Appendix D

Campus Town Existing Conditions, Opportunities, and Constraints Report

Existing Conditions, Opportunities, and Constraints Report

Campus Town Specific Plan

prepared by

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1 Introduction

According to State law, Specific Plans are a zoning tool that enables a jurisdiction to define a clear and specific vision for the future evolution of a specific planning area. The City of Seaside is developing a Specific Plan for a 120-acre Campus Town area, formerly part of the U.S. Army's Fort Ord military base. This report provides an overview of the existing conditions in the Campus Town Specific Plan Area (Specific Plan Area), as shown on Figure 1. The purpose of this report is to inform the planning process for the Specific Plan by providing a brief analysis and summary of known resources, identifying potential environmental constraints, and identifying specific opportunities to address environmental constraints within the Specific Plan Area.

The topics summarized in this report include: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazardous and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, and Utilities and Service Systems. Beginning with Section 1.2, each issue is summarized to include: 1) setting or existing conditions; 2) applicable policies from the Seaside 2040 General Plan, the Fort Ord Base Reuse Plan, and the Fort Ord Reassessment Plan; and 3) a brief list of opportunities and constraints.

1.1 Plan Area Setting

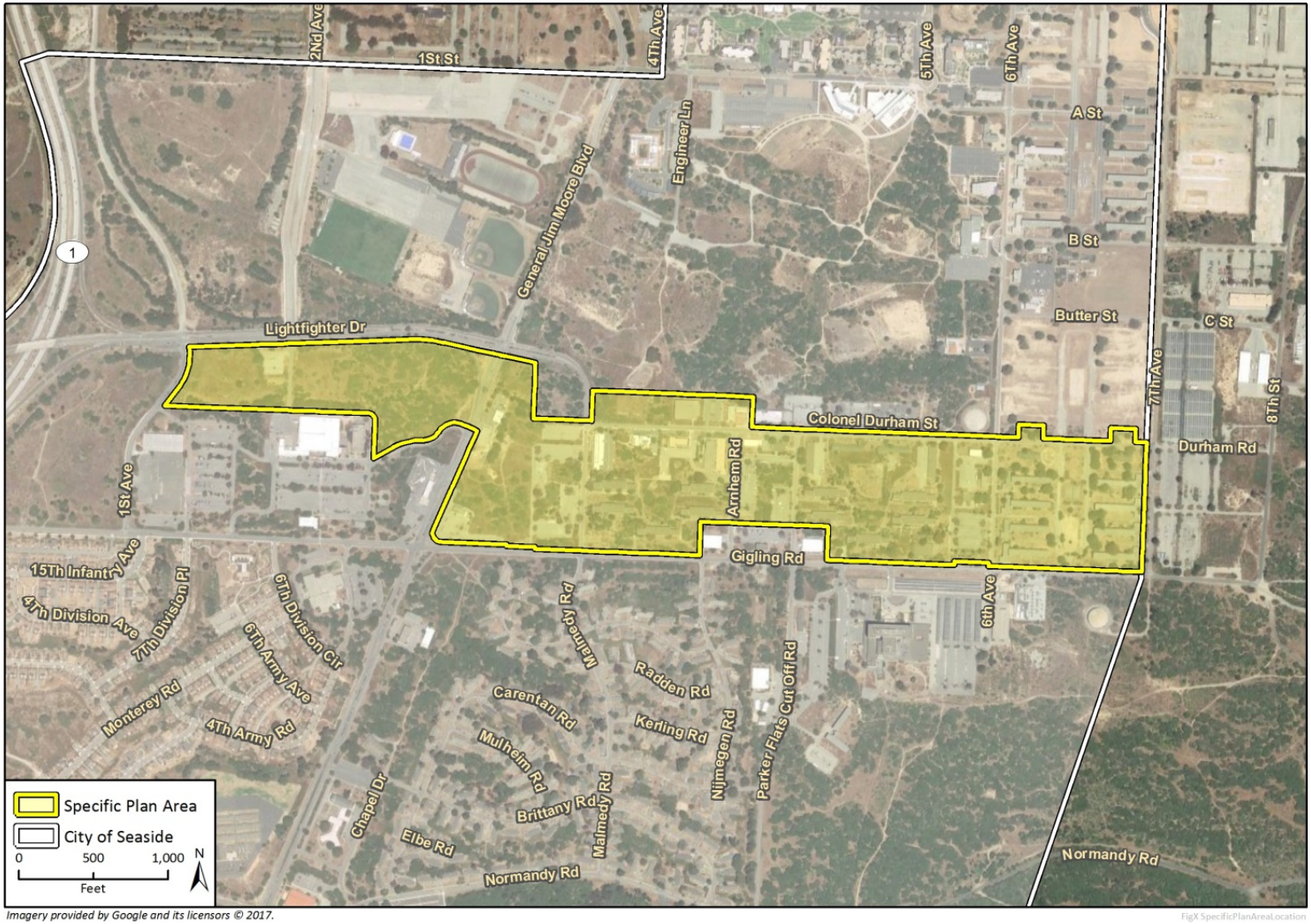
1.1.1 Local Setting

The Specific Plan Area is situated at the northern end of the City of Seaside, approximately one-mile east of Monterey Bay and 2,600 feet east of the Fort Ord Dunes State Park, and 900 feet east of State Route 1 (SR1). The Specific Plan Area is bounded to the west by 1st Avenue and vacant land that lies just east of SR1; and to the east by 7th Avenue and a Park-and-Ride facility. The Plan Area is divided into two sections by General Jim Moore Boulevard that runs north to south. Between 1st Avenue and General Jim Moore Boulevard, the Specific Plan Area is bounded to the north by the Lightfighter Drive, the proposed Main Gate Specific Plan Area, California State University, Monterey Bay (CSUMB); and is bounded to the south by Ord Community Commissary, Army and Air Force Exchange Service, Ord Military Community housing, the Ord Military Community Recreation Center, and the General Stilwell Community Center of the U.S. Army Garrison Presidio of Monterey. Between General Jim Moore Boulevard and 7th Avenue, the Specific Plan Area is bounded to the north by Colonel Durham Street and by various uses such as a church, the Army National Guard Recruiting Center, and former Fort Ord land; and is bounded to the south by Gigling Road, Ord Military Community housing and the United States Department of Defense Army Hospital. The Fort Ord National Monument, located approximately 1.5-mile to the east, provides recreational opportunities, such as hiking, biking, horse riding through rolling hills and pockets of chaparral and oak woodlands (BLM 2018a).

1.1.2 Project Setting

The Specific Plan Area is mostly developed with former U.S. Army buildings. The former Fort Ord buildings are on land known by Fort Ord Reuse Authority (FORA) as the Seaside II Surplus Area

Figure 1 Specific Plan Area



(Surplus II). The Surplus II Area was transferred from the U.S. Army to the City of Seaside in 2005 (FORA 2018a). All buildings in the Surplus II Area are planned to be removed in 2018, prior to the construction of the proposed project. Patches of coast live oak woodland and other ornamental plantings and variable tree species are present with small vegetated areas occurring between buildings and roads. Overall, vegetation communities within the Specific Plan Area have been heavily disturbed by previous use or the spread of non-invasive species. The location of the Specific Plan Area is shown on Figure 1.

2 Aesthetics

2.1 Setting

2.1.1 Visual Character

The Specific Plan Area is located east of SR 1, Monterey Bay and Fort Ord Dunes State Park, and is a gateway to the Fort Ord National Monument, located over 1.5-miles east of the project site. The Specific Plan Area is situated west and east of General Jim Moore Boulevard. The Plan Area situated south of Lightfighter Drive between First Street and General Jim Moore Boulevard, is predominantly vegetated with Ice Plant Mat and intermittent mature coast live oak woodland trees with some Developed Woodland Scrubland. At the southeast corner of Lightfighter Drive and 1st Avenue, this vegetated land is sunken approximately 5 to 10 feet below adjacent streets. At Lightfighter Drive and 2nd Avenue, a parking lot and one stucco building with a clay tile roof and wood trim, a former Fort Ord building sits vacant and unused. From the 2nd Avenue and Lightfighter Drive, the Plan Area rises in elevation approximately 20 feet above street level. At this higher elevation the Plan Area has a rolling topography and contains the largest and least disturbed patch of coast live oak along with patches of Ice Plant Mat.

The Specific Plan Area east of General Jim Moore Boulevard, between Gigling Road to the south and Colonel Durham Road to the north predominantly consists of vacant, dilapidated buildings, facilities, and parking lots, originally part of the Fort Ord base, used by the U.S. Army primarily during World War II. These two to three story off-white buildings are made of either brick or stucco with flat or low relief roofs, many of which appear to have been vandalized. Mature ornamental trees partially screening the buildings in some locations, while in other locations views of coast live oak woodlands provide scenic views. One of these locations is east of General Jim Moore Boulevard between Gigling Road to the south and Lightfighter Drive to the north. This coast live oak woodland is within proximity of the Presidio of Monterey Fire Department, and a vacant commercial building and parking lot restaurant and parking lot east of General Jim Moore Boulevard. Obtrusive visual features are the utility poles and power lines that run along the southernmost end of the project area, just north of Gigling Road from General Jim Moore Boulevard to 7th Avenue. The visual character of the Specific Plan Area is shown in Figure 2 through Figure 6.

The 2040 General Plan is located on the CSUMB campus, north of the Specific Plan Area, and includes views looking west from the CSUMB campus toward Monterey Bay and the surrounding mountains (City of Seaside 2018b). Another important viewshed, identified on Figure 39 in the 2040 General Plan, includes Highway 1 (or as noted in this report, SR1). Views looking west from SR1 include Monterey Bay and shoreline, the costal sand dunes of Fort Ord Dunes State Park, the coastal mountains, and city views of the Monterey Peninsula. While there are no designated important viewsheds within the Specific Plan Area, due to a dramatic elevation change from 1st Avenue to 7th Avenue, many of the public roadways adjacent to and within the Specific Plan Area provide expansive views of Monterey Bay and mountains to the north and west. Public viewsheds are prominent at the following locations with representative photos shown on Figure 7:

- View of Monterey Bay and the surrounding mountains looking west from Gigling Road and looking northwest, across the site, from Gigling Road

- Views of Monterey Bay and the mountains from Malmedy Road and Parker Flats Cut-Off Road, which run north-south through the site, near Gigling Road
- Views of Monterey Bay and the surrounding mountains, looking northwest from Colonel Durham Road

As described above, scenic resources typically include mature trees. The Specific Plan Area includes Monterey cypress trees, the dominant species of the Developed Woodland/Shrubland vegetation community, and coast live oak woodland. While there are multiple former Fort Ord buildings from the World War II era, none of these buildings have been identified as historic, and no other historic resources have been identified. Cultural and historic resources are discussed further in Section 1.5, below.

