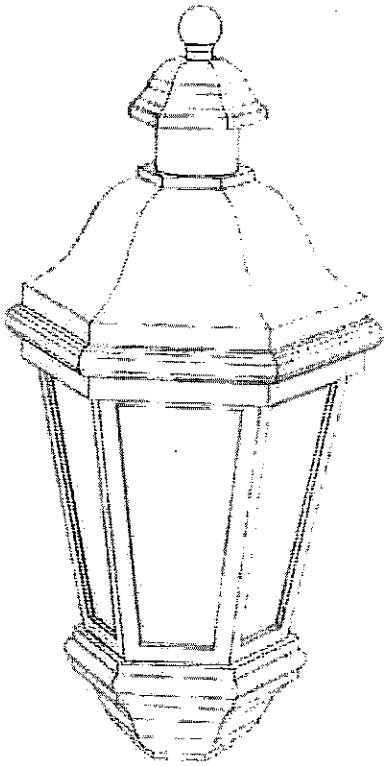
Figure 1.4–Highway 1 Design Corridor Proposed and Existing Developments

Exterior Lighting Cut Sheets

Project Name:	Type:
Notes:	Order Matrix Number:

Environmental Lighting for Architecture, Inc.

MEDITERRANEAN



The *Mediterranean* is a traditional six-sided lantern that comes in a multitude of sizes, mounting styles, and options. A legacy in ELA's line for years, this timeless design is suitable for pole, pier mount, cross arm, wall, or ceiling mounted applications. The *Mediterranean* is a perfect specification for shopping malls, decorative street lighting, parking lots, government buildings, site and walkway lighting, schools, libraries, high-end residential applications, and much more.

Constructed of high grade cast aluminum #A356 and finished with a powder-coated finish, the *Mediterranean* is built to endure the toughest of outdoor conditions. The *Mediterranean* can also meet the performance standards of today's lighting demands. It's available with an assortment of refractors or reflectors for all light distributions and is also available with a full cut-off to meet Dark Skies requirements. Available in up to a maximum 250 watt Metal Halide or High Pressure Sodium, the *Mediterranean* can also accommodate today's Low-Energy requirements with up to 135 watt LED or 250 watt Induction sources while still maintaining excellent light output.

With its classic traditional style, superior durability and high performance standards, the *Mediterranean* is the perfect solution to a full array of lighting applications.

Environmental Lighting for Architecture, Inc.

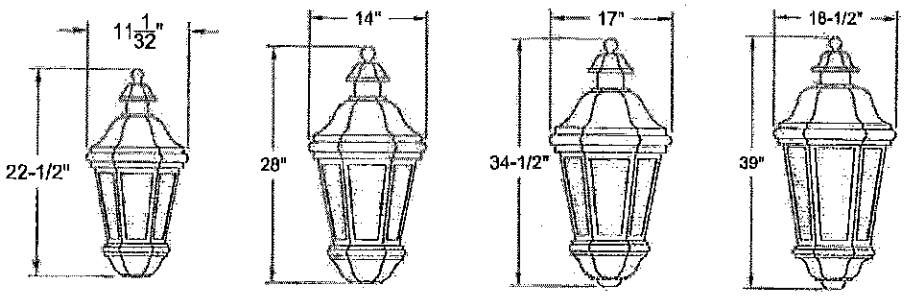
Ordering Matrix

Mediterranean - MED

1 Fixture	2 Size	3 Mounting	4 Optics	5 Ballast	6 Voltage	7 Lens	8 Color	9 Option
MED	14	PT	V5	100MH	120	FG	CY	--

1. Fixture: MED

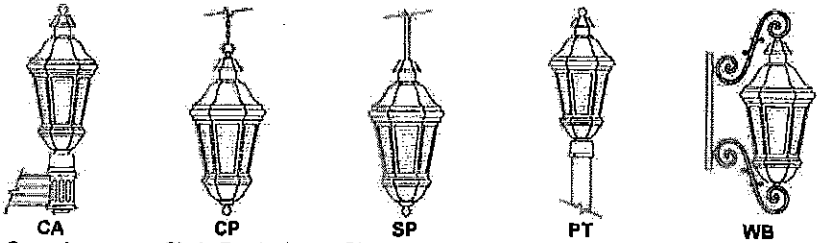
2. Size



Matrix #:	11	14	17	19
Description:				
Notes:	Max Wattage 100W	Max Wattage 150W	Max Wattage 250W	Max Wattage 400W
EPA:	1.0	1.6	2.3	3.0
Weight:	10 lbs.	18 lbs.	30 lbs.	40 lbs.

3. Mounting

Notes:
1. Please consult factory for Poles, Wall Brackets, and other mounting options.
2. When ordering Post Top, please specify fitter size.



Matrix #:	CA	CP	SP	PT	WB
Description:	Cross Arm	Chain Pendant	Stem Pendant	Post Top	Wall Bracket

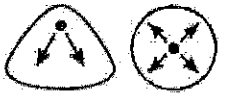
4. Optics

Vertical

Matrix #: V5
Description: TYPE 5

Vertical (Refractor)

Matrix #: VR3 TYPE 3; VR5 TYPE 5



Horizontal

H2 TYPE 2; H3 TYPE 3; H4 TYPE 4; H5 TYPE 5

Dark Skies (Horizontal)

DS2 TYPE 2; DS3 TYPE 3; DS4 TYPE 4; DS5 TYPE 5

Notes:
1. MED size 11 does not offer Dark Skies optics.

5. Ballast

Description:	Pulse Start Metal Halide (Watts / Type)	Incandescent (Watts / Type)	Metal Halide (Watts / Type)	High Pressure Sodium (Watts / Type)	Compact Fluorescent (Watts / Type)	Induction Tubular Type (Watts / Type)	Induction Bulb Type (Watts / Type)
Matrix #:	50PSMH	INC	50MH	50HPS	18CFL	40iT *	35iB
	70PSMH		70MH	70HPS	26CFL		55iB
	100PSMH		T6 70MH	100HPS	32CFL		85iB *
	150PSMH		100MH	150HPS	42CFL		100iB *
	175PSMH		T6 150MH	200HPS ■	57CFL		120iB **
	200PSMH			250HPS ■			165iB **
	250PSMH ♦					Induction Circular Type (Watts / Type)	200iB **
						40iC *	250iB **
						70iC *	
						80iC *	
						100iC *	
						120iC **	

LED (Watts / Type)
40LED
75LED
135LED ♦♦

Notes:
1. Electronic ballast available for 50, 70, 100, 150, 200, and 250 watt MH lamps.
2. Other wattages and ballasts available. Consult factory.

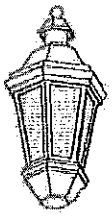
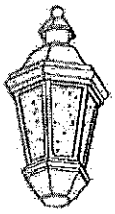
■ Fits ED18 lamp vertical only
♦ Fits ED28 lamp vertical only
* Fits MED size 14 thru size 19
** Fits MED size 17 thru size 19
♦♦Fits MED size 19 only

6. Voltage

* Only these voltages are available with LED.

Matrix #:	120 *	208	240	277 *	347	480
Description:	120V	208V	240V	277V	347V	480V

7. Lens

CG	Clear Glass	**FG**	Frosted Glass	**SG**	Seedy Glass	**DSCG**	Clear Glass (Dark Skies)	**DSFG**	Frosted Glass (Dark Skies)
CA	Clear Acrylic *	**FA**	Frosted Acrylic *	**SA**	Seedy Acrylic *				
CP	Clear Polycarb. *	**FP**	Frosted Polycarb. *						

Notes:
Consult factory for custom lens.

* 50W max wattage.

8. Color

Powder Coat Finish

Matrix #	Description	Matrix #	Description
AG	Augustine Green	**MG**	Malaga Green
GY	Architectural Grey	**MN**	Midnight
CC	Charcoal	**PW**	Pewter
CY	Clay	**SS**	Sand Storm
DB	Dark Bronze	**SB**	Statuary Bronze
HR	Harbor Blue	**VL**	Village Green
HP	Hammered Pewter	**W**	White

Hand-Applied Finish

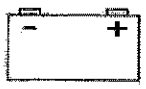
Matrix #	Description
CH	Cracked Hide
LV	Light Verde
OR	Old Iron
R	Rust
V	Verde

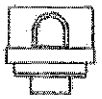
Notes:
Consult factory for custom colors.

9. Options

Notes:
1) BBU option is available for fluorescent lamp only.
2) Test button location shall have visibility for testing on site. Consult factory for placement location.

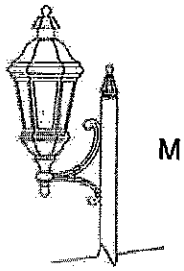
Photocell Options:
Photocell is available in 120 thru 480 volts. Photocell receptacle only fits some cross arms. Consult factory. Specify when ordering.





Matrix #:	BBU	PCB	PCR	TB	HSS
Description:	Battery Backup	Photocell Button	Photocell receptacle *Twist Lock by others*	Terminal Block	House Side Shield

Fixture Ordering Example:



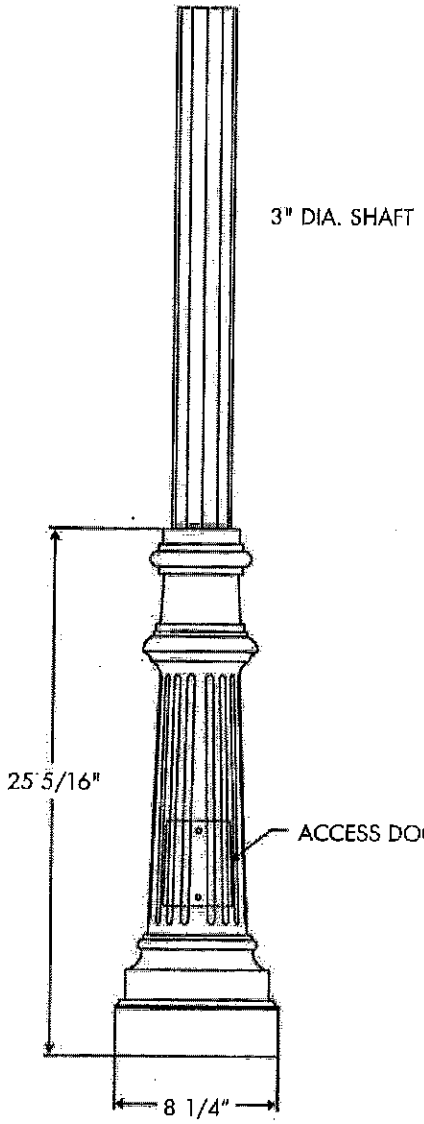
MED/14/PT/V5/100MH/120/FG/CY

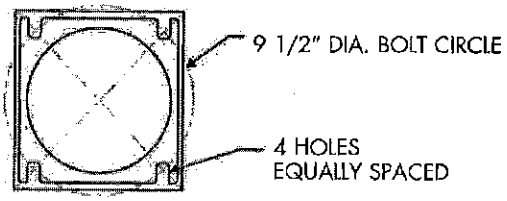
1 Fixture	2 Size	3 Mounting	4 Optics	5 Ballast	6 Voltage	7 Lens	8 Color	9 Option
MED Mediterranean Fixture	**14** 14	**PT** Post Top	**V5** Vertical Type 5	**100MH** 100 Watt Metal Halide	**120** 120 Volts	**FG** Frosted Glass	**CY** Clay	- -

Fixture Ordering Form:

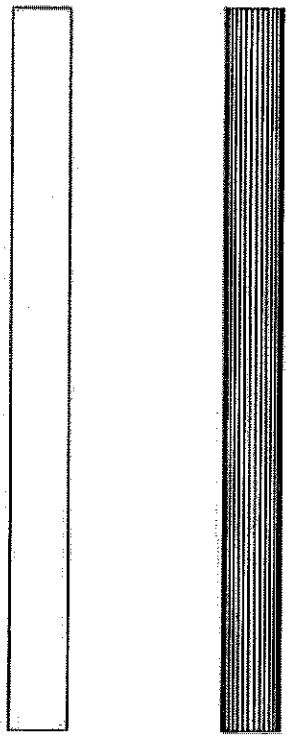
1 Fixture	2 Size	3 Mounting	4 Optics	5 Lamp	6 Voltage	7 Lens	8 Color	9 Option	9 Option	9 Option
1. **MED**										

Note: Specficiations are subject to change without notice. Always consult factory.

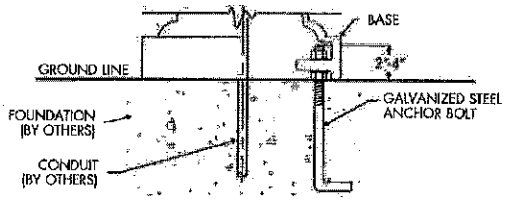




P-3026 BASE



Alternate Pole Shafts



Mounting Bolt Conditions with a Pole Base
(Basic Example)

Maximum Pole Heights and Shaft types differ per project.
Pole shafts are normally determined by material loading specifications, location of project, and EPA requirements.
Please contact factory.

Environmental Lighting for Architecture, Inc.
17891 Arenth Avenue, City of Industry, CA 91748-1197
626.965.0821 • 800.423.6561 • fax 626.965.9494
www.ela-lighting.com

Specifications

Fixture Housing: One-piece sand-cast. Housing shall be corrosion resistant cast aluminum alloy #A356. The housing shall be free of any foreign materials or cosmetic fillers. Please consult factory for standard fitter sizes and other options. For wall and arm mounts, consult factory for installation.

Optics: Units shall be hydroformed or segmented sharp cut-off optics. Specular Alzak® optical segments are rigidly mounted within a sand-cast, low copper (<0.6% Cu) aluminum alloy enclosure. All sockets are factory prewired. An optional quick-disconnect plug for the ballast module is available when specified. The optical segments are positioned so that reflected light does not pass through the lamp arc tube to achieve maximum lamp output.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate, and factory prewired.
Reference pages 2 and 3 for lamp characteristics, ballast types, and voltage technical data.

Lens: Six (6) side panels with stainless steel clips provided for attachment to the fixture. Glass shall be sealed in field by others.
The Dark Skies lens options shall be tempered glass, factory installed.

Finish/Color: Finish is super TGIC thermoset polyester powder coat paint. ELA offers RAL color matches along with our standard color selection. Custom and hand applied colors are available upon special request.

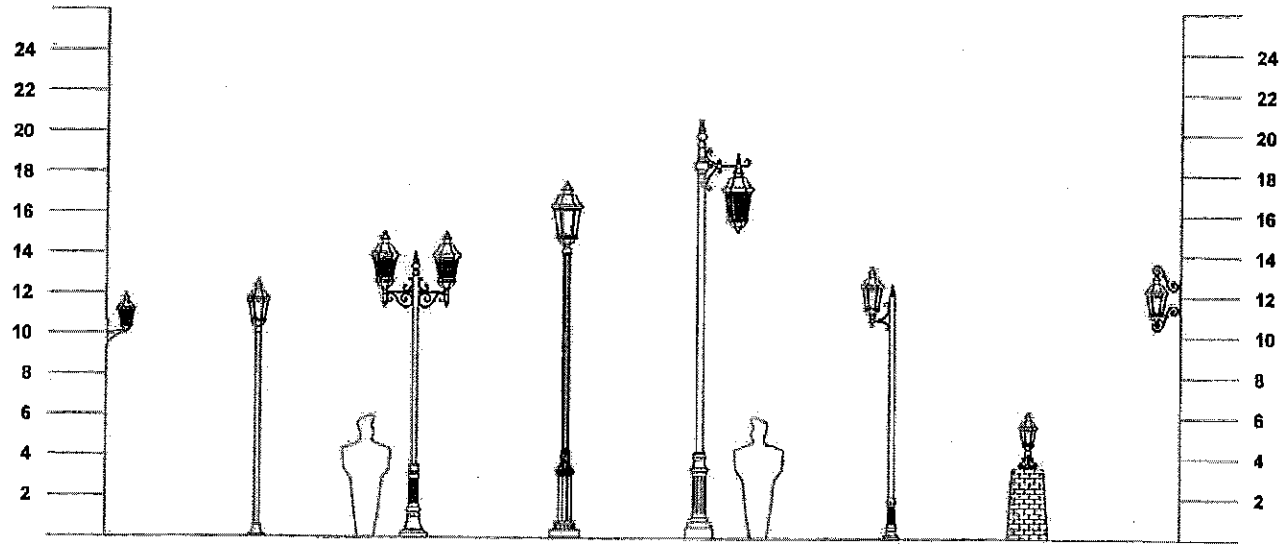
Certification: Fixtures shall be listed for outdoor, wet location. UL1598. IP rating 65.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.