2.1.2 Scenic Resources and Public Views

Although the perception of what is considered "scenic" may vary according to the environmental setting, the Seaside Municipal Code Section 18.04.010 defines visual resources (i.e., scenic and visual qualities) as those areas within the public viewshed that provide scenic value. Monterey Bay, the beach, lakes, and other coastal areas are considered visual resources that shall be protected as a resource of public importance (City of Seaside 2018a). Scenic resources also typically include natural open spaces, mature trees, unique topographic formations, natural landscapes, and aspects of the built environment such as parks, trails, cultural resources, and architecturally significant buildings.

As described in Chapter 7, Parks, *Open Space, and Conservation*, of the 2040 General Plan, several important viewsheds are identified in the City that should be enhanced and protected as redevelopment and development takes place. One important viewshed identified on Figure 39 in the 2040 General Plan is located on the CSUMB campus, north of the Specific Plan Area, and includes views looking west from the CSUMB campus toward Monterey Bay and the surrounding mountains (City of Seaside 2018b). Another important viewshed, identified on Figure 39 in the 2040 General Plan, includes Highway 1 (or as noted in this report, SR1). Views looking west from SR1 include Monterey Bay and shoreline, the costal sand dunes of Fort Ord Dunes State Park, the coastal mountains, and city views of the Monterey Peninsula. While there are no designated important viewsheds within the Specific Plan Area, due to a dramatic elevation change from 1st Avenue to 7th Avenue, many of the public roadways adjacent to and within the Specific Plan Area provide expansive views of Monterey Bay and mountains to the north and west. Public viewsheds are prominent at the following locations with representative photos shown on Figure 7:

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Figure 2 Visual Character Representative Photograph Location and Direction

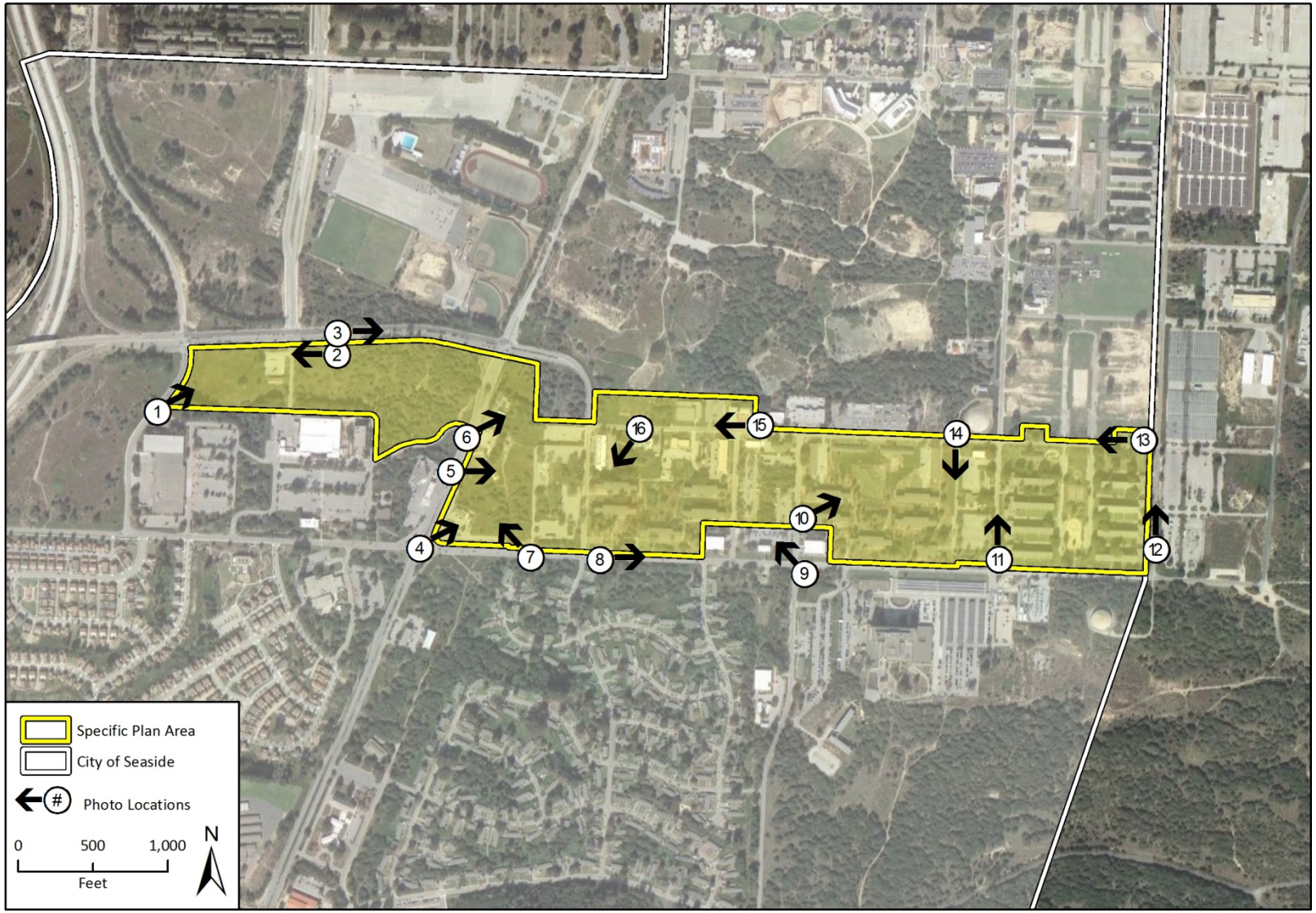


Figure 3 Visual Character Representative Photographs

Photo 1: View of the site looking northeast from 1st Avenue near Lightfigher Avenue

Photo 2: View from the site looking southwest near Lightfighter Drive and 2nd Avenue

Photo 3: View from the site looking east from Lightfighter Drive

Photo 4: View of the site looking northeast from the General Jim Moore Boulevard and Gigling Road intersection

Figure 4 Visual Character Representative Photographs

Photo 5: View of the site looking east along General Jim Moore Boulevard near Gigling Road

Photo 6: View of the site looking northeast from General Jim Moore Boulevard near Lightfighter Drive

Photo 7: View of the site looking northwest from Gigling Road just west of Malmedy Road

Photo 8: View from the project site looking east along Gigling Road east of Malmedy Road

Figure 5 Visual Character Representative Photographs

Photo 9: View of the site looking northwest along Parker Flats Cut-Off Road near Gigling Road

Photo 10: View of the site looking east along Parker Flats Cut-Off Road near Gigling Road

Photo 11: View of the site looking north on 6th Avenue near Gigling Road

Photo 12: View of the site looking northwest on 7th Avenue near Gigling Road

Figure 6 Visual Character Representative Photographs

Photo 13: View of the project site looking west along Colonel Durham Street near 7th Avenue

Photo 14: View of the project site looking southwest from Colonel Durham Street near 6th Avenue

Photo 15: View of the northern end of the project site, looking west on Colonel Durham Street near Parker Flats Cut-Off Road

Photo 16: View of the project site looking southwest on Colonel Durham Street near Malmedy Road

Figure 7 Representative Photos of Public Views

Photo 1: Public view looking northwest from 1st Avenue

Photo 2: Public view looking northeast from 1st Avenue

2.1.3 Scenic Corridors

Scenic corridors provide an opportunity for the public to take advantage of the natural environment's aesthetic value. Scenic corridors typically pertain to roadways and visible lands outside the roadway right-of-way. California's Scenic Highway Program designates scenic highways with the intention of protecting their corridors from change that would diminish the aesthetic value of adjacent lands. The portion of SR 1 (often noted as Highway 1 in the 2040 General Plan and elsewhere) within the vicinity of the Specific Plan Area is listed as an officially-designated State scenic highway by Caltrans (Caltrans 2018).

2.1.4 2016 FORA Regional Urban Design Guidelines

The *FORA Regional Urban Design Guidelines*, together with the *Highway 1 Design Corridor Guidelines* (2005) are collectively referred to as RUDG. RUDG were developed for FORA as directed by the BRP. They are refinements of existing BRP policy and were completed as a separate implementation action. The FORA Board unanimously adopted the RUDG on June 10, 2016. The RUDG establishes standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance within the former Fort Ord area. They provide jurisdictions, developers, and the public guidance of matters of visual importance to the former Fort Ord reuse. Under state law, FORA oversees planning, financing, and implementing reuse and recovery programs described in the 1997 BRP. As such, FORA jurisdictions, including Seaside, must consider these guidelines when submitting proposed land use plans, zoning codes, entitlements and other implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with the guidelines, the process for which is set forth in the FORA Act and Article 8.01 of the Master Resolution.

RUDG apply to Town and Village Centers, Gateways, Regional Circulation Corridors, Trails, and the Highway 1 Design Corridor on the former Fort Ord. Theses conceptual planning areas provide the BRP policy refinement to ensure that matters of visual importance are cohesive, attractive, functional, and sustainable (FORA 2018b). Figure 8 depicts the RUDG conceptual centers, gateway, and corridors within the Specific Plan Area. As shown therein, this includes: two Town and Village Centers: (2nd Avenue and Lightfighter Drive, and Gigling Road and Parker Flats Cutoff Road); a Gateway at the corner of Lightfighter Drive and Highway 1; and four Regional Circulation Corridors (2nd Avenue, Lightfighter Drive, General Jim Moore Boulevard, and Gigling Road). The applicability of the guidelines vary depending on the site or area of interest, as shown in Table 1.

Table 1 FORA RUDG Applicable to the Specific Plan Area

	FORA RUDG Design Guidelines												
	Complete Streets	Connectivity	Trails	Transit Facilities	Highway 1 Design Corridor	Building Orientation	Types, Setbacks, & Height	Landscape Palettes	Lighting	Gateways	Wayfinding	Public Spaces	Centers
Locations													
Town and Village Centers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gateways					✓			✓	✓	✓	✓		✓
Regional Circulation Corridors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Highway 1 Design Corridor					✓								

Source: FORA Regional Urban Design Guidelines. http://designfortord.org/ 2018.

The western edge of the Specific Plan Area is located within the Highway 1 Design Corridor, as shown on Figure 8. The FORA Highway 1 Design Corridor Guidelines provide a set of guidelines for the creation of design standards and zoning ordinances by jurisdictions with authority along the SR 1 stretch of the former Fort Ord, including Seaside.