ELA RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Elevated Scale

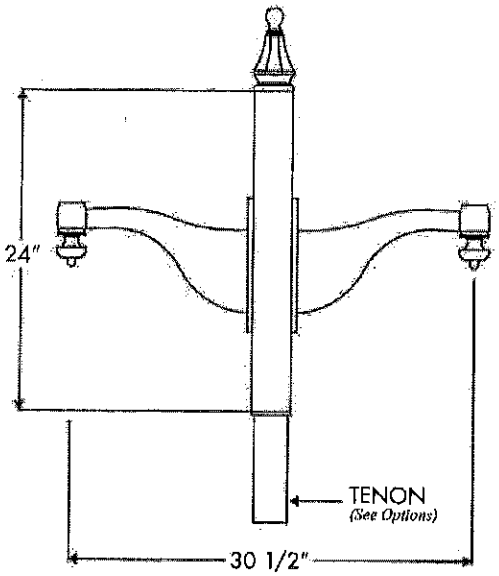
Suggested Poles and Arms
for the Mediterranean Fixture



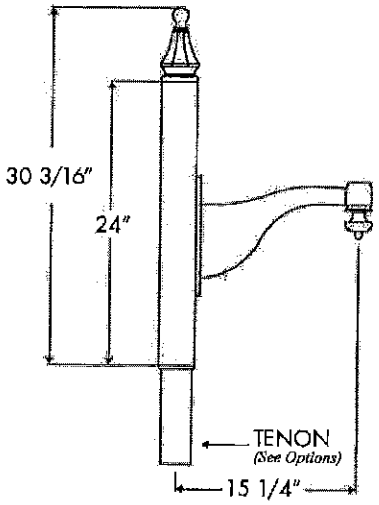
Fixture :	MED/11/WB	MED/14/PT	MED/17/CA	MED/17/PT	MED/17/CA	MED/17/CA	MED/11/PT	MED/11/WB
Arm :	BR352		CR4B		CR26A	CR24A		BR191
Pole:		P3010A-10'	P3016A-13'	P3025D-14'	P3042B-18'	P3012A-12'	PM607	
Options :								

Note: *Modifications to the fixture and additional pole heights are available.*

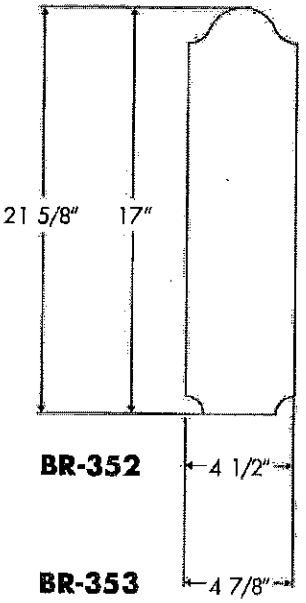
Note: Specficiations are subject to change without notice. Always consult factory.



CR-353B

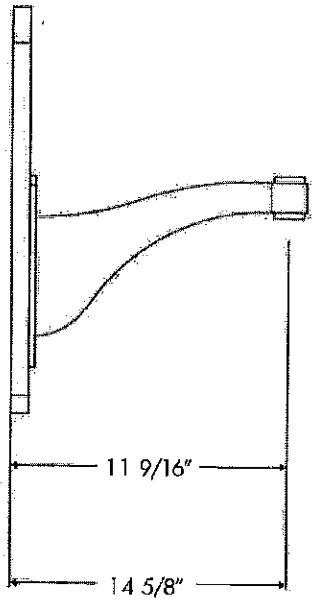


CR-353A



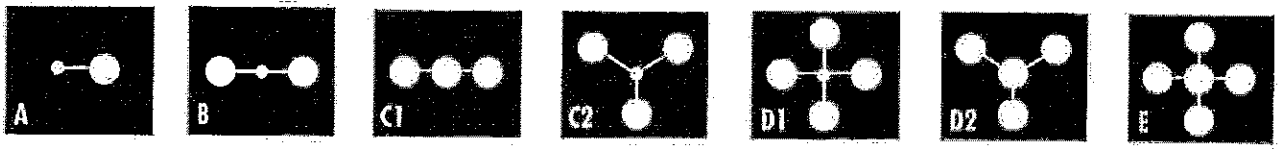
BR-352

BR-353



Durable Cast and Extruded Aluminum Construction

CONFIGURATIONS



ELA LIGHTING

Options
Cross Arm tenon is fitted for 3" and 4" diameter poles per request.

Environmental Lighting for Architecture, Inc.
17891 Arenth Avenue, City of Industry, CA 91748-1197
626.965.0821 • 800.423.6561 • fax 626.965.9494
www.ela-lighting.com

LED Bollards with rotationally symmetrical distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Post construction: One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Heavy walled, die-cast aluminum cap. Clear 3/16" thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

Electrical: 18.2W LED luminaire, 24.5 total system watts, -20° C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

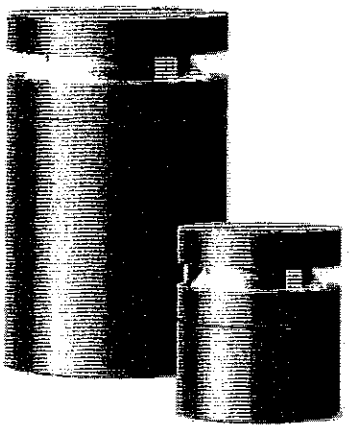
Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA #895A anchorage kit (supplied).

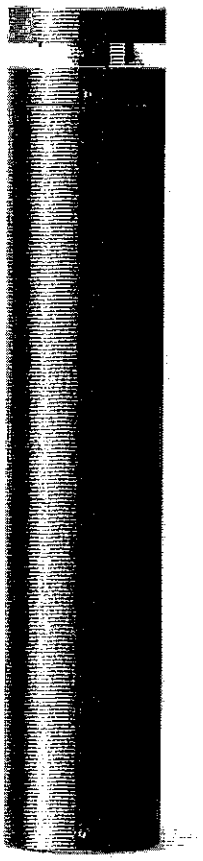
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

Luminaire Lumens: 881
Tested in accordance with LM-79-08

	Lamp	A	B	Anchorage
8554 LED	18.2W LED	6½	39⅜	**895 A**





1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

FORA Master Resolution criteria	**Discussion**
DEVELOPMENT ENTITLEMENT CONSISTENCY *Fill in Discussion cells below for all Development Entitlement consistency determinations*	
8.02.030 (a) In the review, evaluation, and determination of consistency regarding any development entitlement presented to the Authority Board pursuant to Section 8.01.030 of this Resolution, the Authority Board shall withhold a finding of consistency for any development entitlement that:	
(1) Provides an intensity of land use which is more intense than that provided for in the applicable legislative land use decisions, which the Authority Board has found consistent with the Reuse Plan;	Seaside Senior Living would not provide a more intense land use than allowed in the Reuse Plan. This project is located in an area designated for Community Commercial land use in Seaside's General Plan, which was found consistent with the Base Reuse Plan in 2004. As per City of Seaside Zoning Code section 17.14.030 Table 2-4, residential care facilities are an allowable use with a city-issued use permit.
(2) Is more dense than the density of development permitted in the applicable legislative land use decisions which the Authority Board has found consistent with the Reuse Plan;	The project would not be more dense than allowed in the Reuse Plan because Seaside Senior Living conforms with Seaside Zoning Code, which was found consistent with the Reuse Plan on 9-28-18.
(3) Is not conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Reuse Plan and in Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution;	This project is conditioned on all programs applicable to the development entitlement as specified in the Reuse Plan section 8.02.020 or the Master Resolution and local determinations made pursuant section 8.02.040.
(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;	No uses in this project conflict with any adjacent or affected properties and is not incompatible with open space, recreation or habitat management areas with the

	jurisdiction of the authority.
(5) Does not require or otherwise provide for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the applicable legislative land use decision;	The project requires or otherwise provides financing for all infrastructure necessary to provide adequate public services to the property.
(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan;	This project provides for the implementation of the Fort Ord Habitat Management Plan.
(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines as such guidelines may be developed and approved by the Authority Board;	This project is consistent with the Highway 1 Design Corridor Guidelines.
(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution;	This project is consistent with the jobs/housing requirements as provided in Section 8.02.020(t) of this Master Resolution.
8.02.040. No development entitlement shall be approved or conditionally approved within the jurisdiction of any land use agency until the land use agency has taken appropriate action, in the discretion of the land use agency, to adopt the programs specified in the Reuse Plan, the Habitat Management Plan, the Development and Resource Management Plan, the Reuse Plan Environmental Impact Report Mitigation and Monitoring Plan and this Master Resolution applicable to such development entitlement.	Consistency determinations with Seaside General Plan & zoning code were made on the following dates: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, & 11/18/11. Seaside General Plan consistency determination on 12/10/04 completed this program. Subsequent consistency determinations made refinements. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and altered the specific locations of residential uses. The Zoning Ordinance consistency determination was completed on 9/28/2018.
Additional Consistency Determination considerations	

Is consistent with FORA's prevailing wage policy, section 3.03.090 of the FORA Master Resolution.	This project will be constructed in a consistent manner with the FORA prevailing wage policy, section 3.03.090.
At the June 10, 2016 FORA Board Meeting, the Board unanimously approved and adopted the Regional Urban Design Guidelines (RUDG). Is compliant with the RUDG.	SEE SEPARATE RUDG COMPLIANCE CHECKLIST

FORA REGIONAL URBAN DESIGN GUIDE LINES

Regional Urban Design Guidelines

Compliance Checklist

Interactive Website Online: http://www.DesignFortOrd.org

FORT ORD REUSE AUTHORITY

6/10/2016

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Purpose

This checklist provides a tool for FORA jurisdictions, developers, and the pubic to evaluate Legislative Land-use Decision (LLD) and Development Entitlement (DE) compliance with FORA Regional Urban Design Guidelines (RUDG) for Town & Village Centers, Gateways, Regional Circulation Corridor, Trails, and the Highway 1 Design Corridor Guidelines (2005).

How to Use This Checklist

It is incumbent upon jurisdictional staff to represent that a project/plan and/or entitlement is consistent with the 1997 Base Reuse Plan (BRP). This checklist is one component of the complete set of evaluation criteria used to determine BRP consistency.

This checklist provides discrete Measures for each of the RUDG Objectives. While the Guidelines and accompanying Measures provide guidance to jurisdictions and developers, the RUDG Objectives convey BRP policies. As such if a plan can meet the Objectives with innovative design solutions use the Notes sections in this checklist to make that case. In order to increase planning efficiency, this checklist can be used at the earliest planning stages, as well as when to complete final consistency determination documents.

Use the RUDG Locations maps to locate your project/plan area and determine potential relevant guidelines. While not every relevant guideline will apply to every project, it is important each potentially relevant guideline is explicitly addressed in completing this checklist.

The Checklist includes Measures for each Guideline, and is the basis for explicit plan or project evaluation. If Measures are not implemented directly, describe how the Objectives are being met or if alternatives are required and why. For each Measure include a page reference to the plan/project document section that addresses that Measure. Indicate (using N/A) cases where the potential applicable guidelines are not applicable, and provide additional Notes for clarification.

Ensure the following components are included in the consistency determination submittal:

1. **Project Information Form** (*provided in next page*)
2. **Site Plan:** showing significant features including building locations (with heights identified in text), driveways, drive aisles, garage entrances, or parking areas. Site plans with more than one building, street or public space should label each building with a letter, number, or name.
3. **Preliminary Building Elevations**: showing heights, window and door locations, and any special appurtenances or details.
4. Other relevant information requested by FORA.

Review Procedure

FORA staff will review each LLD and DE for RUDG compliance. Each Guideline sets forth Objectives and Measures. Objectives are implemented through the Measures (and/or other means) and are used, along with the Measures, by FORA to make consistency determinations. Measures are the quantitative basis for jurisdiction and FORA staff to evaluate projects for BRP consistency. Compliance scoring will help guide the decision making process, but is not intended as a regulatory, pass/fail program.

Project Information Form

To be completed by the local jurisdiction/ applicant. Please include a detailed project map that shows surveyed boundaries and relevant public infrastructure with the completed submittal.

Applicant: Seaside Senior Living

Jurisdiction: Seaside

Jurisdiction Contact Name: Kurt Overmeyer, Economic Development Director

Contact Phone: 831-899-6839

Contact Email: kovermeyer@ci.seaside.ca.us

Project/Parcel # (APN and/or COE): 031-141-004

Project/Parcel Location: Monterey Road and Coe Avenue

Size (sq. ft. /acres): 228,254

Project Description and Attachments (maps, elevations, other diagrams):

Relevant Guidelines by Location

Relevant guidelines vary depending on plan/project Location and scope of proposal. Use the lists below and the RUDG Locations maps to assess which guidelines may apply to a given plan/project area.

Town & Village Centers			
	Complete Streets		Landscaping Palette
	Connectivity		Lighting
	Trails		Gateways
	Transit Facilities		Wayfinding
	Highway 1 Design Corridor		Public Spaces
	Building Orientation		Centers
	Building Types, Setbacks, and Heights		

Gateways			
	Highway 1 Design Corridor		Gateways
	Landscaping Palette		Wayfinding
	Lighting		Centers

Regional Circulation Corridors			
	Complete Streets		Building Types, Setbacks, and Heights
	Connectivity		Landscaping Palette
	Trails		Lighting
	Transit Facilities		Gateways
	Highway 1 Design Corridor		Wayfinding
	Building Orientation		Public Spaces

Trails			
	Complete Streets		Landscaping Palette
	Connectivity		Lighting
	Trails		Gateways
	Transit Facilities		Wayfinding
	Highway 1 Design Corridor		Centers

Highway 1 Design Corridor			
	Complete Streets		Landscaping Palette
	Connectivity		Lighting
	Trails		Gateways
	Transit Facilities		Wayfinding
	Highway 1 Design Corridor		Public Spaces
	Building Orientation		Centers
	Building Types, Setbacks, and Heights		

Guidelines

Complete Streets	**Applicable?**		**No**

Objectives

- Encourage scale and pattern of development which is appropriate to a village environment and friendly to pedestrians and cyclists (BRP p.65).
- Minimize street scale to facilitate pedestrian movement while providing adequate circulation and parking opportunities (BRP p.66).
- Promote a sense of community and connectedness in new neighborhoods by minimizing street widths, providing comfortable pedestrian environments, and encouraging housing design to embrace the public street (BRP p. 67).

Measures	**YES**	**NO**	**NOTES**
1. **Bicycle** facilities (i.e. lanes, signs, & bike racks) provided on every			
2. FORA sample roadway **configurations** used			
3. Pedestrian-scaled (≤15') **lighting** fixtures used on all streets within walkable areas. Intersection-scaled (25'-40') fixtures may be used in addition to pedestrian-scaled lights as necessary on major thoroughfares			
4. On-street **parking** on both sides of streets			
5. **Parking** lots, garages, or service bay openings not facing regional corridors			
6. Continuous **sidewalks** on both sides of streets			
7. Space provided along **sidewalks** for a variety of activity zones on retail or mixed-use blocks. Sidewalks ≥ 10 feet wide, maintain a minimum clear path of 5', on retail or mixed use blocks; Sidewalks ≥ 5 feet wide on all other blocks, with furniture, trees, lighting at appropriate intervals			
8. Outer access lanes for slower **speed**s and through-lanes for faster speeds on multi-way boulevards with medians			
9. Low-**speed** street design, ≤ 25 mph in Centers; and pedestrian crosswalks installed at intervals < 800 feet on multi-way boulevards			
10. Durable, noninvasive, drought-tolerant **street trees** to provide shade within 10 years			

Describe additional actions used to meet Complete Streets Objectives (attach additional pages as needed):

Connectivity	Applicable?		No

Objectives

- Link new neighborhoods with the surrounding cities' development fabric (BRP p.62).
- Maintain the fine-grained development pattern of existing areas of the Main Garrison (BRP p. 65).
- Create strong physical linkages from villages to CSUMB and other major activity areas (BRP p.66).
- Reinforce linkages among existing neighborhoods and establish linkages to new neighborhoods and village centers (BRP p. 67).
- Connect new residential neighborhoods via continuous streets and/or open space linkages to surrounding neighborhoods and districts (BRP p. 67).
- Connect individual open space parcels into an integrated system for movement and use of native plant and animal species and people (BRP p. 13).
- Ensure open space connections link major recreation and open space resources (BRP p. 71).

Measures	YES	NO	NOTES
1. New streets with minimal street **bends** to minimize block length/travel distances			
2. Maximum **block** perimeter 1,600 linear feet			
3. Street configuration responsive to local **context**			
4. **Dead-ends** and cul-de-sacs minimized			
5. Minimum of 140 **intersections** per square mile			
6. **New streets** connect to adjacent streets			
7. Streets end with street stubs to provide future **new street connections**			
Non-vehicular Circulation:			
8. Trail, pedestrian and transit facilities connect centers, public open spaces, educational institutions and other relevant locations			
9. Open space areas connect to allow movement of native plants, animals, and people			
10. Major former Fort Ord recreation and open space assets connected to each other and adjacent regional resources			

Describe additional actions used to meet Connectivity Objectives (attach additional pages as needed):

Trails	Applicable?		No

Objectives

- Establish trail systems for non-motorized transit alternatives to former Fort Ord neighborhoods (BRP p.136).
- Design trail systems to reinforce the BRP strategy of using recreation and open space assets to make the former Fort Ord attractive to potential users by interconnecting and increasing access (BRP p.137).
- Reserve adequate Right-of-Way (ROW) along planned transportation corridors to accommodate planned trails in addition to the entire planned road cross section (BRP p.137).
- Design the Fort Ord trails system as an integral part of a larger regional trails network which includes, but is not limited to, the Toro Regional Park trails, existing and proposed Carmel Valley trails, the existing Highway 68 corridor (used as a bike route) (BRP p.137).
- Link former Fort Ord trails to regional bike/pedestrian trails wherever possible (BRP p.137).