2.2 Opportunities and Constraints

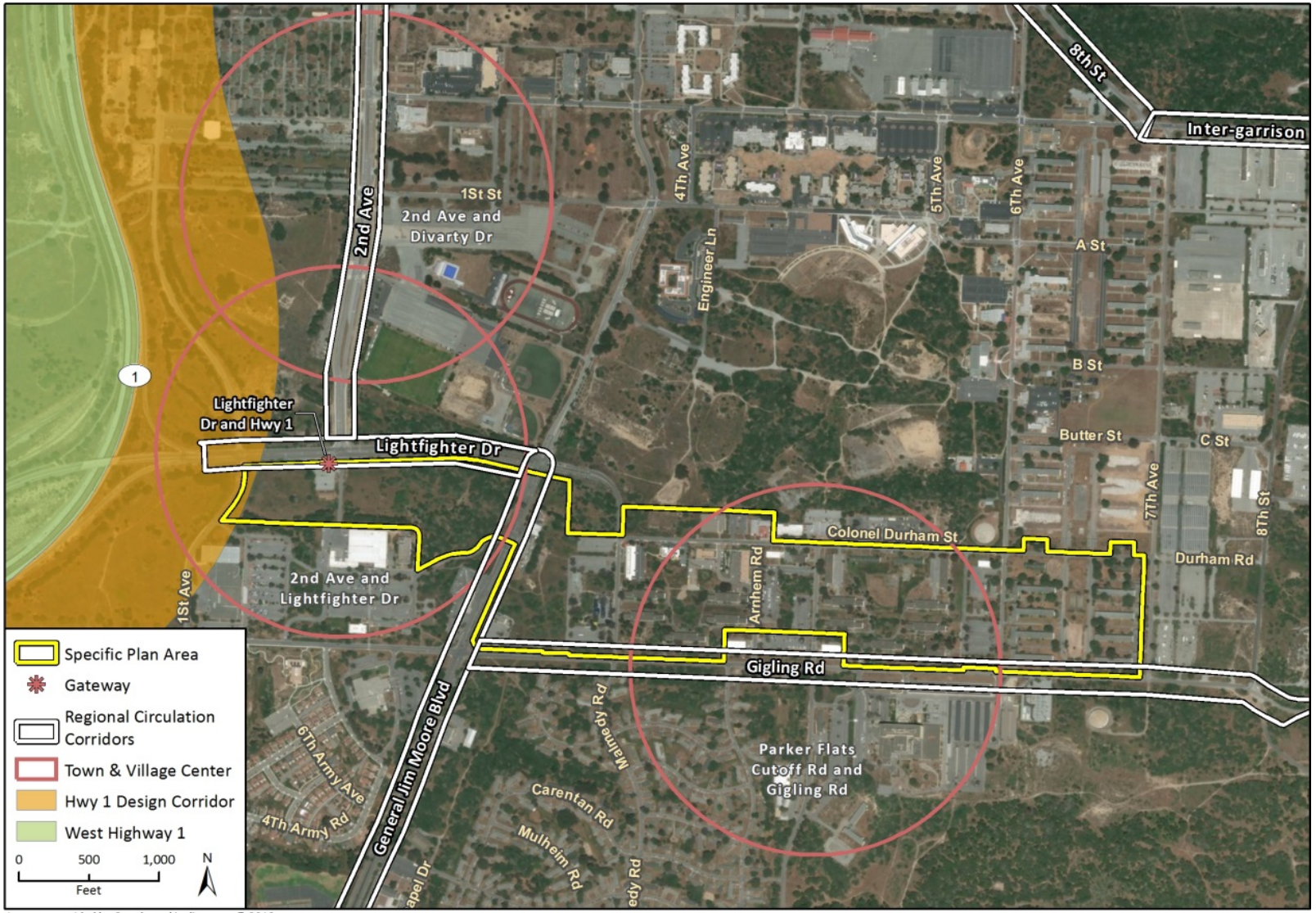
Opportunities

- **Expanded Viewsheds**. Public viewsheds will open once the former Fort Ord buildings on Surplus II properties are removed. Through urban design, and careful consideration of landscape materials, new development in the Specific Plan Area can provide more opportunities for public views of Monterey Bay and the surrounding mountains.
- **Dark Sky Lighting**. All outdoor lighting shown on the Lighting Plan could be dark sky compliant in order to help preserve and protect the nighttime environment and reduce light pollution.
- **Scenic Resources**. Preserving mature trees, such as coast live oak and Monterey cypress, could enhance the streetscape and provide aesthetic and functional values throughout the Specific Plan Area.
- **Scenic Resources**. Coast live oak woodlands at the southwest corner of Lightfighter Drive and General Jim Moore Boulevard, and at the northeast corner of General Jim Moore Boulevard and Gigling Road, could provide an attractive park setting for Campus Town.

Constraints

- **Existing Utilities.** The electrical poles and overhead utility lines along the southernmost end of the project site, north of Gigling Road, degrade the visual character and provide an impediment to improving the aesthetic of the site.

Figure 8 FORA RUDG Conceptual Centers, Gateway, and Corridors within the Plan Area



3 Air Quality

3.1 Setting

3.1.1 North Central Coast Air Basin

The Specific Plan Area is located in the North Central Coast Air Basin (NCCAB), which is comprised of Monterey, Santa Cruz, and San Benito Counties. The Basin lies along the central coast of California and covers an area of 5,159 square miles. The Diablo Range marks the northeastern boundary and, together with the southern extent of the Santa Cruz Mountains, forms the Santa Clara Valley, which extends into the northeastern tip of the NCCAB. Further south, the Santa Clara Valley transitions into the San Benito Valley, which runs northwest-southeast and has the Gabilan Range as its western boundary. To the west of the Gabilan Range is the Salinas Valley, which extends from Salinas at its northwestern end to King City at its southeastern end. The western side of the Salinas Valley is formed by the Sierra de Salinas, which also forms the eastern side of the smaller Carmel Valley. The coastal Santa Lucia Range defines the western side of the Carmel Valley [Monterey Bay Air Resources District (MBARD) 2008].

The semi-permanent high pressure cell in the eastern Pacific is the basic controlling factor in the climate of the NCCAB. In the summer, the high pressure cell is dominant and causes persistent west and northwest winds over the entire California coast. Air descends in the Pacific High forming a stable temperature inversion of hot air over a layer of cool coastal air. The onshore air currents pass over cool ocean waters to bring fog and relatively cool air into the coastal valleys. The warmer air loft acts as a lid to inhibit vertical air movements (MBARD 2008).

The generally northwest-southeast orientation of mountainous ridges tends to restrict and channel the summer onshore air currents. Surface heating in the interior portion of the Salinas and San Benito Valleys creates a weak low pressure which intensifies the onshore air flow during the afternoon and evening. In the fall, the surface winds become weak, and the marine layer grows shallow, dissipating altogether on some days. The air flow is occasionally reversed in a weak offshore movement, and the relatively stationary air mass is held in place by the Pacific High pressure cell, which allows pollutants to build up over a period of a few days. It is most often during this season that the north or east winds develop to transport pollutants from either the San Francisco Bay Area or the Central Valley into the NCCAB (MBARD 2008).

During the winter, the Pacific High migrates southward and has less influence on the NCCAB. Air frequently flows in a southeasterly direction out of the Salinas and San Benito Valleys, especially during night and morning hours. Northwest winds are nevertheless still dominant in winter, but easterly flow is more frequent. The general absence of deep, persistent inversions and the occasional storm systems usually result in good air quality for the NCCAB as a whole in winter and early spring (MBARD 2008).

The Specific Plan Area is located in the northernmost portion of the City of Seaside, which is positioned along the Monterey Bay coast immediately northeast of the City of Monterey and south of the City of Marina. The Monterey Bay is a 25-mile wide inlet, which allows marine air at low levels to penetrate the interior.

3.1.2 Air Pollutants of Primary Concern

The Federal and State Clean Air Acts mandate the control and reduction of certain air pollutants. Under these laws, the United States Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for certain "criteria" pollutants. Ambient air pollutant concentrations are affected by the rates and distributions of corresponding air pollutant emissions, as well as by the climate and topographic influences. The primary determinant of concentrations of non-reactive pollutants, such as carbon monoxide (CO) and suspended particulate matter, is proximity to major sources. Ambient CO levels usually closely follow the spatial and temporal distributions of vehicular traffic.

CARB and the USEPA established ambient air quality standards for major pollutants, including Ozone ($O_{3)}$, Carbon Monoxide (CO), Nitrogen Dioxide (NO_2), Sulfur Dioxide (SO_2), Lead (Pb), Particulate Matter (PM_{10}), and Fine Particles ($PM_{2.5}$). Standards have been set at levels intended to be protective of public health. California standards are more restrictive than federal standards for each of these pollutants except for lead and the eight-hour average for CO.

Local air districts and CARB monitor ambient air quality to ensure that air quality standards are met and, if they are not met, to also develop strategies to meet the standards. Table 2 summarizes the California Air Quality Standards (CAAQS) and the National Ambient Air Quality Standards (NAAQS) for each of these pollutants as well as the attainment status of the NCCAB. As shown therein, the NCCAB is in non-attainment for the State standard for ozone and PM_{10}.

Table 2 Ambient Air Quality Standards and Basin Attainment Status

		California Standards		Federal Standards	
Pollutant	**Averaging Time**	**Concentration**	**Attainment Status**	**Concentration**	**Attainment Status**
Ozone	1-Hour	0.09 ppm	N/T	–	
	8-Hour	0.070 ppm	N/T	0.070 ppm	A
Carbon Monoxide	8-Hour	9.0 ppm	A	9.0 ppm	A
	1-Hour	20.0 ppm	A	35.0 ppm	A
Nitrogen Dioxide	Annual	0.030 ppm	A	0.053 ppm	A
	1-Hour	0.18 ppm	A	0.100 ppm	A
Sulfur Dioxide	Annual	–		–	
	24-Hour	0.04 ppm	A	–	
	1-Hour	0.25 ppm	A	0.075 ppm	A
PM_{10}	Annual	20 µg/m^3	N	–	
	24-Hour	50 µg/m^3	N	150 µg/m3	A
PM_{25}	Annual	12 µg/m^3	A	12 µg/m3	A
	24-Hour	–		35 µg/m3	A
Lead	30-Day Average	1.5 µg/m^3	A	–	
	3-Month Average	–		0.15 µg/m3	A

ppm = parts per million

µg/m^3 = micrograms per cubic meter

A = Attainment

N = Non-attainment

N/T = Non-attainment-Transitional

Source: Monterey Bay Air Resources District (MBARD). March 2017. *2012-2015 Air Quality Management Plan.*

The closest MBARD-operated monitoring station to the Specific Plan Area is the Salinas #3 Monitoring Station, which is approximately 9.5 miles northeast of the Specific Plan Area. Table 3 summarizes the representative annual air quality data from this monitoring station between 2014 and 2016 for all criteria pollutants, except $PM_{10,}$ which is not monitored at this station. Data for PM_{10} is from the next closest station, the Hollister-Fairview Road Monitoring Station, which is located approximately 27 miles northeast of the Specific Plan Area.

Table 3 Ambient Air Quality Data

Pollutant	2014	2015	2016
Ozone (ppm), Worst 1-Hour	0.066	0.068	0.066
Number of days of State exceedances (>0.09 ppm)	0	0	0
Ozone (ppm), 8-Hour Average	0.062	0.062	0.059
Number of days of State exceedances (>0.07 ppm)	0	0	0
Number of days of Federal exceedances (>0.07 ppm)	0	0	0
Carbon Monoxide (ppm), Highest 8-Hour Average	*	*	*
Number of days of above State or Federal standard (>9.0 ppm)	*	*	*
Particulate Matter <10 microns, μg/m^3, Worst 24 Hours	99.2	72.6	71.4
Number of days above State standard (>50 μg/m^3)	*	*	*
Number of days above Federal standard (>150 μg/m^3)	0	0	0
Particulate Matter <2.5 microns, μg/m^3, Worst 24 Hours	20.2	22.8	28.7
Number of days above Federal standard (>35 μg/m^3)	0	0	0

Notes: ppm = parts per million; μg/m^3 = micrograms per cubic meter

* No data was available for the NCCAB to determine the value.