Measures	YES	NO	NOTES
1. Former Fort Ord trails **connect** to regional networks and trail alignments pass through and link Town & Village Centers.			
2. Trail character transitions with rural or urban **context.**			
3. New trails connect to existing networks as **coordinated** with local jurisdiction planning.			
4. Trails separated from roads wherever feasible to maximize **protection.**			
5. Trails **surfaced** with asphalt, concrete, or other paving alternative with comparable performance; wood plank surface permitted on causeways or boardwalks. Equestrian trails surfaced with dirt, sand, or other comparable alternatives.			
6. **Trailhead** facilities sited for key access points to the Fort Ord National Monument and Fort Ord Dunes State Park and other recreation and natural resource assets.			
7. Multi-**use** and segregated trails (i.e. *Equestrians and hiker/bikers*) provided to accommodate variety of user types.			
8. Regional **viewsheds** and nature experiences maximized.			
9. **Wayfinding** signage consistent with Monterey County Bike & Pedestrian Sign Design standards.			
10. Major Trails have a minimum **width** of 12'. Minor Trails have a minimum width of 10'. Equestrian trails have a minimum width of 20' including tread and physical elements such as trees/shrubs.			

Describe additional actions used to meet Trails Objectives (attach additional pages as needed):

Transit Facilities	Applicable?		No

Objectives

- Sustain a transit and pedestrian friendly development pattern. The core of each village will consist of services and amenities for districts and neighborhood, from retail and service establishments to transit stops and parks (BRP p. 59).
- Link villages by transit routes and open space corridors suited for cycling and walking (BRP p. 59).
- Locate concentrations of activity and density along future transit rights-of-way (BRP p. 63).
- Provide transit accessibility at major development sites by orienting highest concentrations of activity along transit rights-of-way and providing easy pedestrian access to these points (BRP p. 70).

Measures	YES	NO	NOTES
1. Shelter, seating, route information and lighting **amenities** provided			
2. Transit hubs sited to **concentrate** transit-oriented **development**			
3. **Concentrated development** located along transit rights-of-way			
4. New transit facilities (hubs, transfer points, and bus stops) and routes **coordinated** with Monterey-Salinas Transit (MST) design guidelines and Americans with Disabilities Act requirements			
5. Routing and facilities planning **coordinated** with MST and jurisdictions			
6. Academic and nature themes used for design **identity**			
7. Regionally common architectural style applied to reinforce **identity**			
8. Transit stops **located** within ¼ mile of all homes for easy pedestrian access			
9. Transit stops **located** adjacent to mixed use, schools and commercial areas			
10. Transit stops **located** near neighborhoods, schools and commercial centers			

Describe additional actions used to meet Regional Transit Facilities Objectives (attach additional pages as needed):

Highway 1 Design Corridor	Applicable?	Yes	

Objectives

- Establish specific design and signage standards for the State Highway 1 Scenic Corridor to minimize the visual impact of development (BRP p. 62).
- Signage is stationary and not changing, flashing or animated and signage support structures preserve views of sky, ocean, dunes and ridgelines. (Highway 1 Design Corridor Guidelines (HDGC) 2005)
- Prohibit the use of billboards in the Highway 1 Corridor (HDGC 2005).
- Preserve landscape character of the Highway 1 Design Corridor as a buffer between the Highway 1 right-of-way and development (HGDC 2005).
- Establish a maximum building height related to an identified mature landscape height to accommodate higher intensity land uses appropriate to this location without detracting from the regional landscape character of the State Highway 1 Scenic Corridor (HGDC 2005).

Measures	YES	NO	NOTES
1. Marina: **Building** heights limited to 40' maximum, with exception of optional heights designated in the Marina General Plan ***OR*** **Seaside:** Buildings in excess of 40' tall may be built at the Main Gate, where regional retail use is permitted by the BRP and Seaside General Plan, if it is determined by the Seaside City Council that said taller buildings will serve as attractive landmarks and/or enhance the economic development prospects of this area.	Yes		
2. Buildings and signs **setback** 100' from Caltrans right-of-way	Yes		
3. Sign support structures for all freestanding signs located outside 100' Caltrans right-of-way **setback** and additional 100' off-ramp and on-ramp setback at Lightfighter Drive and Imjin Parkway.	Yes		
4. **Signage** is stationary and not changing, flashing or animated	Yes		
5. **Signs** mounted on buildings below 40' and eave or parapet line	Yes		
6. **Sign** illumination and glare minimized; down-lighting utilized	Yes		
7. Base of **signs** designed to blend with coastal dune character (i.e. earth-tone colors tan, brown, forest green, gray or dark blue)	Yes		
8. Average 25' **l**andscape setback provided along Highway 1 to accommodate and protect mature **trees**	Yes		
9. **Trees** (≥ 6" trunk diameter and in reasonable condition) preserved within 25-feet of Caltrans right-of-way and at gateways	Yes		

Describe additional actions used to meet Highway 1 Design Corridor Objectives (attach additional pages as needed):

Building Orientation, Types, Setbacks, & Heights	Applicable?	Yes	

Objectives

- Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154).
- Orient buildings to ensure public spaces have natural surveillance, enhance sociability where people know their neighbors, and promote walking by providing safe, appealing, and comfortable environments.
- Encourage development patterns that mix uses horizontally and vertically for active streetscapes (BRP p.65).
- Implement the BRP mixed-use development vision.
- Encourage establishment of life-cycle or multi-generational neighborhoods with a variety of building types that allow residents to trade-up or downsize their homes.

Measures	YES	NO	NOTES
1. Building **backs**, parking lots, garage doors, service entrances and blank walls not facing street	Yes		
2. Four or more of the following **building types** including but not limited to: *Single Family House, Accessory Dwelling Unit, Cottage, Duplex, Apartment House, Courtyard Apartment, Townhouse, Mixed-Use Building, Corner Store, Small Market/Gas Station, Park-Under Building, Large-Footprint Building*		No	This project is an assisted care facility.
3. Building **fronts** face either street, public spaces, or thoroughfares designed to accommodate the most pedestrians; secondary entrances on sides or rear facades	Yes		
4. **Fronts** of buildings face fronts or sides of other buildings		No	Project too small
5. Principal building facades parallel or tangent to **front** lot lines	Yes		
6. Commercial **heights** up to 5 stories (except as otherwise permitted); lot frontage at least 40 feet except for convenience store (20'-40')	Yes		
7. Residential **heights** up to 2.5 stories except Park-Under Bldgs., Townhouses, and Apartment Bldgs. (≤ 5 stories); lot frontage under 80' except Apartment Houses, Apartment Buildings	Yes		
8. Multiple buildings clustered and design elements used to transition from large building **masses** to human scale	Yes		
9. Commercial front **setbacks** vary: 25' and up large-footprint bldg., 5'-25' Park-Under Bldg., 0-5' all others; side and rear **setbacks** vary: 25' and up large-footprint bldg., 0 side and 18' rear Convenience Stores, 5' Park-Under Bldg., others variable	Yes		
10. Residential front **setbacks** up to 25'; side **setbacks** 5' except Townhouses (0'), Courtyard Apartment Bldg. (15'); Single Family, Accessory Dwelling Unit, Duplex, Cottage setbacks variable; rear **setbacks** are set for Apartment House (65'), Courtyard Apartment Bldg. (15'), Park-Under Bldg. (5'); others variable.	Yes		

Describe additional actions used to meet Building Orientation, Types, Setbacks & Heights Objectives (attach additional pages as needed):

Landscaping: Palettes & Lighting	Applicable?	Yes	

Objectives

- As the former Fort Ord will be developed over time, major vegetation and landscaping should be introduced or enhanced in development areas to create or strengthen an inviting and pedestrian scale environment, and to integrate the site as a whole into the larger Monterey Bay Region environment (BRP p. 71).
- Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community (BRP p. 71).
- Enhance physical appearance of existing neighborhoods with street and landscaping treatments (BRP p. 67).
- Provide appropriate illumination to meet community orientation and safety needs to compliment architectural aesthetics and the surrounding coastal environment.
- Maximize community sustainability by using energy efficient fixtures and programming.

Measures	YES	NO	NOTES
1. Low-water plant species serving a variety of **functions** (i.e. shade, soil conservation, aesthetics) used and installed during winter.	Yes		
2. **Native** vegetation used to fill in gaps (i.e. target 80% native plant composition along roadway right of ways for new development).	Yes		
3. Consistent with FORA-RUDG plant **palette** recommendations and best management practices.	Yes		
4. Native Coastal top**soil** preserved during site grading or horticultural soils test obtained for amendment recommendations.	Yes		
5. Existing healthy **trees** incorporated and retained on site and integrated into landscaping.	Yes		
6. **Consistent** lamp & fixture style within blocks, neighborhoods, and corridors	Yes		
7. Placement of lighting fixtures **coordinated** with sidewalk organization, street furniture, landscaping, building entries, curb-cuts and signage	Yes		
8. **Energy**-efficient lamps used and **light trespass** minimized	Yes		
9. Centers, transit stops, edges, and focal points well-lit to maximize **safety** and highlight identity	Yes		
10. Pedestrian-**scaled** fixtures in walkable areas, height ≤ 15'	Yes		

Describe additional actions used to meet Landscaping Objectives (attach additional pages as needed):

Signage: Gateways & Wayfinding	Applicable?		No

Objectives

- Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community (BRP p. 71).
- Assure that the 8th Street Bridge serves as a major gateway to the Fort Ord Dunes State Park (BRP p. 154).
- Coordinate development plans to provide for integrated, well-designed gateway design concepts to the former Fort Ord and CSUMB (BRP p 165).
- Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154).
- Establish regional wayfinding signage that supports for unique jurisdiction and community identities.
- Encourage connectivity to communities and regional destinations, such as parks, trails, educational institutions, employment centers, transit, park and ride lots, and tourist destinations.
- Create safer pedestrian and bicyclists facilities by using wayfinding signage to make bicycle and pedestrian routes more visible.

Measures	YES	NO	NOTES
1. Gateway **character** and signage is welcoming and signifies former Fort Ord military history and academic reuse			
2. Gateway landscape and development plans are **coordinated** among relevant jurisdictions and agencies			
3. Distinctive **design elements** mark monument signage, architectural features, roadway surface materials, and interpretive facilities			
4. Gateways mark **edges**, boundaries, and transitions			
5. **Entryways** placed to inform transitions to and thru former Fort Ord lands			
6. Seamless **connection** between RUDG Locations provided			
7. Signage is **coordinated** with regional agencies and other jurisdictions			
8. Signage is **consistent** with Monterey County Bicycle and Pedestrian Wayfinding Signage Design standards			
9. Wayfinding signage clear and **legible** to the intended audience (i.e. pedestrians, cyclists, motorists, equestrians)			
10. Signage is **safely** placed in accordance with the California Manual on Uniform Traffic Control Devices standards			

Describe additional actions used to meet Signage Objectives (attach additional pages as needed):

Public Spaces	Applicable?		No

Objectives

- Establish an open space system to preserve and enhance the natural environment and revitalize the former Fort Ord by adding a wide range of accessible recreational experiences for residents and visitors (BRP p. 17).
- Ensure that open space connections link major former Fort Ord recreation and open space amenities and adjacent regional resources (BRP p. 71).
- Provide a generous pattern of open space and recreation resources through public facilities and publicly accessible private development (BRP p. 71).
- Use spaces between buildings to establish outdoor public uses.
- Coordinate public space development through specific plans or other planned development mechanisms to achieve integrated design between public and private spaces.

Measures	YES	NO	NOTES
1. **Civic buildings** in prominent locations near or in centers			
2. **Civic buildings** in prominent location (i.e. ends of street, tops of hills, land adjacent to parks)			
3. Rural-**context** public open spaces as well as community gardens, playing fields open and un-bounded by buildings on most edges			
4. Public open space opportunities provided in urbanized **contexts**			
5. Landscaping, hardscaping, lighting, signage, furniture, and accessory architecture use **coordinated** palette and design elements			
6. Access to public spaces facilitated through **coordinated** public facilities (parking, streets, transit)			
7. Urban-type public open spaces (playground, plaza, square) **placed** in or close to Centers and/or enclosed by buildings			
8. Rural-type public open spaces (green, park) **placed** closer to the edge of development			
9. Public spaces within walking **proximity** of every home: ¼ mile to plaza, ½ mile to square, green or park			
10. Public open space in close **proximity** to transit centers and trails			

Describe additional actions used to meet Public Spaces Objectives (attach additional pages as needed):

Centers	Applicable?		No

Objectives

- Former Fort Ord centers will feature concentrated activity and be located in the vicinity of the CSUMB campus, within the jurisdictions of Marina and Seaside, and capitalize on the inherent campus vitality (BRP p. 63).
- Centers should complement university amenities, such as performance and athletic facilities with cafes and restaurants, shops and other student and local-serving uses (BRP p. 64).
- Maintain the fine-grained development pattern of the existing areas of the Main Garrison (BRP p. 65).
- Locate the highest retail, office and housing density on the former Fort Ord in town and village centers with a pedestrian orientation and ready access to transit opportunities (BRP p. 65).
- Encourage a scale and pattern of development which is appropriate to a village environment and friendly to the pedestrian and cyclists (BRP p. 65).

Measures	YES	NO	NOTES
1. Maximum average **block** perimeter ≤ 1,500' with street intervals ≤450' apart along any single stretch			
2. 50% of dwelling units within ¼ mile of at least 4 **building types**			
3. **Civic buildings** located on high ground, adjacent to public spaces, within public spaces, or at the terminal axis of a street			
4. A mix (≥ 3) of **housing types** provided within ¼ mile of center and at least 15% of street frontage achieves minimum 1:3 building height to street width ratio.			
5. On-site **parking** minimized and shared between uses with different peak hours and bicycle parking provided			
6. Lighting, trees, street furniture provided to enhance **pedestrian comfort** and safety			
7. At least one outdoor **public space** provided in Center			
8. Space provided along **sidewalks** for a variety of activity zones.			
9. Functional and attractive retail **storefronts** with at least 80% of ground floor within 5' of front property line and façade facing street			
10. Provides routes for multiple modes of **transportation** including non-motorized alternatives			

Describe additional actions used to meet Centers Objectives (attach additional pages as needed):

BASE REUSE PLAN – LAND USE ELEMENT

Land Use Goal: Promote the highest and best use of land through orderly, well-planned, and balanced development to ensure educational and economic opportunities as well as environmental protection.			
RESIDENTIAL LAND USE			
Base Reuse Plan **Objectives, Policies, & Programs**	**Is the policy/ program applicable to the subject action? (Y/N)**	**Completion status, per Reassess. Report**	**Notes from Reassessment Report** ***If a BRP policy/program is applicable to your submittal and if the completion status is "Incomplete●" then please provide additional notes explaining how and when completion is anticipated to be accomplished.***
Objective A: Establish a range of permissible housing densities for the Fort Ord area.			
Residential Land Use Policy A-1: The [jurisdiction] shall provide variable housing densities to ensure development of housing accessible to all economic segments of the community. Residential land uses shall be categorized according to the following densities: Land Use Designation Actual Density-Units/Gross Acre SFD Low Density Residential up to 5 Du/Ac SFD Medium Density Residential 5 to 10 Du/Ac MFD High Density Residential 10 to 20 Du/Ac Residential Infill Opportunities 5 to 10 Du/Ac Planned Development Mixed Use District 8 to 20 Du/Ac See BRP Programs below			

Program A-1.1: Amend the [jurisdiction]'s General Plan and Zoning Code to designate former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types desired for the community.	Yes	Complete ■	Consistency determinations with Seaside General Plan & zoning code were made on the following dates: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, & 11/18/11. Seaside General Plan consistency determination on 12/10/04 completed this program. Subsequent consistency determinations made refinements. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and altered the specific locations of residential uses. Zoning code consistency was completed 9/29/18
Objective B: Ensure compatibility between residential development and surrounding land uses.			
Residential Land Use Policy B-1: The [jurisdiction] shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.		See BRP Programs below	
Program B-2.1: The [jurisdiction] shall revise zoning ordinance regulations on the types of uses allowed in the [jurisdiction's] districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.	Yes	Complete ■	Consistency determinations with Seaside zoning code were made on the following dates: 12/11/98, 8/10/01, 9/13/02 & 9/29/18.
Program B-2.2: The [jurisdiction] shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening.	Yes	Complete ■	Municipal Code Section 17.30.020 addresses fences, walls, and screening, and additional standards apply to certain zoning districts.
Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.			
Residential Land Use Policy C-1: The City of Marina shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.		See BRP Programs below	

Program C-1.1: The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of the POM Annex community.	No	Complete ■	The reconfigured POM Annex is shown on the 2004 Seaside General Plan land use map. City/Army agreement to swap Stillwell Kidney site for land near Lightfighter Drive, approved by City 11/15/07.
Program C-1.2: The City of Seaside shall zone and consider development of a golf course community in the New Golf Course Community District totaling 3,365 units. The district includes the existing 297-unit Sun Bay apartment complex on Coe Road and 3,068 new housing units within the remainder of this District. The City of Seaside shall replace the remaining residential stock in the New Golf Course Community District with a range of market-responsive housing. Development of this area is contingent on the reconfiguration of the existing POM Annex so that the Army residential enclave is located totally to the east of North-South Road.	No	Complete ■	POM Annex reconfiguration is complete, but most POM residential land is west of General Jim Moore Boulevard (North-South Road). Existing SunBay and Brostrom housing and new Seaside Highlands and Seaside Resort subdivisions are within the New Golf Course Community. 2004 Seaside General Plan includes most housing east of the New Golf Course Community.
Program C-1.3: The City of Seaside shall assist the U.S. Army to reconfigure the POM Annex. The reconfigured POM Annex should include approximately 805 existing units on 344 acres east of General Jim Moore Boulevard and an additional 302 acres of surrounding, vacant land that is intended to be developed for housing to replace the existing POM Annex housing west of North-South Road.	No	Complete ■	POM Annex reconfiguration is complete, but most POM residential land is west of General Jim Moore Boulevard (North-South Road).
Program C-1.4: The City of Seaside shall prepare a specific plan to provide for market-responsive housing in the University Village District between the CSUMB campus and Gigling Road. This is designated a Planned Development Mixed Use District to encourage a vibrant village with significant retail, personal and business services mixed with housing.	No	Incomplete●	This specific plan has not been completed.
Program C-1.5: The City of Seaside shall amend its zoning	No	Complete ■	The Planned Residential Extension areas are

ordinance to allow new residential development in the Planned Residential Extension Districts that provides a direct extension of the city's existing residential area west of the former Fort Ord properties.			shown as R-8 on the Seaside Zoning Map, consistent with the areas immediately west of General Jim Moore Boulevard. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01, 9/13/02 & 9/29/18.
Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.			
Residential Land Use Policy D-1: The [jurisdiction] shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.		See BRP Program below	
Program D-1.1: The [jurisdiction] shall cooperate with FORA and provide adequate public facilities and services that will support residential revitalization and new housing construction at the former Fort Ord.	Yes	Ongoing ▲	FORA routinely coordinates with the jurisdictional agencies on provision of public infrastructure and services (e.g., water, wastewater, streets, transit, and emergency services) to meet current and future needs
Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.			
Residential Land Use Policy E-1: The [jurisdiction] shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit lines and around stations.		See BRP Programs below	
Program E-1.1: The City of Seaside shall prepare a specific plan for the University Village mixed-use planning district and incorporate provisions to support transportation alternatives to the automobile.	No	Incomplete●	This specific plan has not been completed.
Program E-1.2: The [jurisdiction] shall encourage CSUMB in the preparation of its master plan to designate high-density residential development near convenience corridors and public transportation routes.	No	Complete ■	CSUMB has completed a master plan that includes high density housing (for students and faculty) generally at the north edges of the campus. Much of the housing is near the University Villages (Dunes) Specific Plan area, which includes the intermodal corridor.
Program E-1.3: The [jurisdiction] shall encourage the	Yes	Ongoing ▲	The City has opened several streets that

development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sac's or dead-end streets.			connect the established parts of the city to the Fort Ord lands, including Broadway Avenue after the base closed, and Hilby Avenue and San Pablo Avenue in 2012. Military Avenue is open for pedestrian and bicycle access to Coe Avenue. The Seaside Highlands subdivision included connecting streets with several connections to Coe Avenue.
Residential Land Use Policy E-2: The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.		See BRP Programs below	
Program E-2.1: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.	Yes	Complete ■	The Seaside zoning map includes a Community Commercial designation at Monterey Road/Coe Avenue and Mixed Use Commercial along Lightfighter Drive and Gigling Road. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01, 9/13/02 & 9/29/18.
Residential Land Use Policy E-3: In areas of residential development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.		See BRP Programs below	
Program E-3.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.	Yes	Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to residential areas. The City opened connections from existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.	No	Incomplete●	The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. The TAMC Bicycle and Pedestrian Master Plan includes planned pedestrian improvements in Seaside. However, the City of Seaside does not

			have its own pedestrian plan.
Objective F: Balance economic development needs with the needs of the homeless population in the community. The City of Marina shall proactively work with the Coalition of Homeless Service Providers and its member agencies to provide housing related services to the homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city's 12th Street and Abrams Park housing areas.			
Residential Land Use Policy F-1: The [jurisdiction] shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord.		See BRP Programs below	
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.	No	Incomplete●	A coalition for homeless services providers met periodically with FORA between 1998 and 2005 (approx.). However, the coalition no longer meets with FORA on a regular basis, and specific guidelines have not been developed.
Program F-1.2: The [jurisdiction] shall conduct outreach to homeless service providers and nonprofit low income housing developers to determine homeless needs in the community	Yes	Ongoing ▲	The City's Resource Management Services Department provides public information and liaisons with a variety of housing and homeless services groups.
Program F-1.3: The [jurisdiction] shall support development of a standard format for the contracts between FORA and homeless service providers that must be submitted to the Federal Housing and Urban Development Agency with this reuse plan.	No	Incomplete●	This document has not been developed.
Objective G: Improve access for people with disabilities by creating a barrier-free environment.			
Residential Land Use Policy G-1: The [jurisdiction] shall support broad design standards and accessible environments in developing the Fort Ord planning area.		See BRP Programs below	

Program G-1.1: The [jurisdiction] shall identify focused areas and develop inclusionary zoning to encourage group homes and flexibility in household size and composition.	Yes	Complete ■	Municipal Code Chapter 17.31 and Chapter 17.32 establish the city's affordable housing and inclusionary housing programs. The city last adopted its Housing Element in 2011 and the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 11/18/11.
Program G-1.2: The [jurisdiction] shall review all development plans with the goal of making the community more accessible.	Yes	Ongoing ▲	The City of Seaside is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
Program G-1.3: The [jurisdiction] shall inventory those existing public facilities on former Fort Ord lands that warrant reduction in barriers and develop a long-term program to implement reduction in barriers.	Yes	Complete ■	There are no known accessibility barriers at operational public facilities on the former Fort Ord.
Objective H: Provide General Plan consistency between land use and housing elements.			
Residential Land Use Policy H-1: The [jurisdiction] shall incorporate policies in its Housing Element consistent with Fort Ord policies for residential lands.		See BRP Programs below	
Program H-1.1: The [jurisdiction] shall revise its housing element to incorporate and address the policy direction in this plan, including but not limited to issues regarding additional housing stock, opportunities for affordable housing, and provisions for housing displacement.	Yes	Ongoing ▲	The city last adopted its Housing Element in 2011 and the Housing Element addresses housing at Fort Ord. The Housing Element includes policies and programs to conserve existing affordable housing and homeless shelters. Consistency determination on 11/18/11.
Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.			
Residential Land Use Policy I-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.		See BRP Programs below	
Program I-1.1: The [jurisdiction] shall prepare design	Yes	Incomplete●	The City of Seaside has a design review process

guidelines for implementing development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.			and a Highway 1 Design Overlay Zone but has not prepared generally-applicable guidelines.
Residential Land Use Policy I-2: The City of Marina shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework	Yes	Ongoing ▲	The City of Seaside has a design review process that considers applicable standards and guidelines.

COMMERCIAL LAND USE			
Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.			
Commercial Land Use Policy A-1: The City of Seaside shall allocate land in commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. Commercial land use shall be designated as follows: • Regional Retail Gateway Regional Entertainment District (Polygon 15) 43.78 acres, .25 FAR, 476,764 square feet • Neighborhood Retail University Village District (Polygons 18, 20e, 20h) 27.85 acres, .25 FAR, 303,287 square feet Planned Residential Extension District (Polygon 23) 26.05 acres, .25 FAR, 283,685 square feet • Convenience/Specialty Retail University Village District (Polygons 18, 20e, 20h) 4 acres, .25 FAR, 43,560 square feet		See BRP Program below	
Program A-1.1 Amend the [jurisdiction's] General Plan and Zoning Code to designate former Fort Ord land at the permissible commercial densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community.	No	Complete ■	The 2004 Seaside General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S.

			Army land swap, and not all of the specific parcel references are valid. Consistency determinations with Seaside General Plan & zoning code: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, 11/18/1 & 9/29/19.
Objective B: Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.			
Commercial Land Use Policy B-1: The City of Seaside shall allocate land in the visitor serving category to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Visitor-serving uses shall be designated as follows: • Visitor-Serving Hotels and Golf Courses (Polygon 22): Hotel Opportunity Site, approximately 25 acres, 800 rooms; 36-Hole Golf Course Site, 350.14 acres.		See BRP Program below	
Program B-1.1: Amend the [jurisdiction's] General Plan and Zoning Code to designate visitor-serving uses at the allowable densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community.	No	Complete ■	The 2004 Seaside General Plan includes visitor-serving uses, including the existing golf courses and an approved hotel, consistent with the Fort Ord Reuse Plan land use concept. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and not all of the specific parcel references are valid. Consistency determinations with Seaside General Plan & zoning code: 12/11/98, 12/10/04 & 9/28/18.
Commercial Land Use Policy B-2: The [jurisdiction] shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.		See BRP Program below	
Program B-2.1: The [jurisdiction] shall amend the [jurisdiction's] General Plan and Zoning Code to prohibit card rooms or casinos as or conditionally permitted land uses on the former Fort Ord.	No	Incomplete●	Seaside regulates bingo games (Municipal Code Chapter 5.16), but does not prohibit bingo or other gambling within Fort Ord.
Commercial Land Use Policy B-3: The [jurisdiction] shall prepare design		See BRP Program below	

guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.			
Program B-3.1: The [jurisdiction] shall review each hotel proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	No	Ongoing ▲	The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to hotels. The City of Seaside has a design review process that considers a proposal's conformance to the applicable standards and guidelines. The design guidelines pre-date approvals for the Seaside Resort; however, the Seaside Resort was reviewed by the City's Board of Architectural Review and design quality enforced by the City.
Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in and self-sufficiency of Fort Ord communities.			
Commercial Land Use Policy C-1: The [jurisdiction] shall encourage a strong and stable source of city revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area's community character.		See BRP Program below	
Program C-1.1: The [jurisdiction] shall amend its zoning map to provide for commercial land use types and densities consistent with the Land Use Concept in the Fort Ord Reuse Plan in order to encourage employment opportunities and self-sufficiency.	Yes	Complete ■	The Seaside zoning map designates a variety of commercial land uses, in a density approximately matching the BRP Land Use Concept. Consistency determinations with Seaside zoning code: 12/11/98, 8/10/01, 9/13/02, & 9/28/18.
Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.			
Commercial Land Use Policy D-1: The [jurisdiction] shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.		See BRP Programs below	
Program D-1.1: The City of Seaside shall allow for a	No	Complete ■	The 2004 Seaside General Plan includes a

balance of neighborhood and convenience commercial designations in the University Village Planned Development Mixed Use District to serve the CSUMB population and Community Park in Polygon 18.			Mixed Use designation for this area. The community park has been relocated elsewhere.
Program D-1.2: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods.	No	Complete ■	The City of Seaside includes a Community Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.
Objective E: Provide for adequate access to commercial developments.			
Commercial Land Use Policy E-1: The [jurisdiction] shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner which offers convenient access.		See BRP Program below	
Program E-1.1: The [jurisdiction] shall coordinate with FORA and the Transportation Agency of Monterey County to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord as specified in the Reuse Plan.	Yes	Ongoing ▲	Development proposals and allocation of their associated impact fees are coordinated with FORA and TAMC to address regional transportation needs and opportunities.
Commercial Land Use Policy E-2: In areas of commercial development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.		See BRP Programs below	
Program E-2.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines.	Yes	Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to commercial areas. The City opened connections from existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.	No	Incomplete●	The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. Seaside does not have a pedestrian plan.
Program E-2.3: The [jurisdiction] shall preserve sufficient	Yes	Complete ■	Preservation of adequate right-of-way to serve

land at the former Fort Ord for right-of-ways [sic] to serve long-range commercial build-out.			additional development in the future is verified through the consistency determination process.
Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.			
Commercial Land Use Policy F-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.		See BRP Programs below (listed under Policy F-2)	
Commercial Land Use Policy F-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.		See BRP Programs below	
Program F-1.1: The [jurisdiction] shall prepare design guidelines for implementing commercial development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Yes	Ongoing ▲	The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to commercial areas outside the Highway 1 corridor.
Program F-1.2: The [jurisdiction] shall review each commercial development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Yes	Ongoing ▲	The City of Seaside has a design review process that considers a project's conformance to the applicable standards and guidelines.

RECREATION/OPEN SPACE LAND USE			
Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.			
Recreation/Open Space Land Use Policy A-1: The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.		See BRP Programs below	
Program A-1.1: The [jurisdiction] shall identify natural resources and open space, and incorporate it into its General Plan and zoning designations.	No	Complete ■	The Seaside General Plan includes open space areas. Consistency determinations with Seaside General Plan: 12/11/98 & 12/10/04.
Recreation/Open Space Land Use Policy A-2: The [jurisdiction] shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.		See BRP Program below	

Program A-2.1: As part of review of development projects, the [jurisdiction] shall evaluate and provide for the need for public open space.	Yes	Complete ■/ Ongoing ▲	The Seaside General Plan includes open space areas. Primary consistency determinations with Seaside General Plan: 12/11/98 & 12/10/04.
Objective B: Use open space as a land use link and buffer.			
Recreation/Open Space Land Use Policy B-1: The [jurisdiction] shall link open space areas to each other.		See BRP Program below	
Program B-1.2: The [jurisdiction] shall create an open space plan for the former Fort Ord showing the linkage of all open space areas within the [jurisdiction] and linking to open space and habitat areas outside [jurisdiction].	No	Incomplete●	An Open Space Plan has not been completed to date.
Recreation/Open Space Land Use Policy B-2: The [jurisdiction] shall use open space as a buffer between various types of land use.		See BRP Programs below	
Program B-2.1: The [jurisdiction] shall review each development project at the former Fort Ord with regard to the need for open space and buffers between land uses.	Yes	Complete ■/ Ongoing ▲	Chapter 8 of the FORA Master Resolution section 8.02.030 (a)(4) and (a)(6), states that the FORA Board will withhold a finding of consistency if the underlying jurisdiction's development entitlement conflicts or is incompatible with open space, recreational, or habitat management areas, or implementation of the 1997 Habitat Management Plan. Marina has implemented this program with the development entitlements submitted to FORA for consistency review to date. It is the jurisdiction's responsibility to ensure consistency before submitting for a FORA entitlement-level determination of consistency.
Program B-2.2: The [jurisdiction] shall encourage clustering of all types of land uses, where appropriate, to allow for a portion of each project site to be dedicated as permanent open space.	Yes	Complete ■/ Ongoing ▲	The City of Seaside General Plan includes parks and recreation; habitat management; and recreational commercial designations, which are primarily open space uses. The Seaside Highlands and Seaside Resort projects both include open space areas with clustered development. At the Main Gate area, the City

			has concentrated commercial development north of Lightfighter Drive while designating the area to the south for open space. Primary FORA Consistency Determinations with Seaside General Plan & zoning code: 12/11/98, 12/10/04 9/29/18.
Program B-2.3: The [jurisdiction] shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.	Yes	Complete ■	Refer to Program B-2.2.
Program B-2.4: The [jurisdiction] shall designate a fire-resistant buffer between BLM lands and residential land use.	No	Complete ■ / Ongoing ▲	FORA is signatory to the 1997 Habitat Management Plan (HMP). The HMP requires firebreaks between BLM and lands adjacent to BLM on former Fort Ord. FORA has complied with these HMP requirements and will ensure Seaside's compliance through the FORA Consistency Determination review process described in section 8.02.030 (a)(6) of the FORA Master Resolution.

Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.			
Recreation/Open Space Land Use Policy C-1: The [jurisdiction] shall designate sufficient area for projected park and recreation facilities at the former Fort Ord. Seaside		See BRP Programs below	
Program C-1.1: The [jurisdiction] shall amend its General Plan and zoning ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan.	No	Complete ■	The City of Seaside General Plan reserves portions of Fort Ord under three categories: parks and open space; habitat management; and recreational commercial, each of which preserves open space for a specific type of use. Seaside General Plan Policy COS-1.1and related programs establish park and open space requirements. Primary consistency determinations with Seaside General Plan & zoning code: 12/11/98, 12/10/04 7 9/28/18.
Program C-1.2: The City of Seaside shall use the following recreation standards established for Fort Ord reuse and based on existing Seaside Community Standards: • Provide and equip neighborhood parks at the rate of two park acres per 1,000 people and community parks at the rate of one acre per 1,000 people. • 2015 demand for park area: 24 acres of neighborhood parks, 12 acres of community parks. • Full build-out demand for park area: 31 acres of neighborhood parks, 16 acres of community parks.	No	Ongoing ▲	The Seaside General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development. FORA Consistency Determinations with Seaside General Plan: 12/11/98, 12/10/04.
Program C-1.3: The City of Seaside shall designate land uses for the following park locations and acreages: • Community Park in housing area (Polygon 18): 50 acres.	No	Complete ■	The City of Seaside has re-located some of its open space and recreation parcels compared to the BRP Land Use Concept and the specific designation in this program; some of these

• Neighborhood Park near new golf course community (Polygon 15): 10 acres. • Neighborhood Park serving University Village Area (Polygon 20e): 5 acres. • Neighborhood Park with Recreation Center (Polygon 20h): 10 acres. • Community Park with equestrian/trailhead access to BLM: (Polygon 24): 25 acres.			changes are related to the reconfiguration of the Ord Community and the land swap with the U.S. Army. The 2004 Seaside General Plan includes the following changes compared to the list in this Program: Polygon 18 is designated for a regional park; The 10 acres of Polygon 15 designated for park (the Drumstick parcel) is designated for Regional Commercial; Polygon 20h is now Military Enclave; and FORA Consistency Determinations with Seaside General Plan:12/11/98 & 12/10/04.The 2004 consistency determination included the changes noted above. Seaside has provided parkland within Polygon 20g (Soper Park, 4 acres) and open space walking trails in Polygon 20a (Seaside Highlands) and expanded the park in Polygon 24, for an approximately equal amount of total parkland.
Recreation/Open Space Land Use Policy C-2: The [jurisdiction] shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.		See BRP Programs below	
Program C-2.1: The [jurisdiction] shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The [jurisdiction] should also provide a budget for a complete recreation and park maintenance program when the population to be served by the park reaches one thousand residents.	No	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, park improvements associated with Seaside Highlands have been completed.
Program C-2.2: Each park in [jurisdiction] should be developed and recreation equipment should be in place when approximately 50% of the residential dwelling units	No	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed

that will be served by the park have been constructed and occupied.			
Recreation/Open Space Land Use Policy C-3: The City of Seaside shall coordinate land use designations for parks and recreation with adjacent uses and jurisdictions.		See BRP Programs below	
Program C-3.1: The City of Seaside shall include protection criteria in its plan for the community park in the Seaside Residential Planning Area (Polygon 24) for the neighboring habitat protection area in Polygon 25. Creation of this park will also require consideration of existing high-power electric lines and alignment of the proposed Highway 68 connector to General Jim Moore Boulevard.	No	Incomplete🔴	Neither the park plan nor the protective criteria have been prepared to date.
Program C-3.2: The 50-acre community park in the University Planning Area (Polygon 18) should be sited, planned and managed in coordination with neighboring jurisdictions (CSUMB and County of Monterey).	No	Incomplete🔴	Polygon 18 is now designated as High Density Residential. Seaside has provided other parkland within Polygon 20g (Soper Park, 4 acres) and open space walking trails in Polygon 20a (Seaside Highlands) and expanded the park in Polygon 24, for an equal amount of total parkland. Consistency determinations with Seaside General Plan 12/10/04.
Program C-3.3: The City of Seaside shall attempt to work out a cooperative park and recreation facilities agreement with MPUSD and CSUMB.		Incomplete🔴	An agreement has not been prepared or approved.
Objective D: Retain open space to enhance the appearance of special areas that serve as primary gateways to the Fort Ord area.			
Recreation/Open Space Land Use Policy D-1: The [jurisdiction] shall protect the visual corridor along State Highway 1 to reinforce the character of the regional landscape at this primary gateway to the former Fort Ord and the Monterey Peninsula.		See BRP Programs below	
Program D-1.1: The [jurisdiction] shall designate the State Highway 1 corridor along the former Fort Ord as a special design district in its zoning code.	Yes	Complete ■	FORA has prepared Highway 1 design guidelines. The City of Seaside has a design review process and a Highway 1 Design

			Overlay Zone. The Highway 1 Design Overlay requires substantial landscaping with regionally-native plants for the purpose of protecting views from State Route 1. Buildings and building heights are restricted within 500 feet of the highway.
Program D-1.2: The [jurisdiction] shall develop special design standards for the State Highway 1 Special Design District textual (and not graphic) and establish a hierarchy of gateways as a part of these standards to help define the Fort Ord community and signify a sense of entry and threshold into the community.	Yes	Complete ■	See above
Program D-1.3: The City of Seaside shall designate the retail and open space areas along the Main Gate area (Polygon 15), the South Village mixed-use area (Polygon 20e), and a strip 500 feet wide (from the Caltrans Row) along State Highway 1 (Polygons 20a and 20h) as Special Design Districts to convey the commitment to high-quality development to residents and visitors.	Yes	Incomplete●	These areas have not been designated as Special Design Districts.
Program D-1.4: For this Special Design District, the [jurisdiction] shall provide for such features as setbacks and buffers, height limits, architectural quality, landscaping and pedestrian access, as well compatibility with surrounding areas as a part of the design standards.	Yes	Complete ■	See above. The Projects at Main Gate Specific Plan provides a 100 to 200 foot buffer area between the development and State Route 1, and limits heights to 40 feet within 300 feet of State Route 1. The Specific Plan includes architectural, landscape and pedestrian provisions.
Program D-1.5: The City of Seaside shall develop a coordinated building and landscape design plan in conjunction with FORA and CSUMB representatives to create a "grand entry" at the main gate entrance area and shall work with the State Department of Parks and Recreation to create a secondary entry. The landscape plan shall enhance and reinforce the regional character of the main entrance area.	Yes	Complete ■	FORA Consistency Determination for The Projects at Main Gate Specific Plan: 10/08/10. The City coordinated with FORA and CSUMB in preparing the specific plan. The specific plan addresses the goals laid out in BRP Program D-1.5.

INSTITUTIONAL LAND USE			
Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.			
Institutional Land Use Policy A-1: The [jurisdiction] shall review and coordinate with the universities, colleges and other school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.		See BRP Programs below	
Program A-1.1: The City of Seaside shall request to be included in the master planning efforts undertaken by the California State University and shall take an active role to ensure compatible land uses into [sic] transition between university lands and non-university lands.	No	Ongoing ▲	CSUMB adopted a campus master plan in 2007. The jurisdictions participate in regular coordination meetings held by CSUMB regarding land use.
Program A-1.2: The City of Seaside shall designate the land surrounding the CSUMB Planning Area for compatible use, such as Planned Development Mixed Use Districts, to encourage use of this land for a university and research oriented environment and to prevent the creation of pronounced boundaries between the campus and surrounding communities.	No	Complete ■	The 2004 Seaside General Plan includes Mixed Use designations for the land to the south of CSUMB. FORA Consistency Determinations with Seaside General Plan & zoning code occurred on12/10/04.
Program A-1.3: The City of Seaside shall review its zoning ordinance regulations on the types of uses allowed in areas adjacent to the CSUMB Planning Area District to promote compatibility of uses and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.	No	Complete ■	The City has adopted design and streetscape standards for the Mixed Use Commercial zone district to ensure pedestrian-oriented streetscapes in the areas near CSUMB.
Program A-1.4: The City of Seaside shall minimize the impacts of land uses which may be incompatible with public lands, such as a regional retail and entertainment use in the Gateway Regional Entertainment District located at the western entrance of the CSUMB campus. The City shall coordinate the planning of this site with CSUMB and the City of Marina.	No	Incomplete●	The City adopted the Projects at Main Gate Specific Plan in August 2010. Coordination with Marina and CSUMB is not documented in the specific plan; however, both raised significant issues in comment letters on the EIR. FORA consistency determination has not been completed for the specific plan

Objective B: Consider special needs of schools in developing land and infrastructure.			
Institutional Land Use Policy B-1: The [jurisdiction] shall provide a (compatible and) safe environment for schools serving (former) Fort Ord areas when planning land use and infrastructure improvements.		See BRP Programs below	
Program B-1.1: The [jurisdiction] shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools [sic] ensure appropriate compatibility including all safety standards for development near schools, as a condition of project approval.	Yes	Ongoing ▲	Projects are routed to appropriate agencies for review.
Program B-1.2: The City of Seaside shall inform the Monterey Peninsula Unified School District of all proposed land use and infrastructure improvements which may impact school and college sites.	Yes	Ongoing ▲	Projects are routed to appropriate agencies for review.
Objective C: Encourage highest and best use of institutional lands associated with military enclave redevelopment at the former Fort Ord.			
Institutional Land Use Policy C-1: The City of Seaside shall encourage opportunities for developing market-responsive housing in the POM Annex Military Enclave District at the former Fort Ord.		See BRP Program below	
Program C-1.1: The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of institutional land use related to the POM Annex community.	No	Complete ■	The reconfigured POM Annex is shown on the 2004 Seaside General Plan land use map. City/Army agreement to swap Stillwell Kidney site for land near Lightfighter Drive, approved by City RDA 11/15/07.
Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.			
Institutional Land Use Policy D-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.		See BRP Programs below, under Policy D-2	
Institutional Land Use Policy D-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.		See BRP Programs below	
Program D-2.1: The [jurisdiction] shall prepare design	No	Ongoing ▲	The City of Seaside has a Highway 1 Design

guidelines for implementing institutional development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.			Overlay Zone but has not prepared design guidelines applicable to areas outside the Highway 1 corridor.
Program D-2.2: The [jurisdiction] shall review each institutional development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	No	Complete ■	The City of Seaside has a design review process that considers a project's conformance to the applicable standards and guidelines.

BASE REUSE PLAN - CIRCULATION ELEMENT

Goal: Create and maintain a balanced transportation system, including pedestrian ways, bikeways, transit, and streets, to provide for the safe and efficient movement of people and goods to and throughout the former Fort Ord.			
CIRCULATION – STREETS AND HIGHWAYS			
Base Reuse Plan **Objectives, Policies, & Programs**	**Is the policy/ program applicable to the subject action? (Y/N)**	**Completion status, per Reassessment Report**	**Notes from Reassessment Report**
Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.			
Streets and Roads Policy A-1: FORA and each jurisdiction with lands at former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA's Development and Resource Management Plan (DRMP).		See BRP Programs below	
Program A-1.1: Each jurisdiction through FORA's DRMP, shall fund its "fair share" of "on-site," "off-site" and "regional" roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC's re-prioritizing of improvements in the network and is reported in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.	Yes	Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a basewide Development Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued.
Program A-1.3: Each jurisdiction, through FORA's DRMP shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3(a) of the DRMP. If not, FORA will collect and contribute Fort Ord's "fair share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program	Yes		See above, for Program A-1.1.

constitutes mitigation of FORA's share of cumulative impacts.			
Program A-1.4: In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.	Yes	Ongoing ▲	Seaside provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.
Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.			
Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.		See BRP Programs below	
Program B-1.1: Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Figures 4.2-2 (in the 2015 scenario) and Figure 4.2-3 (in the buildout scenario) in order to connect to the regional transportation network.	Yes	Complete ■	All arterial roadways planned or constructed at Fort Ord connect to the regional network. No arterial roadways are proposed that are not included in the Fort Ord Reuse Plan.
Program B-1.2: Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of former Fort Ord.	No	Incomplete●	The City has not adopted truck routes. General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).
Objective C: Provide a safe and efficient street system at the former Fort Ord.			
Streets and Roads Policy C-1: Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.		See BRP Programs below	
Program C-1.1: Each jurisdiction shall assign classifications	Yes	Complete ■	The 2004 Seaside General Plan designates the

(arterial, collector, local) for each street and design and construct roadways in conformance with the standards provided by the Reuse Plan (Table 4.2-4 and Figure 4.2-4).			functional purpose of each street, and includes cross-sections for several typical streets.
Program C-1.2: Each jurisdiction shall preserve sufficient right-of-way for anticipated future travel demands based on buildout of the FORA Reuse Plan.	Yes	Complete ■	The 2004 Seaside General Plan designates street rights-of-way anticipated to serve Fort Ord at build-out.
Program C-1.3: Each jurisdiction shall assign an appropriate threshold performance standard for its roadway system in order to measure the impacts of future growth on the system.	Yes	Complete ■	2004 Seaside General Plan Policy C-1.2 establishes an acceptable level of service of LOS C.
Program C-1.4: Each jurisdiction shall design and construct the roadway network consistent with the phasing program identified in the Fort Ord Business and Operations Plan (Appendix B of the Reuse Plan).	Yes	Ongoing ▲	Regional roadway phasing is determined by TAMC and FORA based on anticipated funding, and is carried out by the appropriate entity accordingly.
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.	No	Incomplete●	The City has not adopted truck routes. General Plan Implementation Plan C-1.7.1: discourages truck routes in residential area.
Streets and Roads Policy C-2: Each jurisdiction shall provide improvements to the roadway network to address high accident locations. Seaside		See BRP Program below	
Program C-2.1: Each jurisdiction shall collect accident data, identify and assess potential remedies at high accident locations and implement improvements to lower the identified high accident rates.	No	Ongoing ▲	Jurisdictions are required to implement this program under state law.
Objective D: Provide an adequate supply of on-street parking.			
Streets and Roads Policy D-1: Each jurisdiction shall provide a program of on-street parking.		See BRP Programs below	
Program D-1.1: Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.	No	Complete ■	The typical street cross sections in the 2004 Seaside General Plan include room for parking on residential and collector streets.

Program D-1.2: Each jurisdiction shall provide adequate parking in urban areas for persons with disabilities, either as on-street parking on urban roadways or as on-site parking.	Yes	Ongoing ▲	The City of Seaside is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
Program D-1.3: Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as a part of the overall on-street [sic] parking program.	Yes	Ongoing ▲	On-street parking is evaluated in areas where on-street parking is desired, such as residential areas and mixed use business districts.
CIRCULATION – TRANSIT			
Objective A: Provide convenient and comprehensive bus service.			
Transit Policy A-1: Each jurisdiction with lands at former Fort Ord shall coordinate with MST to provide regional bus service and facilities to serve the key activity centers and key corridors within former Fort Ord.		See BRP Programs below	
Program A-1.1: Each jurisdiction shall identify key activity centers and key corridors, coordinate with MST to identify bus routes that could serve former Fort Ord, and support MST to provide service responsive to the local needs.	Yes	Complete ■/ Ongoing ▲	2004 Seaside General Plan Policy C-3.3 encourages transit-oriented development in key areas of the City where transit service is provided.
Program A-1.2: Each jurisdiction shall develop a program to identify locations for bus facilities, including shelters and turnouts. These facilities shall be funded and constructed through new development and/or other programs in order to support convenient and comprehensive bus service.	Yes	Incomplete● Ongoing ▲	Local jurisdictions coordinate the location of transit stops with MST. The City does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.
Program A-1.3: Each jurisdiction shall identify the need for transit/paratransit services for the elderly and disabled and coordinate with and support MST to implement the needed transit services.	Yes	Ongoing ▲	Local jurisdictions coordinate the provision of special transit services with MST Seaside General Plan Implementation Plan C-3.2.1 encourages the provision of transit services for special needs populations..
Objective B: Promote passenger rail service that addresses transportation needs for the former Fort Ord.			
Transit Policy B-1: Each jurisdiction shall support TAMC and other agencies to provide passenger rail service that addresses transportation needs for former Fort Ord.		See BRP Program below	

Program B-1.1: Each jurisdiction shall support TAMC and other agencies to assess the need, feasibility, design and preservation of rights-of-way for passenger rail service that addresses transportation needs at former Fort Ord.	No	Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC. Board of Directors.
Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.			
Transit Policy C-1: Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.		See BRP Program below	
Program C-1.1: Each jurisdiction shall coordinate with and support TAMC and MST to identify the need, location, and physical design of intermodal centers and regional and local transportation routes to connect with the intermodal centers.	No	Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
CIRCULATION – PEDESTRIAN AND BICYCLES		(Draft)	(Draft)
Objective A: Provide a pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.			
Pedestrian and Bicycles Policy A-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.		See BRP Program below	
Program A-1.1: Each land use jurisdiction shall prepare a Pedestrian System Plan that includes the construction of sidewalks along both sides of urban roadways, sidewalks and pedestrian walkways in all new developments and public facilities, crosswalks at all signalized intersections and other major intersections, where warranted, and school safety features. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.	No	Incomplete●	The City of Seaside has not adopted a pedestrian plan. 2004 Seaside General Plan Implementation Plan C-3.4.2 calls for complete pedestrian facilities within the City, focusing on new development and key existing areas. The TAMC plan referenced below also identifies pedestrian improvement projects in Seaside.
Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.			
Pedestrian and Bicycles Policy B-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.	No	See BRP Programs below	
Program B-1.1: Each jurisdiction shall prepare a Bicycle	No	Complete ■	The City of Seaside adopted its Bikeways

System Plan that includes an overall bicycle network consistent with the Reuse Plan (Figure 4.2- 6) and local bicycle networks with the appropriate class of bikeways for each functional class of roadway. The Bicycle System Plan shall include appropriate design standards to accommodate bicycle travel and secure bicycle parking facilities at public and private activity centers. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.			Transportation Master Plan in 2007. The plan meets state guidelines for bicycle plans.
Program B-1.2: Each jurisdiction shall review new development to provide bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan concurrently with development approval.	Yes	Ongoing ▲	Local jurisdictions include a review of transportation improvements in their development review.
CIRCULATION – TRANSPORTATION DEMAND MANAGEMENT			
Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.			
Transportation Demand Management Policy A-1: TDM programs shall be encouraged.		See BRP Programs below	
Program A-1.1: Promote TDM programs at work sites. Specific measures that can be pursued at the work site include: compressed work weeks, staggered/flexible work hours, telecommuting, on-site ridesharing, public transit subsidies, guaranteed ride home, bicycle facilities, and parking pricing.	Yes	Ongoing ▲	2004 Seaside General Plan Implementation Plan C-2.2.2 encourages TDM programs.
Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.	Yes	Ongoing ▲	See above
Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.	Yes	Ongoing ▲	See above
Program A-1.4: Enforce CMP trip reduction programs.	Yes	Ongoing ▲	MBUAPCD has such requirements such as monitoring holding time at signal lights. TAMC addresses this through carrying capacity on roads.