Source: CARB. January 2018. "iADAM: Air Quality Data Statistics." https://www.arb.ca.gov/adam. (accessed January 26, 2018).

3.1.3 Preliminary Health Risk Assessment

Certain population groups, such as children, the elderly, and people with health problems, are particularly sensitive to air pollution. Sensitive receptors are defined as land uses that are more likely to be used by these population groups and include health care facilities, retirement homes, school and playground facilities, and residential areas.

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) recommends against siting sensitive receptors within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 per day (CARB 2005). The primary concern with respect to nearby-traffic roadway adjacency is the long-term effect of toxic air contaminants (TAC), such as diesel exhaust particulates, on sensitive receptors. The primary source of diesel exhaust particulates is heavy-duty trucks on freeways and high-volume arterial roadways. The Specific Plan Area's western-most boundary is approximately 500 feet east of the Highway 1 – Lightfighter Drive northbound off ramp and is therefore at the edge of the 500-foot recommended distance. However, according to the California Department of Transportation's (Caltrans) *2016 Traffic Volumes on California State Highways* report, which is the most recent Caltrans data available, the portion of Highway 1 nearest the Specific Plan Area experiences an annual average of 87,000 daily trips (Caltrans 2016). Although the western-most edge of the Campus Town Specific Plan Area would be at the edge of the 500-foot recommendation, this segment incurs less than 100,000 vehicle trips per day. Therefore, the Specific Plan would not introduce sensitive receptors to an urban road with

100,000 vehicles per day and would not expose sensitive receptors to substantial pollution concentrations.

3.2 Opportunities and Constraints

Opportunities

- **Higher Density/Lower Emissions.** The City has an opportunity to utilize higher density housing and mixed-use land uses in the Campus Town Specific Plan Area to minimize the City's per capita VMT and associated NOx emissions, which is an ozone precursor.
- **Sustainable Communities Strategy.** The City has the opportunity to play an active role in the AMBAG region in implementing the Sustainable Communities Strategy by encouraging land use patterns that support walking and active transportation, conserve land, energy, and water resources, reduce vehicle trips, and improve air quality.
- **Sensitive Receptors.** The Campus Town Specific Plan could utilize land use planning to reduce exposure to mobile emissions from SR1 through strategies such as siting sensitive receptors away from pollution sources or requiring measures such as air filtration and ventilation in higher-risk buildings.

Constraints

- **Air Basin Non-Attainment and Stationery Emissions.** The North Central Coast Air Basin (NCCAB) is designated non-attainment for the State standard for ozone and PM10 concentrations. Although buildout of the Specific Plan Area would not introduce a substantial number of stationary emission sources, such as commercial facilities or automotive centers, the introduction of supporting businesses to serve the Specific Plan Area could generate ozone, PM10, or ozone precursor emissions that would contribute to the NCCAB's nonattainment status.
- **Mobile Emissions.** A primary source of air pollution in the City of Seaside is mobile emissions from major transportation corridors, such as SR1, which is immediately adjacent to the Specific Plan Area. Because of its proximity to SR1, residential development in the Specific Plan Area within 500 feet of SR1 would be prohibited if daily vehicle trips on SR1 exceed 100,000 at the time of development.

4 Biological Resources

A Biological Resources Assessment (BRA) was completed for the 2040 Seaside General Plan Update by Rincon Consultants, Inc. in April 2018. Rincon Biologist Samantha Kehr conducted a field reconnaissance survey of the site on foot on January 11 and 18, 2018. The purpose of the survey was to document the existing biological conditions within the Campus town Specific Plan Area, including plant and wildlife species, vegetation communities, the potential for occurrence of sensitive species and/or habitats, and jurisdictional waters. The results of this survey are summarized below. The following analysis is based on the findings of this survey, a literature review of relevant databases [California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB) (2017a), Information for Planning and Consultation (IPaC) list (USFWS, 2017), CDFW Biogeographic Information and Observation System (2017b), and a review of the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (2017)], and previous BRA.

4.1 Setting

4.1.1 Vegetation Communities and Land Cover Types

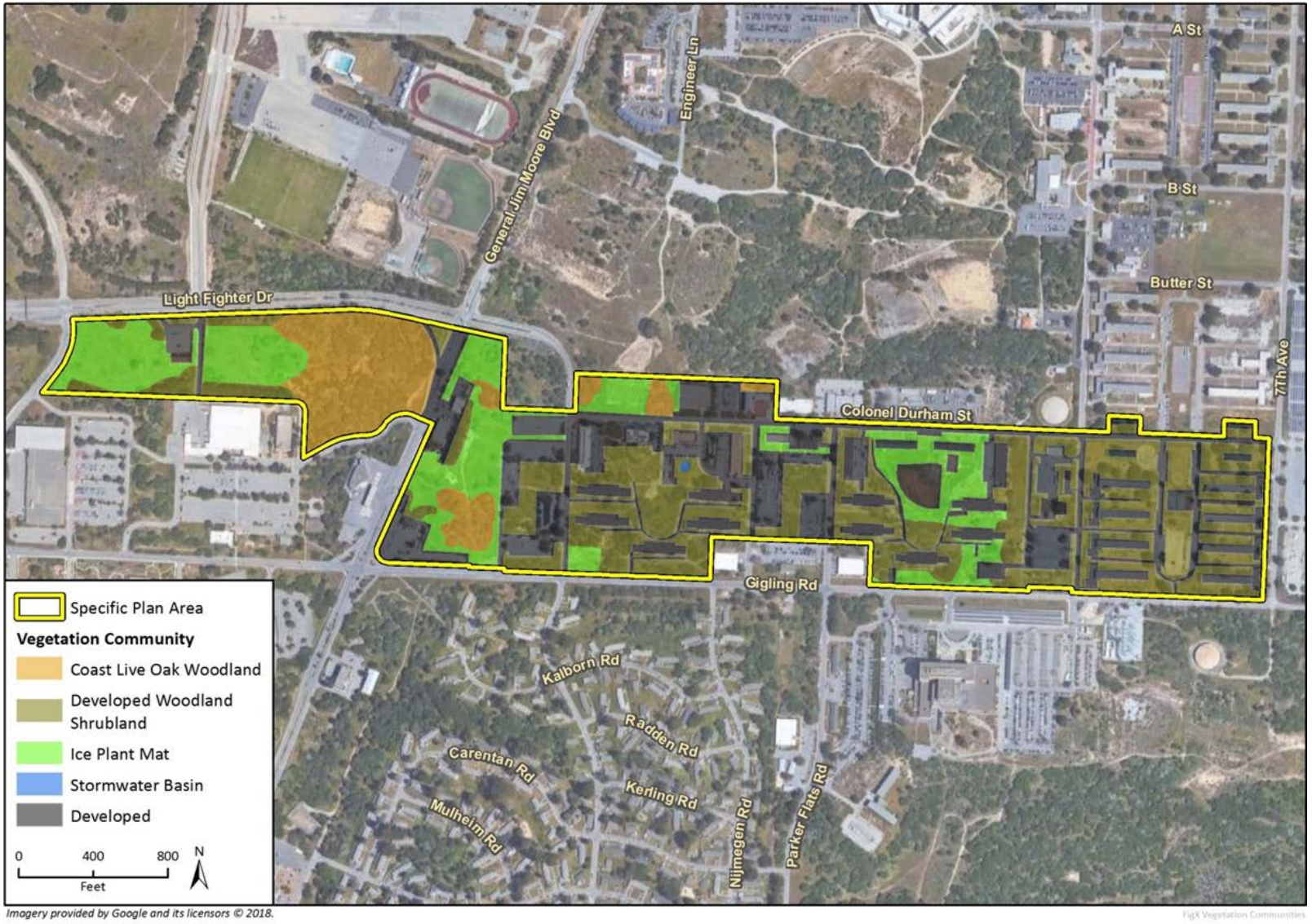
The Specific Plan Area is mostly developed, with small vegetated areas occurring between buildings and roads. Vegetation communities within the Specific Plan Area have been heavily disturbed by previous use or the spread of non-native species. Three vegetation communities and one land cover type were identified: Coast Live Oak Woodland; Developed Woodland/Shrubland; Ice Plant Mats; and Developed. These vegetation communities are depicted in Figure 9 and the area of each is summarized in Table 4. Each community is described below.

COAST LIVE OAK WOODLAND

Holland (1986) and Sawyer et al. (2009) describe this community as singularly dominated by coast live oak (*Quercus agrifolia*) with an open underdeveloped understory. Within the Specific Plan Area, this vegetation community is largely degraded by fragmentation and disturbance. Ice plant (*Carpobrotus* spp.) mats have invaded the understory and homeless encampments have resulted in significant degradation to the woodland including the general poor health of the trees.

The largest and least disturbed patch of coast live oak woodland occurs southwest of the intersection between Lightfighter Drive and General Jim Moore Boulevard. This patch is approximately nine acres and is consistent with a live oak, poison oak (*Toxicodendron diversilobum*) alliance (Sawyer et al., 2009). Toyon (*Heteromeles arbutifolia*) was also observed in this area, but was not a dominant species. Along the western edge of this patch of woodland, ice plant is creeping in and overtaking the herbaceous layer. Additionally, a number of trees were observed in this patch with sapwood decay fungus (*Hypoxylon thouarsianum*), an indication of poor tree health as this fungus typically infects diseased and dying trees. Mammals and sign observed include; black-tailed deer (*Odocoileus hemionus*), northern raccoon (*Procyon lotor*), and Monterey dusky-footed woodrat (*Neotoma macrotis luciana*) (middens). Birds observed on-site include; California towhee (*Melozone*

Figure 9 Vegetation Communities and Land Cover Types



crissalis), bushtit (*Psaltriparus minimus*), western scrub jay (*Aphelocoma californica*), and chestnut-backed chickadee (*Poecile rufescens*).

Other small patches of coast live oak woodland east of General Jim Moore Boulevard are more consistent with the live oak, black sage (*Salvia mellifera*), chamise (*Adenostoma fasciculatum*) alliance (Sawyer et al., 2009). These patches have an open canopy and some chaparral species such as; black sage, chamise, coyote brush (*Baccharis pilularis*), and California sagebrush (*Artemisia californica*) in the understory. North of Colonel Durham Street, patches of sandmat manzanita (*Arctostaphylos pumila*) and woolly leaf manzanita (*Arctostaphylos tomentosa*) were observed in this community.

DEVELOPED WOODLAND/SHRUBLAND

This community is not described by Holland (1986) or Sawyer et al. (2009), but consists of primarily non-native species in ornamental plantings such as lawns, park strips, parking lots, commercial parks, baseball fields, etc. Tree species found in this community are highly variable and typically non-native or not occurring as a natural community woodland. Species observed in the Specific Plan Area are primarily Monterey cypress (*Hesperocyparis macrocarpa*) and eucalyptus (*Eucalyptus* sp.), with some Monterey pine (*Pinus radiata*). Bushes and shrubs in this community are variable by occurrence and may include oleander (*Nerium oleander*) and juniper (*Juniperus* spp.). Some areas mapped within this community also contain small patches of remnant native maritime chaparral species such as coast live oak and woolly leaf manzanita and wild oats (*Avena fatua*) as the primary species. Lawns in this community have not been regularly maintained since the base closure, and are comprised of non-native and weedy species, including annual bromes (*Bromus* spp.), annual barleys (*Hordeum* spp.) and annual fescues (*Festuca* spp.). Common wildlife species observed in this community include American crow (*Corvus brachyrhynchos*), anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), and Botta's pocket gopher (*Thomomys bottae*).

ICE PLANT MATS

Ice plant species (*Carpobrotus edulis*, *C. chilensis*) are non-native invasive species, originally planted in the 1940s and 1950s for landscaping and dune stabilization (USACE 1992). These perennial ground-hugging succulents form large monospecific mats (Sawyer et al., 2009). *Carpobrotus edulis* is an invasive species with a Cal ICP rating of "High" for its invasive tendencies. This hardy species spreads readily from landscaped areas into dune and scrub habitats, out competing native species for space, nutrients, and moisture. Generally, from 6th Avenue west, many areas have been overtaken with ice plant mats, including the understory of some coast live oak woodland. Within this community some native species such as deerweed (*Acmispon glaber*) and bare patches were observed. Botta's pocket gopher burrows and California ground squirrel (*Otospermophilus beecheyi*) individuals and burrows were observed in ice plant mats.

DEVELOPED

This land cover type is not described by Holland (1986), Sawyer et al. (2009), or Mayer and Laudenslayer (1988). It includes all areas that have been developed, including paved roads, sidewalks, parking lots, barracks and other buildings, and basketball courts, with no vegetation component. Wildlife observed in the developed areas included Virginia opossum (*Didelphis virginiana*), American crow, and turkey vulture (*Cathartes aura*). Many of the buildings in this area

are abandoned and open, providing suitable nesting or roosting habitat for barn owl (*Tyto alba*), black phoebe, Say's phoebe (*Sayornis saya*), cliff swallow (*Petrochelidon pyrrhonota*), and bats.

One small stormwater retention basin occurs behind a parking lot between Malmedy Road and Arnhem Road. This basin shows evidence of regular maintenance, and is therefore not likely to be considered jurisdictional by the U. S. Army Corps of Engineers (USACE). However, the basin is potentially a Regional Water Quality Control Board (RWQCB) jurisdictional stormwater feature under the Porter-Cologne Water Quality Control Act.

Table 4 Summary of Vegetation Communities and Land Cover Types within the Specific Plan Area

Vegetation Community	Approximate Acreage within Specific Plan Area	Approximate Percentage of the Specific Plan Area
Coast Live Oak Woodland	14.1	11.8
Developed Woodland/Shrubland	38.4	32.0
Ice Plant Mat	23.0	19.2
Developed	44.2	36.9
Total	**75.5**	**63.0**

4.1.2 Special Status Species/Plants/Wildlife

Although the vegetation communities within the Specific Plan Area are generally degraded due to previous development, marginal habitat for special status plants and wildlife is still present. The Specific Plan Area is also adjacent to higher quality habitats in undeveloped areas on the former Fort Ord. Seventeen (17) special status species were observed: (2) in the Specific Plan Area or with at least a moderate potential to occur, and (15) based on the habitat types observed in the Specific Plan Area. A list of special status plant and animal species are presented in Table 5 below. Seventeen (17) species have a low potential, and are unlikely to occur in the Specific Plan Area (Table 6). In addition to the species listed below, many birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC) could nest in trees, shrubs, and on buildings throughout the Specific Plan Area during the nesting season (gehnerally February through August).

Table 5 Special Status Plant and Animal Species with at Least a Moderate Potential to Occur in the Specific Plan Area

Scientific Name Common Name	Habitat Requirements	Potential to Occur in Plan Area
Animals		
Neotoma macrotis luciana Monterey dusky-footed woodrat	Forest habitats of moderate canopy and moderate to dense understory. Also in chaparral habitats. Nests constructed of grass, leaves, sticks, feathers, etc. Population may be limited by availability of nest materials.	Present (woodrat middens were observed)
Falco peregrinus anatum American peregrine falcon	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape or a depression or ledge in an open site.	Moderate Potential (Foraging Only)

Scientific Name Common Name	Habitat Requirements	Potential to Occur in Plan Area
Anniella pulchra northern California legless lizard	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.	High Potential
Phrynosoma blainvillii coast horned lizard	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	High Potential
Plants		
Arctostaphylos hookeri ssp. *hookeri* Hooker's manzanita	Chaparral, coastal scrub, closed-cone coniferous forest, cismontane woodland. Sandy soils, sandy shales, sandstone outcrops. 30-550 m.	Moderate Potential
Arctostaphylos montereyensis Toro manzanita	Chaparral, cismontane woodland, coastal scrub. Sandy soil, usually with chaparral associates. 45-765 m.	High Potential
Arctostaphylos pajaroensis Pajaro manzanita	Chaparral. Sandy soils. 30-155 m.	High Potential
Arctostaphylos pumila sandmat manzanita	Closed-cone coniferous forest, chaparral, cismontane woodland, coastal dunes, coastal scrub. On sandy soil with other chaparral associates. 3-210 m.	Present (observed)
Chorizanthe minutiflora Fort Ord spineflower	Coastal scrub, chaparral (maritime). Sandy, openings. 55-150 m.	High Potential
Chorizanthe pungens var. *pungens* Monterey spineflower	Coastal dunes, chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Sandy soils in coastal dunes or more inland within chaparral or other habitats. 0-170 m.	High Potential
Clarkia jolonensis Jolon clarkia	Cismontane woodland, chaparral, coastal scrub, riparian woodland. 10-1280 m.	Moderate Potential
Cordylanthus rigidus ssp. *littoralis* seaside bird's-beak	Closed-cone coniferous forest, chaparral, cismontane woodland, coastal scrub, coastal dunes. Sandy, often disturbed sites, usually within chaparral or coastal scrub. 30-520 m.	Moderate Potential
Ericameria fasciculata Eastwood's goldenbush	Closed-cone coniferous forest, chaparral (maritime), coastal scrub, coastal dunes. In sandy openings. 30-215 m.	High Potential
Erysimum ammophilum sand-loving wallflower	Chaparral (maritime), coastal dunes, coastal scrub. Sandy openings. 5-130 m.	High Potential
Gilia tenuiflora ssp. arenaria Monterey gilia	Coastal dunes, coastal scrub, chaparral (maritime), cismontane woodland. Sandy openings in bare, wind-sheltered areas. Often near dune summit or in the hind dunes; two records from Pleistocene inland dunes. 5-245 m.	High Potential
Horkelia cuneata var. *sericea* Kellogg's horkelia	Closed-cone coniferous forest, coastal scrub, coastal dunes, chaparral. Old dunes, coastal sandhills; openings. Sandy or gravelly soils. 5-430 m.	High Potential
Monardella sinuata ssp. *nigrescens* northern curly-leaved monardella	Coastal dunes, coastal scrub, chaparral, lower montane coniferous forest. Sandy soils. 10-245 m.	High Potential

Table 6 Special Status Plant and Animal Species with a Low Potential to Occur in the Specific Plan Area

Scientific Name Common Name	Habitat Requirements
Animals	
Corynorhinus townsendii Townsend's big-eared bat	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.
Taxidea taxus American badger	Most abundant in drier open stages of most shrub, forest, grasslands and savanna, herbaceous habitats, with friable soils. Habitat patch size generally over 25 acers. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.
Agelaius tricolor tricolored blackbird	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate (typically cattails, rushes, and other wetland species), and foraging area with insect prey within a few km of the colony.
Athene cunicularia burrowing owl	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.
Buteo regalis ferruginous hawk	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles. Breeding range in California is along the Nevada border, north of Lake Tahoe.
Elanus leucurus white-tailed kite	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.
Eremophila alpestris actia California horned lark	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.
Riparia riparia bank swallow	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.
Danaus plexippus pop. 1 monarch - California overwintering population	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.
Euphilotes enoptes smithi Smith's blue butterfly	Most commonly associated with coastal dunes & coastal sage scrub plant communities in Monterey & Santa Cruz counties. Hostplant: *Eriogonum latifolium* and *Eriogonum parvifolium* are utilized as both larval and adult foodplants.
Plants	
Chorizanthe robusta var. robusta robust spineflower	Cismontane woodland, coastal dunes, coastal scrub, chaparral. Sandy terraces and bluffs or in loose sand. 9-245 m.
Delphinium hutchinsoniae Hutchinson's larkspur	Broad-leafed upland forest, chaparral, coastal prairie, coastal scrub. On semi-shaded, slightly moist slopes, usually west-facing. 15-535 m.
Erysimum menziesii Menzies' wallflower	Coastal dunes. Localized on dunes and coastal strand. 1-25 m.
Horkelia marinensis Point Reyes horkelia	Coastal dunes, coastal prairie, coastal scrub. Sandy flats and dunes near coast; in grassland or scrub plant communities. 2-775 m.
Microseris paludosa marsh microseris	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pool margins. 3-610 m.

Scientific Name Common Name	Habitat Requirements
Monolopia gracilens woodland woollythreads	Chaparral, valley and foothill grassland, cismontane woodland, broad-leafed upland forest, North Coast coniferous forest. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns, but may have only weak affinity to serpentine. 120-975 m.
Piperia yadonii Yadon's rein orchid	Closed-cone coniferous forest, chaparral, coastal bluff scrub. On sandstone and sandy soil, but poorly drained and often dry. 10-505 m.

4.1.3 Protected Trees

The City of Seaside finds that trees contribute to the attractiveness and livability of the city, while providing shade, wind control, and habitat for wildlife. The Seaside Municipal Code Chapter 8.54 requires permitting and approval for planting, removal, protection and preservation of trees within the city. Removal of trees during implementation of the Specific Plan would therefore require permitting and approval from the City (Seaside 2018a).

4.2 Opportunities and Constraints

Opportunities

- **Special Status Species.** There is the opportunity to salvage individuals or seeds of special status plants for use in restoration activities.
- **Mature Trees.** Existing healthy mature coast live oak, Monterey cypress, and Monterey pine trees could be incorporated with native vegetation into the landscape design.

Constraints

- **Federally and State Listed Plants.** Because federally and state listed plants have the potential to occur in the Specific Plan Area, further analysis and focused botanical surveys would be required within the appropriate blooming periods to determine if these species are present.
- **California Species of Special Concern.** California Species of Special Concern have the potential to occur in the Specific Plan Area. As such, focused preconstruction surveys would be required to determine if these species are present.
- **Nesting Birds.** Birds protected under the MBTA and CFGC have the potential to nest within the Specific Plan Area during construction; therefore, a preconstruction nesting bird survey would be required to avoid impacts to these species.
- **Tree Inventory.** Tree species protected by the City of Seaside occur within the Specific Plan Area. As such, a tree inventory would be required to assess the species, number and health of trees in the Specific Plan Area.
- **Stormwater Basin**. Modifications to the existing stormwater basin would require authorization from the City of Seaside and evaluation under the City's National Pollutant Discharge Elimination System (NPDES) permit.