CIRCULATION – LAND USE AND TRANSPORTATION			
Objective A: A transportation system that supports the planned land use development patterns.			
Land Use and Transportation Policy A.1: Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.		See BRP Programs below	
Program A.1-1: Each jurisdiction shall support development of a travel demand model covering lands at former Fort Ord to help evaluate the relationship between land use and transportation system.	Yes	Ongoing ▲	TAMC maintains a traffic model that local jurisdictions can utilize in their transportation planning.
Program A-1.2: Each jurisdiction with lands at former Fort Ord shall require new developments to conduct a traffic analysis to determine impacts on traffic conditions, require measures such as TDM programs and traffic impact fees to mitigate these impacts.	Yes	Ongoing ▲	Each jurisdiction has defined standards as to when a traffic impact analysis is required. Traffic impact analysis and mitigation, as needed, is also required for all applicable development projects under CEQA.
Land Use and Transportation Policy A.2: The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate. Seaside		See BRP Program below	
Program A.2-1: Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for all [sic] incorporation in all roadway designs.	Yes	Ongoing ▲	Each jurisdiction's public works department has design standards for transportation facilities. Local standards are typically based on the Caltrans Highway Design Manual, which incorporates standards and guidelines for all types of roadways and includes guidance for non-motorized access. TAMC also oversees regional facilities.

BASE REUSE PLAN - RECREATION AND OPEN SPACE ELEMENT

Goal: Establish a unified open space system which preserves and enhances the health of the natural environment while contributing to the revitalization of the former Fort Ord by providing a wide range of accessible recreational experiences for residents and visitors alike.			
Base Reuse Plan **Objectives, Policies, & Programs**	**Is the policy/ program applicable to the subject action? (Y/N)**	**Completion status, per Reassessment Report**	**Notes from Reassessment Report**
Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.			
Recreation Policy A-1: The [jurisdiction] shall work with the California State Park System to coordinate the development of Fort Ord Beach State Park.	No	Complete ■	The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.
Objective B: Protect scenic views, and preserve and enhance visual quality.			
Recreation Policy B-1: The [jurisdiction] shall designate a Scenic Corridor adjacent to Highway 1 to preserve and enhance the State Highway 1 viewshed.		See BRP Programs below	
Program B-1.1: The [jurisdiction] shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme with regards to permitted plantings, as well as other design features.	Yes	Complete ■	FORA has adopted Highway 1 design guidelines (see above). The City of Seaside has a design review process and a Highway 1 Design Overlay Zone.
Program B-1.2: The City of Seaside shall require that all development within the Regional Retail and Golf Course Housing Districts incorporate landscape buffers adequate to visual intrusion into the State Highway 1 Scenic Corridor.	Yes	Ongoing ▲	See above. FORA Consistency Determination with The Projects at Main Gate Specific Plan: 10/8/10 FORA's development entitlement consistency determination process provides a mechanism for more specifically evaluating conformance with this program. This project has not yet been entitled at the development permit level.
Recreation Policy B-2: The City of Seaside shall establish	Yes	Ongoing ▲	The Seaside General Plan Urban Design

landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.			Element shows City gateways at State Route 1 and Lightfighter Drive, and at the eastern end of Gigling Road. Implementation Plan UD-1.1.1 provides direction for gateway design. The Projects at Main Gate Specific Plan includes setbacks from State Route 1, height restrictions within the FORA scenic corridor, and tree preservation requirements along State Route 1. There are no specific gateway policies in the Specific Plan. The Seaside Highlands project pre-dates the FORA Highway 1 Design Guideline, however, the EIR required set-backs and landscape treatments along the Monterey Road gateway to Fort Ord.
Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.			
Recreation Policy C-1: The [jurisdiction] shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system.	No	Incomplete🔴	This program has not been established.
Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.			
Recreation Policy D-1: The [jurisdiction] shall designate and locate park facilities to adequately serve the current and projected population of [the jurisdiction] within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.	No	Ongoing ▲	The Seaside General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.
Recreation Policy D-2: The City of Seaside shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the adopted City of Seaside standard of 2 acres of neighborhood parkland and 1 acre of community parkland per 1,000 population.	No	Ongoing ▲	The City of Seaside General Plan reserves portions of Fort Ord under three categories: parks and open space; habitat management; and recreational commercial, each of which preserves open space for a specific type of use.

			Seaside General Plan Policy COS-1.1and related programs establish park and open space requirements. The Seaside General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development.
Recreation Policy D-3: The [jurisdiction] shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities	No	Ongoing ▲	Seaside has refurbished the Soper Field park on Coe Avenue and reconstructed much of the Black Horse and Bayonet golf courses. All of these former U.S. Army facilities are in use.
Recreation Policy D-4: The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.	No	Incomplete●	The parks identified in the BRP have not been constructed.
Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.			
Recreation Policy E-1: The City of Seaside shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.		See BRP Program below	
Program E-1.1: The City of Seaside shall designate the existing golf course as a recreation opportunity site, and to be operated as a commercial venture.	No	Complete ■	The Seaside General Plan includes two large commercial recreation sites. The golf courses are designated for commercial recreation and the City has a lease for operation of the golf courses.
Recreation Policy F-1: The City of Seaside shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation. Note: There are no associated Programs for this Policy.	No	Complete ■	Pedestrian and bicycle trails have been accommodated within the General Jim Moore Boulevard right-of-way. There is ample room to accommodate a trail on the east side of Monterey Road. The trail shown on Military Avenue (outside Fort Ord) would need to be

			accommodated on the street/sidewalk, but the connection to Coe Avenue has been constructed.
Recreation Policy F-2: The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.		See BRP Programs below	
Program F-2.1: The [jurisdiction] shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord within [jurisdiction's] jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.	No	Incomplete🔴	Seaside has a bicycle plan that includes some "Class I" (off-street) bicycle/pedestrian facilities. However, a Comprehensive Trails Plan responding to all the criteria outlined in this program has not been developed..
Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.			
Recreation Policy G-1: The [jurisdiction] shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhood's [sic] within the former Fort Ord (to encourage recreation and the conservation of natural resources).	No	Incomplete🔴	No park development incentives are known to have been developed.
Recreation Policy G-2: The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.	No	Incomplete🔴	No programs to encourage private park development are known.
Recreation Policy G-3: The [jurisdiction] shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.	Yes	Complete 🟩/ Ongoing 🔺	The City of Seaside has a design review process and a Highway 1 Design Overlay Zone. The Highway 1 Design Overlay requires substantial landscaping with regionally-native plants for the purpose of protecting views from State Route 1.
Recreation Policy G-4: The [jurisdiction] shall coordinate the	No	Incomplete🔴	There are no known programs for coordination

development of park and recreation facilities with neighboring jurisdictions including the City of Marina, City of Seaside, Monterey County, CSUMB, California State Parks, Monterey Peninsula Regional Parks District, and the Bureau of Land Management.			of parklands.
Objective H: Promote environmental education.			
Recreation Policy H-1: The [jurisdiction] shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on [jurisdiction's] habitat management lands.	No	Ongoing ▲	The jurisdictions are required through deed restrictions to implement the HMP, which includes educational programs. At this point no specific programs are in place.

BASE REUSE PLAN – CONSERVATION ELEMENT

Goal: Promote the protection, maintenance and use of natural resources, with special emphasis on scarce resources and those that require special control and management.			
CONSERVATION - SOILS AND GEOLOGY		(Draft)	(Draft)
Base Reuse Plan **Objectives, Policies, & Programs**	**Is the policy/ program applicable to the subject action? (Y/N)**	**Completion status, per Reassessment Report**	**Notes from Reassessment Report**
Objective A: Prevent soil transport and loss caused be wind and water erosion and promote construction practices that maintain the productivity of soil resources.			
Soils and Geology Policy A-1: In the absence of more detailed site-specific information, the [jurisdiction] shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.	Yes	Ongoing ▲	As a routine step in the planning and development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. Review of soils is also a required component of CEQA.
Soils and Geology Policy A-2: The [jurisdiction] shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be subject to the approval of the public works director for the [jurisdiction]. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.		See BRP Programs below	
Program A-2.1: The [jurisdiction] shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the [jurisdiction] to be used by all future development at former Fort Ord.	Yes	Ongoing ▲	This list has not been developed. However, similar lists and guidance are available from regulatory agencies such as State Water Resources Control Board, and are updated from time to time as new techniques and

			technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.
Program A-2.2: The [jurisdiction] shall develop and make available a list of recommended native plant and non-invasive non-native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope, and climatic conditions that may be encountered in the [jurisdiction's] sphere of influence.	Yes	Ongoing ▲	This has not been developed, but similar lists and procedures are available.
Program A-2.3: The [jurisdiction] shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.	Yes	Ongoing ▲	This list has not been developed. However, in general standard engineering solutions are available to the types of soil conditions encountered at the former Fort Ord.
Soils and Geology Policy A-3: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.	Yes	Ongoing ▲	The jurisdictions enforce this through project conditions, building inspections, and CEQA monitoring.
Soils and Geology Policy A-4: The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.	Yes	Ongoing ▲	The Uniform Building Code has been replaced by the California Building Code. The jurisdictions enforce codes through the permitting and inspection processes, as well as enforcement of conditions of approval and CEQA monitoring.
Soils and Geology Policy A-5: Before issuing a grading permit, the [jurisdiction] shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The [jurisdiction] shall require that engineering and design techniques be recommended and implemented to address these limitations.		See BRP Programs below	

Program A-5.1: See Program A-2.3 above.			
Program A-5.2: The [jurisdiction] shall designate areas with severe soil limitations, such as those related to piping, low-strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.	Yes	Complete ■	As a routine step in the planning and development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. For most development projects, a soils report or geotechnical report is required on which to base engineering designs. Review of soils is also a required component of CEQA.
Soils and Geology Policy A-6: The [jurisdiction] shall require that development of lands have a prevailing slope above 30% include implementation of adequate erosion control measures.		See BRP Programs below	
Program A-6.1: The [jurisdiction] shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.	Yes	Ongoing ▲	The jurisdictions establish policies for development on slopes and grading standards, which entail the development of topographic data for the sites of proposed development projects.
Program A-6.2: The [jurisdiction] shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.	Yes	Ongoing ▲	See Program A-6.1 above
Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.			
Soils and Geology Policy B-1: The [jurisdiction] shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division of Mines and Geology's mineral resource "classification-designation" system, and provide for the protection of these areas.		See BRP Programs below	
Program B-1.1: If the [jurisdiction] determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the [jurisdiction] shall designate these areas in a mineral resource or similar land	No	Ongoing ▲	No valuable mineral resources warranting protection are known to have been discovered. In the event they are discovered, the requirements of this program will remain in

use category that would afford them protection; these areas shall also be zoned in a district consistent with this designation.			effect.
Program B-1.2: On property titles in the affected mineral resources protection areas, the [jurisdiction] shall record a notice identifying the presence of valuable mineral resources.	No	Ongoing ▲	Not applicable at present (see Program B-1.1 above)
Soils and Geology Policy B-2: The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.		See BRP Programs below	
Program B-2.1: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district a requirement that provides sufficient buffers between mining activities and incompatible land uses.	No	Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
Program B-2.2: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district those uses that are deemed compatible with mining activities.	No	Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
Soils and Geology Policy B-3: Prior to granting permits for operation, the [jurisdiction] shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.			See BRP Programs below
Program B-3.1: The [jurisdiction] shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, security, and reclamation.	No	Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
Soils and Geology Policy B-4: The [jurisdiction] shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.		Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.			
Soils and Geology Policy C-1: The [jurisdiction] shall support	Yes	Ongoing ▲	The jurisdictions address soils conservation

and encourage existing state and federal soil conservation and restoration programs within its borders.			through the CEQA process, grading ordinance, and compliance with state and federal programs.
Soils and Geology Policy C-2: The [jurisdiction] shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the [jurisdiction].		See BRP Program below	
Program C-2.1: The [jurisdiction] shall require that the land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.	Yes	Ongoing ▲	Deed restrictions require implementation and compliance with HMP habitat management requirements. Marina is a signatory to the 1997 HMP. FORA reviews legislative land use decisions and development entitlements for conflicts and compliance with the 1997 as part of its Consistency Determination process described in Chapter 8 of its Master Resolution.

CONSERVATION - HYDROLOGY AND WATER QUALITY			
Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.			
Hydrology and Water Quality Policy A-1: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimize and infiltration maximized in groundwater recharge areas.		See BRP Programs below	
Program A-1.1: The [jurisdiction] shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.	Yes	Ongoing ▲	Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.

Program A-1.2: A Master Drainage Plan should be developed for the Fort Ord property to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan and develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by the FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state, and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e., development), the assessment of existing facilities shall be completed first and by the year 2001. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003.	Yes	Complete ■	FORA prepared a Storm Water Master Plan in 2005.
Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.			
Hydrology and Water Quality Policy B-1: The [jurisdiction] shall ensure additional water to critically deficient areas.		See BRP Programs below	
Program B-1.1: [This program was removed based on the listing of modifications to the Reuse Plan approved by the FORA Board on June 13, 1997].	No	Not Applicable	Program Removed
Program B-1.2: The [jurisdiction] shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).	Yes	Ongoing ▲	The local jurisdictions are participating in Marina Coast Water District's development of the Fort Ord Water Augmentation project, a component of the Regional Urban Water Augmentation Program (RUWAP). The Monterey County Water Resources Agency has an oversight role in the protection of groundwater resources. .
Program B-1.3: The [jurisdiction] shall adopt and enforce a water conservation ordinance developed by the Marina	Yes	Complete ■/	Chapter 13.18 of the municipal code is a water conservation ordinance based on the Monterey

Coast Water District.		Ongoing ▲	Peninsula Water Management District.
Program B-1.4: The [jurisdiction] shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.	Yes	Ongoing ▲	Local jurisdictions are participating in the efforts to implement a Recycled Water Project proposed by the MCWD; agency agreements are not yet in place.
Program B-1.5: The [jurisdiction] shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.	No	Incomplete●	Seaside's water conservation ordinances do not include these measures.
Program B-1.6: The [jurisdiction] shall work with FORA to assure the long-range water supply for the needs and place for the reuse of the former Fort Ord.	Yes	Ongoing ▲	The local jurisdictions are participating in the development of a regional water project.
Program B-1.7: The [jurisdiction], in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential project, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA's monitoring of water supply, use, quality, and yield.	Yes	Ongoing ▲	FORA requests this information from the jurisdictions as part of its annual development forecast..
Hydrology and Water Quality Policy B-2: The [jurisdiction] shall condition approval of development plans on verification of an assured long-term water supply for the projects.	Yes	Ongoing ▲	Annual use of up to 6,600 acre-feet of water is considered sustainable at the former Fort Ord. At present, annual water use is about 2,200 acre-feet. Each jurisdiction's development review process (including mandatory water

			supply assessment under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.			
Hydrology and Water Quality Policy C-1: The [jurisdiction] shall comply with all mandated water quality programs and establish local water quality programs as needed.		See BRP Programs below	
Program C-1.1: The [jurisdiction] shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the State Water Resources Control Board (SWRCB), pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into the ocean.	Yes	Ongoing ▲	Regulatory enforcement by the State Water Resources Control Board and City inspections and CEQA monitoring ensure compliance with this program.
Program C-1.2: The [jurisdiction] shall comply with the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.	Yes	Ongoing ▲	See Program C-1.1 above
Program C-1.3: The [jurisdiction] shall comply with the management plan to protect Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.	Yes	Ongoing ▲	See Program C-1.1 above
Program C-1.4: The [jurisdiction] shall develop and implement a surface water and groundwater quality monitoring program that includes new domestic wells, to detect and solve potential water quality problems, including	Yes	Ongoing ▲	This program has not been developed by the jurisdictions; however, the Marina Coast Water District, the water purveyor for the former Fort Ord, monitors water quality, including drinking

drinking water quality.			water.
Program C-1.5: The [jurisdiction] shall support the County in implementing a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.	Yes	Complete ■	Chapter 8.50 of the municipal code addresses hazardous waste.
Program C-1.6: The [jurisdiction] shall develop a program to identify wells that contribute to groundwater degradation. The City shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Department (MCEHD).	Yes	Ongoing ▲	The Marina Coast Water District monitors wells and coordinates with the local jurisdictions to repair and destroy wells in accordance with state standards.
Hydrology and Water Quality Policy C-2: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.		See BRP Programs below	
Program C-2.1: The City/County shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.	Yes	Ongoing ▲	Descriptions of feasible and effective measures have not been developed. However, similar lists and guidance are available from regulatory agencies such as the State Water Resources Control Board, and updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.
Hydrology and Water Quality Policy C-3: The MCWRA and the [jurisdiction] shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.		See BRP Programs below	