5 Cultural and Tribal Cultural Resources

5.1 Setting

5.1.1 Cultural and Historic Resources

REGIONAL PREHISTORY

The City of Seaside lies in what is generally described as the Central Coast Archaeological Region, one of eight organizational divisions of the state (Moratto 1984). This region extends from Monterey Bay to Morro Bay, and includes all of Monterey County.

Several chronological sequences have been devised to understand cultural changes within the Central Coast Region from the Milling Stone period to the Late Period of European contact. Jones (1993) and Jones and Waugh (1995) presented a Central Coast sequence that integrated the data results of cultural resource management since the 1980s. Three periods are presented in their prehistoric sequence subsequent to the Milling Stone period: Early, Middle, and Late periods. More recently, Jones and Ferneau (2002:213) updated the sequence following the Milling Stone period as follows: Early, Early-Middle Transition, Middle, Middle-Late Transition, and Late periods. The archaeology of the Central Coast Region subsequent to the Milling Stone period is distinct from that of the Bay Area and Central Valley, although the region has more in common with the Santa Barbara Channel area during the Middle and Middle-Late Transition periods, but few similarities during the Late period (Jones & Ferneau 2002:213).

REGIONAL HISTORY

The Monterey County coast was first visited by Europeans in 1542 with the expedition of Juan Rodriguez Cabrillo and later in 1602 by Sebastian Vizcaino (Hoover et al. 2002:225; Gudde 1998: 246). The Spanish presidio and mission were established in Monterey in 1770, and served as the capital of the California missions until 1803 (Johnson 1979:83). In 1791, Comandante General Pedro de Nava authorized the establishment of presidial pueblos (civilian lands around military forts) with detailed regulations for their organization (Crane 1991). The Pueblo of Monterey, whose lands included the future city of Seaside, grew in population as Spanish soldiers married and raised families, or retired to this location.

In 1822 California received word of Mexico's independence from Spain. At this time, the Pueblo of Monterey had a population of several hundred and the newly established Mexican government decreed the California ports open to increased trade with foreigners under the constitution of 1824 (Bean 1968; Crane 1991). Hallmarks of the Mexican Period in California are the secularization of mission lands, which was fully accomplished by 1836, and the issuance of large and numerous land grants to soldiers and prominent citizens. During the Mexican Period the present city of Seaside was within the Pueblo Lands of Monterey.

The Treaty of Guadalupe Hidalgo was signed in 1848, ending the Mexican-American War and officially making California a territory of the United States. U.S. jurisdiction over California had really begun two years earlier, when on July 7, 1846, Commodore John D. Sloat raised the U.S. flag after

the “Battle of Monterey,” after 50 U.S. Marines and 100 Navy sailors landed unopposed and captured the city without firing a shot (Crane 1991). The Gold Rush brought a multitude of new settlers to California in 1848 and the construction of the transcontinental railroad in 1869 contributed further to California’s population boom.

Since that time, California has experienced tremendous growth to become one of the dominant economies in the world. Monterey County is a popular tourist destination, famous for its golf courses, resorts, the Monterey Bay Aquarium, and Cannery Row, which was made famous by John Steinbeck in his titular novel. Monterey County has remained largely agricultural and the Salinas Valley has been called the “Salad Bowl of the World.”

CITY OF SEASIDE

Dr. John L.D. Roberts planned the Seaside subdivision in 1888 following the purchase of 160-acres of land where Seaside and Sand City are currently located. The subdivision was marketed as a shoreline resort and tourist destination due to its close proximity to the Hotel Del Monte, now known as Hermann Hall, a resort that largely served as a catalyst for tourism for the Monterey peninsula. While the small subdivision was initially referred to as East Monterey, the subdivision quickly grew to take the name Seaside and by 1891 had established a post office. The City of Seaside was officially incorporated in 1954.

In 1917, the United States Army acquired land, known initially as Camp Gigling, to use as training ground for artillery and cavalry training for troops stationed at Monterey Presidio. Permanent improvements to the facility did not begin until the 1930s with the construction of administrative buildings, barracks, mess halls, tent pads, and a sewage treatment plant (Rughe 2016). In 1938 the facility was expanded after the purchase of additional lands and a land donation for the development of the Main Garrison. The facility was officially designated as Camp Ord in 1939 and in 1940 the camp was designated as Fort Ord (Rughe 2016). Following the end of World War II the Fort was used as a basic training center until 1975, after which the 7th Infantry (light) Division became the main occupants of the Fort.

The expansion of Fort Ord led to an increased demand for housing during the 1960s and 1970s spurring growth in Seaside. During this period SR1 was constructed as well as a high school, and a new city hall designed by Edward Durell Stone. Within the city, existing infrastructure that was considered to be substandard was demolished and new buildings were constructed to meet the needs of the growing city.

The U.S. government began the process of shutting down Fort Ord as an active-duty military base in 1991 and it was officially closed in 1994. Following the closure, some former Fort Ord lands have been transferred to the City of Seaside. CSUMB opened on former Fort lands and the Fort Ord National Monument was established by proclamation of President Barak Obama on April 20, 2012 BLM 2018b). The land transfer also opened up new areas for community growth and development.

IDENTIFIED CULTURAL RESOURCES

According to the records maintained at the Northwest Information Center (NWIC) at Sonoma State University, one cultural resource has been recorded within the Specific Plan Area. This resource is a prehistoric archaeological site. However, the exact location of the site is currently unknown. The archaeological site is described in the site record as being located somewhere on the former Fort Ord and its mapped boundary includes the entirety of former Fort Ord. The site is further described as having been destroyed by bulldozing in circa 1940 (Pilling 1950). No resources listed on the

National Register of Historic Places, California Historical Landmarks list, or the California Points of Historical Interest list are located within the project site (OHP 2018). Within former Fort Ord, Stillwell Hall and 35 structures located in the East Garrison have previously been identified as significant cultural resources by the Army and the State Historic Preservation Office (SHPO). Each of these buildings is located outside of the current Specific Plan Area. None of the buildings within the Specific Plan Area appear to have been recorded or evaluated for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because they were not 50 years old or older at the time of previous studies. Since that time, structures within the Specific Plan Area have reached at least 50 years of age.

5.1.2 Paleontological Setting

Paleontological resources (fossils) are the remains and/or traces of prehistoric life. Fossils are typically preserved in layered sedimentary rocks and the distribution of fossils is a result of the sedimentary history of the geologic units within which they occur. Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on a number of factors. Although it is not possible to determine whether a fossil will occur in any specific location, it is possible to evaluate the potential for geologic units to contain scientifically significant paleontological resources, and therefore evaluate the potential for impacts to those resources, and provide mitigation for paleontological resources if they do occur during construction.

REGIONAL AND LOCAL GEOLOGY

The Specific Plan Area is located in the Coastal Ranges Geomorphic Province, one of 11 major provinces in the state (California Geological Survey [CGS] 2002). The Coast Ranges province is bounded to the east by the Great Valley, to the northeast by the Klamath Mountains, to the south by the Transverse Ranges, and to the west by the Pacific Ocean. It is divided into two subprovinces—the ranges south of San Francisco Bay to Santa Barbara County and the ranges north of the bay. This subdivision coincides with the northern ranges located east of the San Andreas fault zone and the southern ranges mostly to the west (Norris and Webb 1990). The Specific Plan Area is located within the southern Coast Ranges, which are lower in elevation with less rainfall than the northern Coast Ranges, and consequently have less vegetation.

The Specific Plan Area includes one (1) geologic unit mapped at the surface by Dibblee and Minch (2007a, 2007b): Quaternary older stabilized dune sand (Qos). The older stabilized dune sands underlie the entire Specific Plan Area and the majority of the City of Seaside (Dibblee and Minch 2007a, 2007b). These sediments were deposited in the late Holocene to early Pleistocene, and are compose of well-sorted, stabilized dune sand. Due to the Pleistocene age of these sediments, they have the potential for preserved fossil resources, particularly at depth (McLeod 2017).

A fossil locality search at the Los Angeles County Museum (LACM) paleontological collection was recently completed for the City of Seaside General Plan Update Environmental Impact Report (Seaside 2017). The search did not identify any fossil localities within the Specific Plan Area (McLeod 2017). However, fossil localities have been identified nearby from within geologic units similar to those that underlie the City of Seaside. The LACM has one record of a fossil locality approximately 40 miles east of the City of Seaside in the San Benito Valley, where fossil specimens of horse (*Equus*), pronghorn antelope (Antilocapridae), and deer (Cervidae) were recovered from fine-grained Quaternary sands.

While the LACM does not have locality records for fossils identified within Quaternary alluvium in the Specific Plan Area or vicinity, Pleistocene Ice Age fossils have been recovered elsewhere in Monterey County and throughout California from geologic deposits that are similar to those that underlie the project area. The University of California Museum of Paleontology (UCMP) has records for seventeen fossils from Pleistocene sediments in Monterey County. The closest of these include a camel (*Camelops*) recovered from Moss Landing and oysters from Elkhorn Slough, just north of Seaside (UCMP online database 2017). Other Pleistocene fossils recovered from Monterey County horses, ground sloth (*Glossotherium*), and bison (*Bison*) (Hoppe et al. 2003; UCMP online database 2017).

5.1.3 Tribal Cultural Resources

ETHNOGRAPHIC BACKGROUND

The City of Seaside is located in a region historically occupied by the Ohlone (named Costanoan, for "coast," by the Spanish) (Kroeber 1925). The term Costanoan is a modern linguistic designation for populations that spoke one of eight related languages in the Bay Area region. These languages are part of the hypothesized Penutian language family. Linguistic research has grouped the Ohlone languages into four branches: 1) Karkin (far northern, located in the Carquinez Strait area); 2) Chochenyo, Ramaytush, Tamyen, and Awaswas (the northern branch); 3) Chalon (far southern branch); and 4) Rumsen and Mutsun (the southern branch) (Mithun 2001:535).

The pre-contact Ohlone were semi-sedentary, with a settlement system characterized by base camps of tule reed houses and seasonal specialized camps (Skowronek 1998). Villages were divided into small polities, each of which was governed by a chief responsible for settling disputes, acting as a war leader (general) during times of conflict, and supervising economic and ceremonial activities (Skowronek 1998, Kroeber 1925:468). Social organization appeared flexible to ethnographers and any sort of social hierarchy was not apparent to mission priests (Skowronek 1998).

The Ohlone were organized into numerous tribelets. Each tribelet's territory contained a main village and smaller satellite villages. The villages were typically situated along a river or stream for easy access to water (Levy 1978:487). The tribelets functioned as political units that were structured by similarities in language and ethnicity, each holding claim to a designated portion of territory. Milliken (1995:229) was able to conduct a detailed examination of mission records, marriage patterns, and dialect variation seen in personal names and delineated 43 separate political entities (tribelets) in the San Francisco Bay, Santa Cruz, and inland area, with another six or so tribelets in the south Monterey Bay and Carmel Valley region. In general, Ohlone territory extended between the Carquinez Strait and San Pablo Bay on the north, southward along the coast beyond Monterey Bay to Carmel Valley, and inland to the coast range (Levy 1978:485). Neighboring groups included the Coast Miwok to the north, the Miwok and Northern Valley Yokuts to the east, and the Salinan and Esselen to the south.

Ohlone subsistence was based on hunting, gathering, and fishing (Kroeber 1925:467, Skowronek 1998). Mussels were a particularly important food resource (Kroeber 1925:467). Sea mammals were also important; sea lions and seals were hunted and beached whales were exploited (Kroeber 1925:467). Like the rest of California, the acorn was an important staple and was prepared by leaching acorn meal both in openwork baskets and in holes dug into the sand (Kroeber 1925:467). The Ohlone also practiced controlled burning to facilitate plant growth (Kroeber 1925:467; Skowronek 1998).

Ohlone groups came into contact with European culture at the beginning of Spain's land exploration and settlement of Alta California in 1769. During the late 1700s and early 1800s, traditional lifeways were drastically altered when the Spanish placed their capital at Monterey, built forts at Monterey and San Francisco, and established seven Franciscan missions to convert native peoples to Christianity and the European way of life. During this time, large-scale epidemics swept through the mission population and remaining Ohlone villages (Milliken 1995). It is estimated that the combined Ohlone population decreased from a pre-contact total of 10,000 down to 2,000 by the end of the mission period in 1834 (Levy 1978:486). During the mission period, the dwindling Ohlone population also intermarried with other interior tribes at the missions, mixing their cultural identities.

During the late 1800s, several multi-ethnic Native American communities began to appear in Ohlone territory. The best known of these were located in Pleasanton, Monterey, and San Juan Bautista. However, even these groups continued to shrink as young people married into other groups and moved away. Estimates of the total remaining population of people with recognizable Ohlone descent were fewer than 300 in 1973 (Levy 1978:487).

Descendants of the Ohlone united in 1971 to form a corporate entity known as the Ohlone Indian Tribe. This entity was successful in obtaining title to the Ohlone Indian Cemetery where their ancestors who died at Mission San José are buried (Levy 1978:487). Since that time, other descendants of Ohlone tribelets, notably the Rumsen and Mutsun groups, have organized political and cultural heritage organizations that are active locally and statewide. All are concerned with revitalizing aspects of their culture, learning the language through notes collected by anthropologist John Harrington, and preserving the natural resources that played a vital role in traditional culture.

In addition, some Ohlone groups (namely the Amah-Mutsun Band of Mission Indians, Costanoan Band of Carmel Mission Indians, Costanoan Rumsen Carmel Tribe, the Indian Canyon Mutsun Band of Costanoan, and the Muwekma Ohlone Tribe) are seeking federal recognition of their tribe, petitioning the Bureau of Indian Affairs with reconstructed tribal histories and genealogies.

5.2 Opportunities and Constraints

Opportunities

- **Showcase History.** Given the ethnographic and military history of the site, the Specific Plan should incorporate policies that would showcase this history; for example, with the use of historic markers, art, murals, or other means.

Constraints

- **Historic Buildings/Structures.** Many of the buildings and structures within the Specific Plan Area are at least 50 years old or will soon become 50 years old and have not been recorded or evaluated for listing on the NRHP or CRHR. Buildings and structures over 50 years in age must be evaluated for NRHP and/or CRHR listing. If any are identified as significant, future projects facilitated by the Specific Plan could result in impacts.
- **Archaeological Resources.** The majority of the Specific Plan Area has not been surveyed for archaeological resources and the area is known to be archaeologically sensitive. Prior to the implementation of any project facilitated by the Specific Plan, undeveloped areas must be surveyed for archaeological resources. Future projects may require mitigation, including avoidance, capping, excavation, and/or archaeological and Native American monitoring, to reduce impacts.

- **Paleontological Resources.** Scientifically significant fossil resources have been found throughout Monterey County and may be unearthed during future ground disturbing activities from within paleontologically sensitive Pleistocene geologic units in the Specific Plan Area. Projects requiring ground disturbance could result in impacts on significant paleontological resources.

6 Geology and Soils

6.1 Setting

6.1.1 Geologic Hazards

SEISMIC HAZARDS

Seismic activity has been concentrated along the San Andreas Fault, located approximately 12 miles from the Specific Plan Area. While the recurrence interval of earthquakes can vary considerably, large earthquakes on the San Andreas occur approximately every 130 years (Seaside 2017). According to CGS regulatory maps, Seaside is not located in an Earthquake Fault Zone defined by the Alquist-Priolo Earthquake Hazards Act of 1972 (CGS 2017). Similar to most cities in the region, Seaside is subject to risks associated with potentially destructive earthquakes. The type and magnitude of seismic hazards with the potential to affect Seaside are dependent on the distance to the epicenter of the earthquake, the nature of the fault, on which the earthquake is located, and the intensity and magnitude of the seismic event.

Faults

Active faults near the Specific Plan Area are not considered to be part of the San Andreas Fault System, which delineates the interaction between the Pacific and North American tectonic plates. As shown on Figure 10, smaller, less active local faults of the Monterey Bay Fault Zone and near the Specific Plan Area include the Old Terrace, Chupines, and Reliz faults which run southeast to northwest. The Ord Terrace Fault is a steeply southwest-dipping reverse fault separating Monterey Formation from Pleistocene continental deposits. It extends 7 km southeastward into the Laguna Seca area, and appears to merge with the Chupines Fault. Logs indicate the faults offsets the Monterey Formation by 198 m [California Department of Conservation (DOC) 1997].

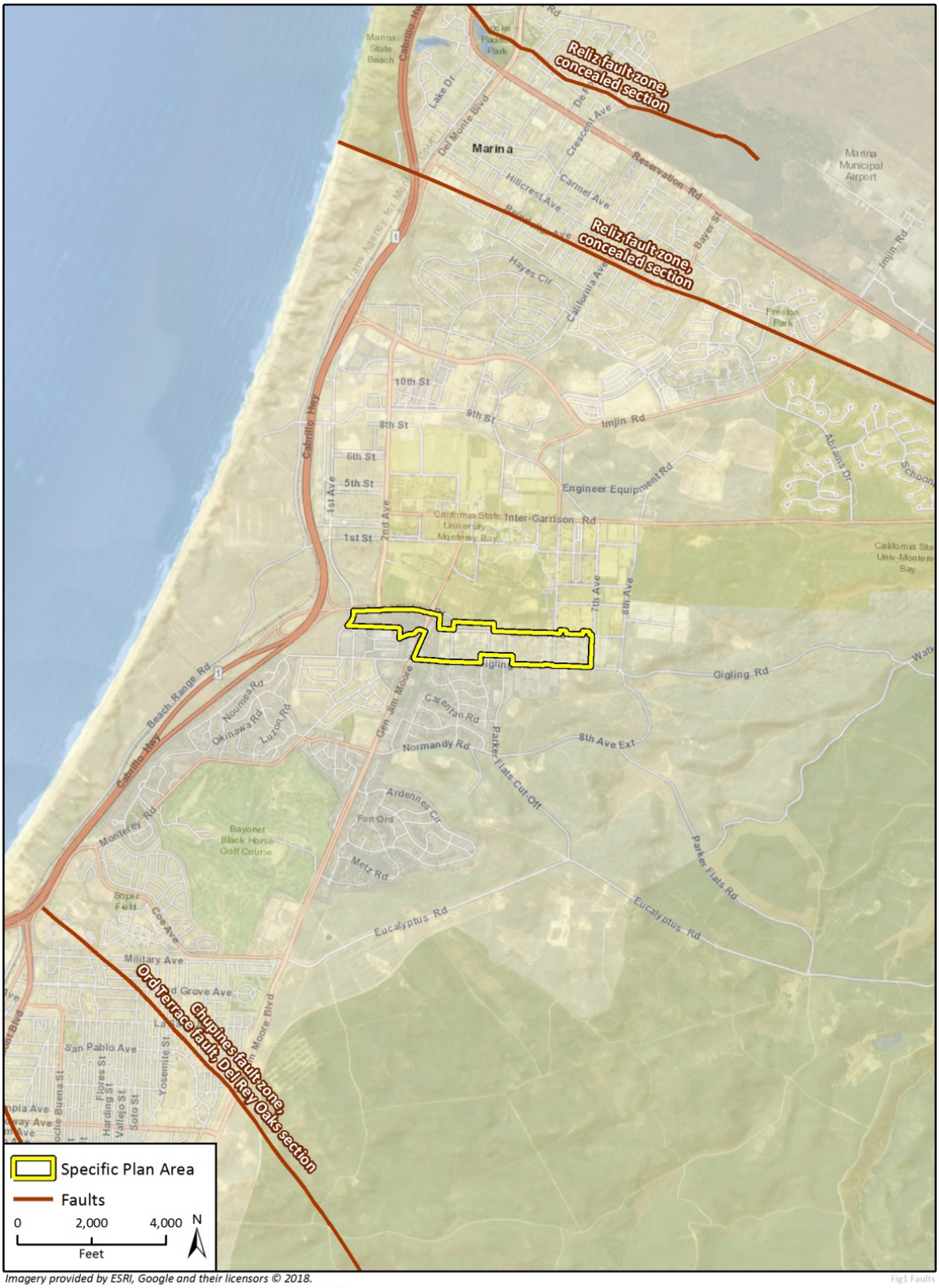
The Chupines Fault is comprised of several discontinuous northwest-striking faults. The fault runs from offshore and trends northwestward from the Sierra de Salinas and extends beneath alluvial deposits near the coast. The fault is well defined in the mountains, and exhibits a vertical separation of about 984 feet, upthrown to the southwest. It is thought to be approximately 26 km in length (USGS 1977). Minimum vertical displacement in this fault zone is estimated between 200 and 300 m, and appears to be primarily strike slip (DOC 1997).

The Reliz Fault trends northwestward along the northern base of the Sierra de Salinas of the Santa Lucia Range and beyond for 60km to the vicinity of Spreckels, where it is largely concealed. Aeromagnetic data suggest that the Reliz Fault continues northwestward another 25km into Monterey Bay, where it aligns with a high-definition magnetic boundary (USGS 2009).

Ground Shaking and Surface Rupture

Seaside lies within the peninsular area from Carmel to the Santa Cruz County line, which is one of three areas that have the highest susceptibility to ground shaking in Monterey County. Approximately 93 percent of the city's residents as well as a number of critical facilities, highways,

Figure 10 Fault Zones Proximate to the Specific Plan Area



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Additional data provided by USGS, 2016; U.S Geological Survey, 2010.

Fig1 Faults

and bridges are located in a high shaking hazard area. Relative seismic shaking hazards in Seaside are mainly 45%g (percent of gravity), which equates to severe shaking potential that could generate moderate to heavy damage (Seaside 2017).