Program C-3.1: The [jurisdiction] shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and the Seaside groundwater basins to determine available water supplies.	Yes	Ongoing ▲	The jurisdictions communicate with and support efforts to conserve water and maintain water withdrawals within the FORA allocations.
Program C-3.2: The [jurisdiction] shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent further intrusion.	Yes	Ongoing ▲	Seawater intrusion is monitored by the Monterey County Water Resources Agency. The jurisdictions enable monitoring and sharing of data as applicable.
Hydrology and Water Quality Policy C-4: The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.		See BRP Programs below	
Program C-4.1: The [jurisdiction], in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.	Yes	Incomplete●	This program has not been developed.
Hydrology and Water Quality Policy C-5: The [jurisdiction] shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.	Yes	Ongoing ▲	The jurisdictions construct and operate much of the wastewater conveyance infrastructure that leads to the regional wastewater treatment plant, and coordinate with the Monterey Regional Water Pollution Control Agency regarding system capacity and demands.
Hydrology and Water Quality Policy C-6: In support of Monterey Bay's national marine sanctuary designation, the [jurisdiction] shall support all actions required to ensure that the bay and intertidal environmental will not be adversely affected, even if such actions would exceed state and federal water quality requirements.		See BRP Programs below	

Program C-6.1: The [jurisdiction] shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean and outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.	No	Complete ■	FORA has removed the outfall structures and prepared a Storm Water Master Plan in 2005.
Hydrology and Water Quality Policy C-7: The [jurisdiction] shall condition all development plans on verifications of adequate wastewater treatment capacity.	Yes	Ongoing ▲	Each jurisdiction's development review process (including mandatory assessment of public services availability under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
CONSERVATION - BIOLOGICAL RESOURCES		(Draft)	(Draft)
Objective A: Preserve and protect the sensitive species and habitats addressed in the Installation-wide Habitat Management Plan (HMP) for the former Fort Ord in conformance with its resources conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.			
Biological Resources Policy A-1: The [jurisdiction] shall ensure that the habitat management areas are protected from degradation due to development in, or use of, adjacent parcels within its jurisdiction		See BRP Programs below	
Program A-1.2: The [jurisdiction] shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access and BLM and other appropriate agencies shall be provided keys to the gates. The [jurisdiction] shall maintain, repair, and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.	No	Ongoing ▲	Deed restrictions require implementation and compliance with HMP habitat management requirements. MOA and HMP Implementing/Management Agreement with FORA also requires compliance with HMP requirements.

Program A-1.3: The [jurisdiction] shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.	No	Ongoing ▲	Each jurisdiction's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Policy to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.
Biological Resources Policy A-2: The City shall ensure that measures are taken to prevent degradation and siltation of the ephemeral drainage that passes through the Planned Residential Extension District and Community Park in Polygon 24.		See BRP Programs below	
Program A-2.1: The City shall require preparation of erosion control plans for proposed developments in vicinity of the ephemeral drainage that specifically address measures for protecting the drainage.	Yes	Complete ■	Seaside's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Program to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.
Biological Resources Policy A-3: The City shall protect the coastal zone west of State Highway 1 from habitat degradation due to increased public access.	No	See BRP Programs below	
Program A-3.1: The City shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.	No	Complete ■	The California Department of Parks and Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004.The City obtained the "Drumstick" parcel from State Parks and has designated it for commercial development. The City does not

			have jurisdiction over any lands on which the Fort Ord Dunes Master Plan is currently applicable.
Biological Resources Policy A-4: Where possible, the [jurisdiction] shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.		See BRP Programs below	
Program A-4.1: The [jurisdiction] shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys to verify the general description of resources for the parcel provided in the biological resource documents prepared for the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.	Yes	Ongoing ▲	Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.
Program A-4.2: The [jurisdiction] shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitat amidst the development, where feasible.	Yes	Ongoing ▲	Each jurisdiction's development review process provides a mechanism for this Program to be pursued. FORA's development entitlement consistency determination process for each individual project provides an additional level of oversight for this requirement. The Seaside Resort project has provided mitigation for an area of Monterey Spineflower.
Program A-4.3: Where development will replace existing habitat which supports sensitive biological resources, the [jurisdiction] shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.	No	Ongoing ▲	See above
Biological Resources Policy A-8: The [jurisdiction] shall protect the coastal zone west of State Highway 1 from habitat degradation due to increased public access.		See BRP Programs below	

Program A-8.1: The [jurisdiction] shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.	No	Complete ■	The California Department of Parks and Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004.The City obtained the "Drumstick" parcel from State Parks and has designated it for commercial development. The City does not have jurisdiction over any lands on which the Fort Ord Dunes Master Plan is currently applicable.
Objective B: Preserve and protect sensitive species and habitat not addressed in the HMP.			
Biological Resources Policy B-1: The [jurisdiction] shall strive to avoid or minimize loss of sensitive species listed in Table 4.4.-2 that are known or expected to occur in areas planned for development.		See BRP Programs below	
Program B-1.1: Where the City has reason to suspect that they may occur on a proposed development site, the [jurisdiction] shall require directed, seasonally-timed surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning.	Yes	Ongoing ▲	Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.
Program B-1.2: If any sensitive species listed in Table 4.4-2 are found in areas proposed for development, all reasonable efforts should be made to avoid habitat occupied by these species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.	Yes	Ongoing ▲	See Program B-1.1 above
Biological Resources Policy B-2: As site-specific development plans for a portion of the Reconfigured POM Annex Community (Polygon 20c) and the Community Park in the University Planning Area (Polygon 18) are formulated, the City shall coordinate with Monterey County, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the		See BRP Programs below	

south of the landfill polygon (8a) in the north.			
Program B-2.1: For lands within the jurisdictional limits of the City that are components of the designated oak woodland conservation area, the City shall ensure that those areas are managed to maintain or enhance habitat values existing at the time of base closure so that suitable habitat is available for the range of sensitive species known or expected to use these oak woodland environments. Management measures shall include, but not limited to maintenance of a large, contiguous block of oak woodland habitat, access control, erosion control and non-native species eradication. Specific management measures should be coordinated through the CRMP.	No	Incomplete🔴	An oak woodland conservation area has not been designated.
Program B-2.2: For lands within the jurisdictional limits of the City that are components of the designated oak woodland conservation area, the City shall monitor, or cause to be monitored, those areas in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/Management Agreement and shall submit annual monitoring reports to the CRMP.	No	Incomplete🔴	An oak woodland conservation area has not been designated and, therefore, no monitoring has occurred.
Biological Resources Policy B-3: The [jurisdiction] shall preserve, enhance, restore, and protect coastal and vernal ponds, riparian corridors, and other wetland areas.		See BRP Programs below	
Program B-3.1: The [jurisdiction] shall require, prior to any development activities within the watersheds of riparian drainages, vernal pools, or other important wetlands in the habitat management areas or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to or water quality of those drainages, ponds or wetlands.	No	Ongoing ▲	Compliance requirement not triggered. There are no wetlands identified at development sites approved by Seaside within the former Fort Ord.
Program B-3.2: The [jurisdiction] shall evaluate areas	No	Ongoing ▲	See above

proposed for new development during the site planning process to determine whether wetlands occur. In the event wetlands are present, the [jurisdiction] shall require that they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plan should be coordinated through the CRMP.			
Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new development is proposed in undeveloped lands.			
Biological Resources Policy C-1: The [jurisdiction] shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.	No	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography, 2) large projects with several alternative lot and roadway design possibilities, 3) projects with known geological problem areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.	No	Ongoing ▲	Each jurisdiction's development review process (including design review for consistency with applicable adopted design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential impacts on geology, aesthetics, and biological resources, among others. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
Biological Resources Policy C-2: The [jurisdiction] shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.		See BRP Programs below	
Program C-2.1: The City shall adopt an ordinance specifically addressing the preservation of oak trees. At a	No	Incomplete●	The City's tree ordinance, Chapter 8.54 of the municipal code, does not specifically address

minimum, this ordinance shall include restrictions for the removal of oaks of a certain size, requirements for obtaining permits for removing oaks of the size defined, and specifications for relocation or replacement of oaks removed.			oak trees or oak woodland.
Program C-2.2: When reviewing project plans for developments within oak woodlands, the [jurisdiction] shall cluster development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.	No	Ongoing ▲	See Program C-2.1. The Seaside Resort project clustered residential development and positioned lots and streets to minimize oak removal
Program C-2.3: The City shall require project applicants to submit a plot plan of the proposed development which: 1) clearly shows all existing trees (noting location, species, age, health, and diameter, 2) notes whether existing trees will be retained, removed or relocated, and 3) notes the size, species, and location of any proposed replacement trees.	Yes	Ongoing ▲	This is a routine component of the submittal package for proposed development projects. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
Program C-2.4: The [jurisdiction] shall require the use of oaks and other native plant species for project landscaping. To that end, the [jurisdiction] shall require collection and propagation of acorns and other plant material from former Fort Ord oak woodlands be used for restoration areas or as landscape plants. However, this program does not exclude the use of non-native plant species.	Yes	Incomplete●	The City's tree ordinance, Chapter 17.51 of the municipal code, does not specifically address oak trees or oak woodland.
Program C-2.5: The [jurisdiction] shall provide the following standards for plantings that may occur under oak trees; 1) planting may occur within the dripline of mature trees, but only at a distance of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oaks Foundation (see Compatible Plants Under and Around Oaks).	No	Incomplete●	See Program C-2.1
Program C-2.6: The [jurisdiction] shall require that paving	No	Ongoing ▲	Each jurisdiction's development review process

within the dripline of preserved oak trees be avoided whenever possible. To minimize paving impacts, the surfaces around tree trunks should be mulched, paving materials should be used that are permeable to water, aeration vents should be installed in impervious pavement, and root zone excavation should be avoided.			(including design review for consistency with applicable adopted landscape guidelines and other design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential impacts on biological resources such as trees, among others. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
Biological Resources Policy C-3: Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.		See BRP Program below	
Program C-3.1: The [jurisdiction] shall review lighting and landscape plans for all development adjacent to habitat conservation and corridor areas, or other open space that incorporates natural lands to ensure consistency with Policy C-3.	Yes	Ongoing ▲	Each jurisdiction's development review process (including design review for consistency with applicable adopted outdoor lighting guidelines and other design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential lighting impacts on sensitive receptors. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
Objective D: Promote awareness and education concerning biological resources on the former Fort Ord.			
Biological Resources Policy D-1: The [jurisdiction] shall require project		See BRP Programs below	

applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.			
Program D-1.1: The [jurisdiction] shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act and Section 2080 of the Fish and Game Code.	No	Ongoing ▲	Contractor education programs are frequently required as a condition of approval or for compliance with CEQA mitigation measures.
Program D-1.2: The [jurisdiction] shall provide project applicants specific information on the protocol for recovered and relocation of particular species that may be encountered during construction activities.	No	Ongoing ▲	This requirement is routinely addressed through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.
Biological Resources Policy D-2: The [jurisdiction] shall encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord, discuss the importance of the HMP and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.		See BRP Programs below	
Program D-2.1: The [jurisdiction] shall develop interpretive signs for placement in habitat management areas. These signs shall describe the resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected.	No	Incomplete●	Interpretive signs have not been installed.
Program D-2.2: The [jurisdiction] shall coordinate	No	Ongoing ▲	The BLM has posted educational materials on

production of educational materials through the CRMP process.			its Fort Ord National Monument website.
Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, the [jurisdiction] shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as describes measures for protecting wildlife and vegetation in adjacent habitat areas (i.e., access controls, pet controls, use of natives in the landscape, etc.)	No	Ongoing ▲	Public information or brochures are frequently required as a condition of approval or for compliance with CEQA mitigation measures.
Objective E: Develop strategies for interim management of undeveloped natural land areas.			
Biological Resources Policy E-1: The [jurisdiction] shall develop a plan describing how it intends to address the interim management of natural land areas for which the [jurisdiction] is designated as the responsible party.		See BRP Programs below	
Program E-1.1: The [jurisdiction] shall submit to the USFWS and CDFG, through CRMP, a plan for implementation of short-term habitat management for all natural lands, including consideration of funding sources, legal mechanisms and a time table to provide for prompt implementation of the following actions to prevent degradation of habitat: ▪ Control of off-road vehicle use in all undeveloped natural land areas. ▪ Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors. ▪ Prevent the spread of non-native, invasive species that may displace native habitat.	No	Incomplete●	An implementation plan has not been completed.
Program E-1.2: For natural lands areas under [jurisdiction]	No	Incomplete●	Annual monitoring reports have not been

responsibility with partial or no HMP resource conservation or management requirements, the [jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection measures specified in Program E-1.1.			submitted to BLM.
Biological Resources Policy E-2: The [jurisdiction] shall monitor activities that affect all undeveloped natural lands, including but not limited to conservation areas and habitat corridors as specified and assigned in the HMP.		See BRP Programs below	
Program E-2.1: The [jurisdiction] shall conduct Land Use Status Monitoring in accordance with the methods prescribed in the Implementing Agreement for Fort Ord land under [jurisdiction] responsibility that has any natural lands identified by the baseline studies. This monitoring will provide data on the amount (in acres) and location of natural lands (by habitat type) disturbed by development since the date of land transfer for as long as the Implementing Agreement is in effect.	No	Incomplete🔴	Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.
CONSERVATION - AIR QUALITY			
Objectives, Policies, & Programs	**Resp. Entity**	**Status**	**Notes**
Objective A: Protect and improve air quality.			
Air Quality Policy A-1: Each jurisdiction shall participate in regional planning efforts to improve air quality.		See BRP Programs below	
Program A-1.1: Each jurisdiction shall continue to cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.	Yes	Ongoing ▲	Each jurisdiction is in communication with the Air District.
Program A-1.2: Each jurisdiction shall coordinate with the TAMC to carry out the Congestion Management Plan.	Yes	Ongoing ▲	The jurisdictions coordinate with TAMC on an ongoing basis.
Air Quality Policy A-2: Each jurisdiction shall promote local efforts to improve air quality.		See BRP Programs below	
Program A-2.1: Each jurisdiction shall use the CEQA process to identify and avoid or mitigate potentially	Yes	Ongoing ▲	Identification, avoidance, and mitigation (as needed) of air quality impacts is a mandatory

significant project specific and cumulative air quality impacts associated with development. As a Responsible Agency, the MBUAPCD implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants.			element of all projects that are subject to CEQA. This applies to General Plan and zoning changes as well as individual development projects.
Program A-2.2: Each jurisdiction shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.	Yes	Ongoing ▲	2004 Seaside General Plan Implementation Plan C-2.2.2 encourages TDM programs.
Air Quality Policy A-3: Integrate the land use strategies of the California Air Resources Board's The Land Use – Air Quality Linkage – How Land Use and Transportation Affect Air Quality, into local land use decisions.		See BRP Programs below	
Program A-3.1: Each jurisdiction shall plan and zone properties, as well as review development proposals to promote the Land Use – Air quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities that average above seven dwelling units per acre, clustered employment densities and activity centers, mixed use development, and integrated street patterns.	Yes	Complete ■	The jurisdictions prepare and adopt general plan policies, specific plans, and design guidelines that support land use patterns consistent with this Program. Each jurisdiction's development review process (including design review for consistency with applicable adopted policies, specific plans, and design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding air quality impacts. FORA's consistency determination process supplies an additional level of oversight for this requirement, particularly at the legislative action stage before development entitlements for individual projects are considered.
Program A-3.2: Each jurisdiction shall zone high density residential and employment land uses to be clustered in and	Yes	Complete ■	See Program A-3.1 above.

near activity centers to maximize the efficient use of mass transit.			
CONSERVATION - Cultural Resources			
Objective A: Identify and protect all cultural resources at the former Fort Ord.			
Cultural Resources Policy A-1: The [jurisdiction] shall ensure the protection and preservation of archaeological resources at the former Fort Ord.		See BRP Programs below	
Program A-1.1: The jurisdiction shall conduct a records search and a preliminary archaeological surface reconnaissance as part of environmental review for any development project(s) proposed in a high archaeological resource sensitivity zone.	Yes	Ongoing ▲	A project's impacts on archaeological resources are a required subject area under CEQA. This Program's requirement is covered through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.
Program A-1.2: The [jurisdiction] shall require that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale.	Yes	Ongoing ▲	See Program A-1.1 above.
Program A-1.3: As a contractor work specification for all new construction projects, the [jurisdiction] shall include that during construction upon the first discovery of any archaeological resource or potential find, development activity shall be halted within 50 meters of the find until the potential resources can be evaluated by a qualified professional archaeologist and recommendations made.	Yes	Ongoing ▲	In order for a development project to be in compliance with CEQA during the construction phase, all construction-relevant mitigation measures (including those relating to avoiding and minimizing impacts on archaeological resources) must be conveyed to, and carried out by, construction personnel.
Cultural Resources Policy A-2: The [jurisdiction] shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.		See BRP Programs below	

Program A-2.1: The [jurisdiction] shall coordinate with the California Native American Heritage Commission and California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.	Yes	Ongoing ▲	Consultation with tribal representatives is required for general plan amendments and is performed by jurisdictional staff or their consultants as needed to avoid or minimize potential impacts to cultural resources. Notification of the California Native American Heritage Commission and a cultural resources investigation is typically required as part of the CEQA process. These processes screen for the presence of sacred lands.
Program A-2.2: If traditional cultural properties are found to exist on the [jurisdiction's] lands at the former Fort Ord, the jurisdiction shall ensure that deeds transferring Native American traditional properties include covenants that protect and allow Native Americans access to these properties. These covenants will be developed in consultation with interested Native American groups, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Leases will contain clauses that require compatible use and protection as a condition of the lease.	Yes	Ongoing ▲	The Esselen Nation did not receive Federal recognition or lands through the PBC process conducted for Former Fort Ord lands. No traditional cultural lands have been officially identified to date.
Objective B: Preserve and protect historically significant resources at the former Fort Ord.			
Cultural Resources Policy B-1: The [jurisdiction] shall provide for the identification, protection, preservation, and restoration of the former Fort Ord's historically and architecturally significant resources.		See BRP Programs below	
Program B-1.1: The [jurisdiction] shall seek funding that can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.	No	Ongoing ▲	The jurisdictions seek grant funding for a variety of purposes, including the preservation of structures.
Program B-1.2: The [jurisdiction] shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines, and condition their sale or transfer with protective covenants.	No	Ongoing ▲	Buildings proposed for demolition are required to be screened for historic significance in accordance with Department of Parks and Recreation guidelines.

These covenants will be developed in consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.			
Program B-1.3: The City shall regulate the demolition of buildings of architectural or historic importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.	No	Ongoing ▲	The CEQA process (State law) requires impact avoidance and mitigation--including possible relocation of historic buildings-- to occur, or to be determined infeasible, before demolition can be approved by a jurisdiction. CEQA also requires public notification of proposed projects and, in the case of significant impacts such as demolition of historic buildings, requires an Environmental Impact Report with associated public hearings. Each jurisdiction's development review process provides additional mechanisms requiring public notice and hearings. First is the determination of the structure being an eligible historic resource.

BASE REUSE PLAN – NOISE ELEMENT

Goal: To protect people who live, work, and recreate in and around the former Fort Ord from the harmful effects of exposure to excessive noise; to provide noise environments that enhance and are compatible with existing and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.			
Noise			
Base Reuse Plan **Objectives, Policies, & Programs**	**Is the policy/ program applicable to the subject action? (Y/N)**	**Completion status, per Reassessment Report**	**Notes from Reassessment Report**
Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.			
Noise Policy A-1: The City shall coordinate with the other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for controlling noise.		See BRP Programs below	
Program A-1.1: The City shall adopt the land use compatibility criteria for exterior community noise shown in Table 4.5-3 for application in the former Fort Ord.	Yes	Incomplete●	2004 Seaside General Plan Table N-2 presents the City's noise criteria. The City's noise criteria are 5 to 10 dBA higher for three categories of land use (residential, schools, industrial) compared to Fort Ord Reuse Plan Table 4.5-3.
Program A-1.2: The City shall adopt a noise ordinance to control noise from non-transportation sources, including construction noise, that incorporates the performance standards shown in Table 4.5-4, for application in the former Fort Ord.	Yes	Incomplete●	Seaside Municipal Code Chapter 9.12 controls noise in Seaside. The Chapter does not include specific noise performance standards.
Objective B: Ensure through land use planning that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.			
Noise Policy B-1: The City shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in	Yes	See BRP Programs below	

Tables 4.5-3 and 4.5-4, where feasible and practicable.			
Program B-1.1: The [jurisdiction] shall develop and implement a program that identifies currently developed areas that are adversely affected by noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources.	Yes	Incomplete●	The jurisdictions investigate noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but do not proactively address existing noise issues at existing developments.
Program B-1.2: Wherever practical and feasible, the [jurisdiction] shall segregate sensitive receptors, such as residential land uses, from noise generators through land use.	Yes	Complete ■	The 2004 Seaside General Plan land use map places most residential uses at a distance from State Route 1. Future/new residential land uses adjacent to General Jim Moore Boulevard could experience street noise above desirable levels, but it is expected noise attenuation would be identified and required at the project design phase. No noise-generating land uses are adjacent to schools or residential areas.
Noise Policy B-2: By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.		See BRP Programs below	
Program B-2.1: See description of Program A-1.1 above.			
Program B-2.2: See description of Program A-1.2 above.			
Noise Policy B-3: The City shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5- 3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.	Yes	Incomplete●	The jurisdictions prepare noise studies as part of the environmental review of projects. The noise studies are based on each jurisdiction's noise standards, which vary from those of the Fort Ord Reuse Plan (see Program A-1.1 and A-1.2 above), however, found to be consistent under the General Plan.
Noise Policy B-4: The City shall enforce the State Noise	Yes	Ongoing ▲	The jurisdictions all maintain an internal

Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-Ldn be achieved for new multi-family dwelling, condominium, hotel, and motel uses.			standard of 45 dB-Ldn (a 24-hour weighted average that is a commonly used noise metric). This standard is typically enforced through standard design measures at the plan check (building permit) stage.
Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-Ldn.	Yes	Ongoing ▲	The jurisdictions all maintain an internal standard of 45 dB-Ldn.
Noise Policy B-6: If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family; and transient lodging), as identified in Table 4.5-3, new development shall not increase ambient DNL in residential areas by more than 3 dBA measured at the property line. If the ambient DNL is within the normally acceptable noise range for residential uses, new development shall not increase the ambient DNL by more than 5 dBA measured at the property line.	Yes	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.
Noise Policy B-7: If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.	Yes	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively	Yes	Ongoing ▲	These standards match common noise thresholds for environmental review, and are

and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.			implemented by the jurisdictions.
Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	Yes	Ongoing ▲	Seaside Municipal Code Chapter 9.12 controls noise in Seaside, including construction noise.

BASE REUSE PLAN – SAFETY ELEMENT

Goal: To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from potential seismic occurrences and geologic hazards.			
SAFETY -- SEISMIC AND GEOLOGIC HAZARDS		(Draft)	(Draft)
Base Reuse Plan **Objectives, Policies, & Programs**	**Is the policy/ program applicable to the subject action? (Y/N)**	**Completion status, per Reassessment Report**	**Notes from Reassessment Report**
Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predicable so as to reduce the hazards and risks from seismic and geologic occurrences.			
Seismic and Geologic Hazards Policy A-1: The [jurisdiction] shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.		See BRP Programs below	
Program A-1.1: The [jurisdiction] shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground-shaking, ground rupture, ground failure and landslides susceptibility, liquefaction and tsunamis.	Yes	Ongoing ▲	Each jurisdiction adopts the current version of the California Building Code every three years, including requirements for the design of each building to the appropriate seismic design category. Seismic design categories are determined by a combination of spectral response acceleration, soil type, and occupancy type. The State Department of Conservation, California Geological Survey and the United States Geological Survey issue maps and data used by engineers to assess seismic conditions for the appropriate design of buildings.
Program A-1.2: The [jurisdiction] shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a	No	Incomplete●	The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within Fort Ord.

minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.			The Reliz, Ord Terrace, and Seaside Faults cross portions of Fort Ord, but are not included within the Alquist-Priolo program. The City of Seaside has not adopted a fault zone setback requirement.
Seismic and Geologic Hazards Policy A-2: The [jurisdiction] shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.		See BRP Programs below	
Program A-2.1: The [jurisdiction] shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Marina.	Yes	Ongoing ▲	The CEQA process requires project- and site-specific identification, avoidance, and mitigation of seismic-related risks and impacts. This issue is then addressed at a more detailed level at the plan check (building permit) stage under applicable building code requirements. Conformance with both of these regulatory mechanisms, as needed, is ensured through state law and the individual jurisdiction's enforcement and inspection procedures.
Program A-2.2: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector confirming such.	Yes	Ongoing ▲	See above
Program A-2.3: The [jurisdiction] shall continue to update and enforce the Uniform Building Code to minimize seismic hazards impacts from resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or soils problems.	Yes	Ongoing ▲	The jurisdictions enforce building codes through their plan check and building inspection processes. UBC and the California Building Code (CBC) are updated from time to time, and may be enhanced with local amendments to meet each jurisdiction's

			individual circumstances.
Seismic and Geologic Hazards Policy A-3: The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitual [sic] buildings and ensure the public safety.		See BRP Programs below	
Program A-3.1: As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if not [sic] other measures are available to mitigate potential impacts.	Yes	Incomplete●	The Ord Terrace and Seaside faults extend into Fort Ord at General Jim Moore Boulevard. These areas are designated for Medium Density Residential Development. See above.
Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.			
Seismic and Geologic Hazards Policy B-1: The [jurisdiction] shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, school, or sites containing or storing hazardous materials.		See BRP Program below	
Program B-1.1: The [jurisdiction] shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC. The [jurisdiction] shall implement these recommendations in accordance with the schedule.	Yes	Ongoing ▲	Each jurisdiction's building department assesses the structural integrity of the buildings at Fort Ord prior to re-use and occupancy or issuance of permits for renovation. Note that the Uniform Building Code is superseded by the California Building Code.

Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.			
Seismic and Geologic Hazards Policy C-1: The [jurisdiction] shall, in cooperation with other appropriate agencies, create a program of public education		See BRP Program below	

for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.			
Program C-1.1: The [jurisdiction] shall prepare and/or make available at City Hall libraries and other public places, information and educational materials regarding earthquake preparedness.	Yes	Ongoing ▲	The jurisdictions provide a variety of informational brochures at the building department, including brochures on earthquake safety and building retrofitting.
SAFETY – FIRE, FLOOD, AND EMERGENCY MANAGEMENT		(Draft)	(Draft)
Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.			
Fire, Flood, and Emergency Management Policy A-2: The [jurisdiction] shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.		See BRP Programs below	
Program A-1.1: The [jurisdiction] shall incorporate the recommendations of the [jurisdiction's] Fire Department for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies.	Yes	Ongoing ▲	Each jurisdiction includes the appropriate fire department in the review of development and building proposals. Note that the Uniform Building Code is superseded by the California Building Code (including the California Fire Code).
Fire, Flood, and Emergency Management Policy A-2: The [jurisdiction] shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire	Yes	Ongoing ▲	Each jurisdiction includes the appropriate fire department in the review of development and building proposals.

protection water volumes, system distribution upgrades, and emergency water storage.			
Fire, Flood, and Emergency Management Policy A-3: The [jurisdiction] shall develop in cooperation with other Fort Ord jurisdictions and the surrounding communities fire protection agencies, a fire management plan to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire management plan shall also include a fire "fuel management program" in conjunction with (the County of Monterey) and the Bureau of Land Management.		See BRP Programs below	
Program A-3.1: The [jurisdiction] shall develop with appropriate fire protection agencies, a mutual and/or automatic fire aid agreement to assure the most effective response.	Yes	Ongoing ▲	The jurisdictions are participants in the State Master Mutual Aid Agreement and/or the Monterey County Fire Chiefs Association In County Mutual Aid Plan.
Program A-3.2: The [jurisdiction] shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire dangers, evacuation routes, fire suppression methods, and fuel management including methods to reduce fire hazards such as bush clearing, roof materials, plant selection, and emergency water storage guidelines.	Yes	Ongoing ▲	The City's Fire Department presents fire safety, fire prevention, and other safety programs to schools and organizations.
Fire, Flood, and Emergency Management Policy A-4: The [jurisdiction] shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the [jurisdiction] plans to annex in order to provide acceptable fire/emergency response time.	Yes	Ongoing ▲	The City's Broadway fire station and the Presidio of Monterey's fire station on General Jim Moore Boulevard provide adequate first response for most areas of Fort Ord within the City. The Main Gate Specific Plan notes the need for a new fire station in north Seaside. The environmental review of development projects will include an assessment of the need for additional fire suppression facilities.
Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs which will protect people from flooding.			

Fire, Flood, and Emergency Management Policy B-1: The [jurisdiction] shall identify areas within the former Fort Ord that may be subject to 100-year flooding (in the Salinas River Bluffs area) and restrict construction of habitable building structures in this area.	No	Complete ■	No parts of Seaside within Fort Ord are designated as 100-year flood zones.
Objective C: Promote public safety through effective and efficient emergency management preparedness.			
Fire, Flood, and Emergency Management Policy C-1: The [jurisdiction] shall develop an emergency preparedness and management plan, in conjunction with the (City of Seaside, City of Marina, the County of Monterey), and appropriate fire, medical, and law enforcement agencies.		See BRP Programs below	
Program C-1.1: The [jurisdiction] shall identify city emergency evacuation routes and emergency response staging areas with those of the (City of Seaside, City of Marina, and the County of Monterey), and shall adopt the Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the [jurisdiction's] emergency response plans.	Yes	Complete ■	2004 Seaside General Plan Figure S-6 is consistent with the evacuation Routes shown in Fort Ord Reuse Plan Figure 4.6-2.
Program C-1.2: The [jurisdiction] shall establish a community education program to train volunteers to assist police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Yes	Ongoing ▲	The Central Coast Community Emergency Response Team (CERT) Association provides training for citizens and community organizations in Monterey County.
Program C-1.3: The [jurisdiction] shall identify a "critical facilities" inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency.	Yes	Incomplete●	The City of Seaside has not prepared an inventory or operations plan for critical facilities.

SAFETY – HAZARDOUS AND TOXIC MATERIALS SAFETY		(Draft)	(Draft)
Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.			

Hazardous and Toxic Materials Safety Policy A-1: The [jurisdiction] shall monitor and report to the public all progress made on the RA-ROD.		See BRP Programs below	
Program A-1.1: The City shall make timely reviews of the RA-ROD implementation progress and maintain a public record of property locations which contain hazardous material, including a timetable for and the extent of remediation to be expected.	No	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.2: The [jurisdiction] shall make timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with all of the federal Environmental Protection Agency's rules and regulations governing munitions waste remediation including treatment, storage, transportation, and disposal.	No	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.	No	Ongoing ▲	The jurisdictions coordinate with the DENR for review of plans within Fort Ord. Note: "OE" refers to ordnance and explosives.
Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.	No	Complete ■	Municipal Code Chapter 15.34 requires excavation/digging permits and delivery/explanation of safety notices to all workers involved in the digging or excavation.
Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead base paint.			
Hazardous and Toxic Materials Safety Policy B-1: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with		See BRP Programs below	

the U. S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials and provide for the protection of the public during remediation activities.			
Program B-1.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contain asbestos and/or lead base paint.	Yes	Ongoing ▲	The jurisdictions do not maintain a list or timetable for remediation of such buildings. However, levels of asbestos and lead-based paint in buildings that are anticipated to be rehabilitated for reuse are relatively low in comparison to the WWII-era buildings, most of which will be demolished.
Program B-1.2: The [jurisdiction] shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors.	Yes	Ongoing ▲	Lead removal is subject to regulations overseen by DTSC and asbestos removal is subject to permitting by the Air District. Jurisdictional building departments ensure compliance through permit conditions.
Program B-1.3: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of those site containing ordnance and explosive (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.	Yes	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program B-1.4: The [jurisdiction] shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through City streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the City for protection of the public safety.	Yes	Complete ■	Seaside Municipal Code Chapter 8.50 addresses hazardous materials transport and permits. Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).

Hazardous and Toxic Materials Safety Policy B-2: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors and future users/operators of landfill or hazardous materials storage sites at the former Fort Ord.		See BRP Programs below	
Program B-2.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of landfill or hazardous materials storage sites, including closure and post-closure activities.	No	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program B-2.2: The [jurisdiction] shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that landfill closure or hazardous materials storage and restoration activities are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use the landfill, and that such uses are consistent with the administrative covenants and all post closure activities.	No	Ongoing ▲	DTSC and BRAC make final determinations on completion and compliance on hazardous materials site restoration. The jurisdictions are in communication regarding the status of clean-up operations. The jurisdictions receive written determinations from DTSC and BRAC and keep them on file for public review upon request.
Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.			
Hazardous and Toxic Materials Safety Policy C-1: The [jurisdiction] shall require hazardous materials management and disposal plans for any future projects involving the use of hazardous materials.		See BRP Programs below	
Program C-1.1: The [jurisdiction] shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the County Environmental Health Department.	Yes	Ongoing ▲	The City reviews the use of hazardous materials in its permit review and environmental review processes.