In some cases, fault movement propagates upward through subsurface materials and causes displacement at the ground surface as a result of differential movement. Surface rupture is limited to areas very near the fault. Surface rupture usually occurs along traces of known or potentially active faults, although many historic events have occurred on faults not previously known to be active.

Secondary Seismic Effects

Potential hazards resulting from the secondary effects of ground-shaking include: liquefaction, subsidence, and earthquake-induced landslides. Soil-disturbing activities such as grading, soil compaction, and cut and fill activities can create or exacerbate conditions that increase the chance of such effects during or independent of seismic activity. The Specific Plan Area has a low liquefaction and landslide susceptibility (Seaside 2017; Monterey County 2010).

6.1.2 Soils

The Specific Plan Area consists of one soils type, Oceano loamy sand (OaD), 2 to 15 percent slopes. OaD is described as very deep and excessively drained coarse textured soil formed from eolian sand deposits [United States Department of Agriculture (USDA) 1978].

SOIL EROSION HAZARDS

Soil erosion hazards are mapped based on climate data, soil, site characteristics, and land management. The potential for soil erosion hazards to occur in Seaside are severe within the northern one-third of the City, including the Specific Plan Area [USDA Natural Resources Conservation Service (USDA NRCS) 2014].

6.2 Opportunities and Constraints

Opportunities

- **Stabilize Soil**. Utilize green infrastructure techniques to restore some of the natural processes required to stabilize soils and manage storm water runoff.

Constraints

- **Soil Erosion Hazard.** The Specific Plan Area has a severe potential for soil erosion hazards. Stormwater best management practices, such as Low Impact Development, would help reduce the potential for soil erosion.
- **Earthquake Hazards.** Most earthquake movement in Seaside and Monterey County has originated from the San Andreas Fault, an active fault located outside of the county. However, severe ground shaking could occur from any active faults in the County and Seaside.

7 Greenhouse Gas Emissions/Climate Change

7.1 Setting

7.1.1 Climate Change and Greenhouse Gases

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHG). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (NO_x), fluorinated gases such as hydrofluorocarbons (HFC) and perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills.

Man-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and SF_6 (California Environmental Protection Agency [CalEPA] 2006). Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 25, meaning its global warming effect is 25 times greater than carbon dioxide on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2007).

7.1.2 Greenhouse Gas Emissions Inventory

FEDERAL EMISSIONS INVENTORY

Total United States GHG emissions were 6,586.7 million metric tons (MMT or gigatonnes) of CO_2e in 2015 (USEPA 2017). Total United States emissions have increased by 3.5 percent since 1990; emissions decreased by 2.3 percent from 2014 to 2015 (USEPA 2017). The decrease from 2014 to 2015 was a result of multiple factors, including: (1) substitution from coal to natural gas consumption in the electric power sector; (2) warmer winter conditions in 2015 resulting in a decreased demand for heating fuel in the residential and commercial sectors; and (3) a slight decrease in electricity demand (USEPA 2017). Since 1990, U.S. emissions have increased at an average annual rate of 0.2 percent. In 2015, the industrial and transportation end-use sectors accounted for 29 percent and 27 percent of CO_2e emissions (with electricity-related emissions distributed), respectively. Meanwhile, the residential and commercial end-use sectors accounted for 16 percent and 17 percent of CO_2e emissions, respectively (USEPA 2017).

CALIFORNIA EMISSIONS INVENTORY

Based on the California Air Resources Board (CARB), California produced 440.4 MMTCO2e in 2015 (CARB 2017a). The largest single source of GHG in California is transportation, contributing 39 percent of the state's total GHG emissions. Industrial sources are the second largest source of the state's GHG emissions, contributing 23 percent of the state's GHG emissions (CARB 2017a). California emissions are due in part to its large size and large population compared to other states. However, the state's mild climate reduces California's per capita fuel use and GHG emissions as compared to other states. CARB has established a statewide GHG emissions limit for the year 2020 at 431 MMTCO2e (CARB 2017b). This limit is an aggregated statewide limit, and is not sector or facility specific.

7.1.3 Potential Effects of Climate Change

Globally, climate change has the potential to affect numerous environmental resources through impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. Long-term trends have found that each of the past three decades has been warmer than all the previous decades in the instrumental record, and the decade from 2000 through 2010 has been the warmest. The global combined land and ocean temperature data show an increase of about 0.89°C (0.69°C–1.08°C) over the period 1901–2012 and about 0.72°C (0.49°C–0.89°C) over the period 1951–2012 when described by a linear trend. Several independently analyzed data records of global and regional Land-Surface Air Temperature (LSAT) obtained from station observations are in agreement that LSAT as well as sea surface temperatures have increased. In addition to these findings, there are identifiable signs that global warming is currently taking place, including substantial ice loss in the Arctic over the past two decades (IPCC 2014).

Potential impacts of climate change in California may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (CalEPA 2010). Below is a summary of some of the potential effects that could be experienced in California as a result of climate change.

Air Quality

Higher temperatures, which are conducive to air pollution formation, could worsen air quality in California. Climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore its indirect effects, are uncertain. If higher temperatures are accompanied by drier conditions, the potential for large wildfires could increase, which, in turn, would further worsen air quality. However, if higher temperatures are accompanied by wetter, rather than drier conditions, the rains would tend to temporarily clear the air of particulate pollution and reduce the incidence of large wildfires, thereby ameliorating the pollution associated with wildfires. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the State (California Climate Change Center [CCCC] 2009a).

Water Supply

Analysis of paleoclimatic data (such as tree ring reconstructions of stream flow and precipitation) indicates a history of naturally and widely varying hydrologic conditions in California and the western U.S., including a pattern of recurring and extended droughts. Uncertainty remains with

respect to the overall impact of climate change on future water supplies in California; however, the average early spring snowpack in the Sierra Nevada decreased by about 10 percent in the last century, a loss of 1.5 million acre feet of snowpack storage. California's temperature has risen 1°F, mostly at night and during the winter, with higher elevations experiencing the highest increase. Many Southern Californian cities have experienced their lowest recorded annual precipitation twice within the past decade. In a span of only two years, Los Angeles experienced both its driest and wettest years on record (CCCC 2009b).

This uncertainty complicates the analysis of future water supply, especially where the relationship between climate change and its potential effect on water supply is not well understood. The Sierra Nevada snowpack provides the majority of California's water supply by accumulating snow during our wet winters and releasing it slowly when we need it during our dry springs and summers. Based on historical data and modeling, the California Department of Water Resources (DWR) projects that the Sierra Nevada snowpack will experience a 25 to 40 percent reduction from its historic average by 2050. Climate change is also anticipated to bring warmer storms that result in less snowfall at lower elevations, further reducing the total snowpack (DWR 2008).

Hydrology and Sea Level Rise

Sea level rise may be a product of climate change through two main processes: thermal expansion of sea water as the oceans warm and melting of ice over land, such as glaciers and ice sheets (National Oceanic and Atmospheric Administration [NOAA] 2017). Increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events. According to *The Impacts of Sea-Level Rise on the California Coast* (California Climate Change Center 2009b), climate change has the potential to induce substantial sea level rise in the coming century. The rising sea level increases the likelihood and risk of flooding. The study identifies a sea level rise on the California Coast over the past century of approximately eight inches. Based on the results of various climate change models, sea level rise is expected to continue. The *California Climate Adaptation Strategy* (California Natural Resources Agency [CNRA] 2009) estimates a sea level rise of up to 55 inches by the end of the 21st century. Although sea level rise of up to 55 inches by the end of the 21st century would have profound impacts on Seaside communities as far as 4,200 feet inland, particularly in areas around Roberts Lake and Laguna Grande (Pacific Institute 2009a), the Specific Plan Area would not be directly impacted by a 55-inch sea level rise (Pacific Institute 2009b).

Agriculture

California is home to a $30 billion agricultural industry that produces half of the country's fruits and vegetables. Higher CO_2 levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, water demand could increase; crop-yield could be threatened by less reliable water supply; and greater air pollution could render plants more susceptible to pest and disease outbreaks. In addition, temperature increase could change the time of year certain crops, such as wine grapes, bloom or ripen, and thereby affect their quality and quantity.

Ecosystems and Wildlife

Climate change and the potential resulting changes in weather patterns could have ecological effects on a global and local scale. Increasing concentrations of GHGs is likely to accelerate the rate of climate change. Scientists project that the average global surface temperature could rise by 1.0-4.5°F (0.6-2.5°C) in the next 50 years, and 2.2-10°F (1.4-5.8°C) in the next century, with substantial

regional variation. Soil moisture is likely the decline in many regions, and intense rainstorms are likely to become more frequent in other regions. Rising temperatures could have four major impacts on plants and animals: (1) timing of ecological events; (2) geographic range; (3) species' composition within communities; and (4) ecosystem processes, such as carbon cycling and storage (Parmesan 2006; Parmesan and Galbraith 2004).

7.2 Opportunities and Constraints

Opportunities

- **Climate Change Resiliency.** The City has an opportunity to reduce the Specific Plan Area's contribution to global climate change by extending new development's planning horizon and incorporating climate change resiliency measures, such as renewable energy investments, and including increasingly present effects of climate change into emergency planning.
- **Climate Action Plan.** The City has the opportunity to draft and adopt a Climate Action Plan that is designed to facilitate the City's future success in achieving greenhouse gas reduction targets and reducing the City's generation of GHG emissions from new development, including that in the Specific Plan Area, while improving quality of life for Seaside residents.
- **Active Transportation and GHG Emissions.** Because the Campus Town Specific Plan contains plan goals intended to create park-and-ride facilities and provide complete streets designed for all forms of mobility, the Specific Plan presents an opportunity for the City to reduce its per capita GHG emissions.

Constraints

- **Transportation and GHG Emissions.** Transportation is a large source of GHG emissions. SR 1 is proximate to the Specific Plan Area and would likely result in an increase in average traffic volumes as a result of implementation of the Campus Town Specific Plan.

8 Hazardous Materials

8.1 Setting

8.1.1 Hazardous Materials Review

The Specific Plan Area has remnant hazardous materials from historic military uses at the former Fort Ord base. Between 1917 and closure of the Fort Ord base in 1994, the Specific Plan Area was operated as infantry, artillery, and cavalry training grounds. The entire former Fort Ort base was added to the Superfund: National Priorities List of Hazardous Waste Sites on February 21, 1990 (Seaside 2017). Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance.

The identification, remediation, and disposal of hazardous waste associated with the Superfund cleanup process of former Fort Ord takes place under the Federal Facilities Agreement (FFA) (Seaside 2017). The Army is responsible for conducting the Superfund cleanup process, and EPA is the lead agency for regulatory enforcement and oversight of Superfund activities. The Army is also required to submit findings to the California EPA (CalEPA). The base closure hazardous material clearance process for various sites must be investigated, characterized, and remediated before disposal and before land is transferred. The Army's document of record for hazardous material and site remediation is the remedial action ROD (RA-ROD). This document contains plans for engineering, level of clearance, cost analysis, community education, and site maintenance and emergency response plans.

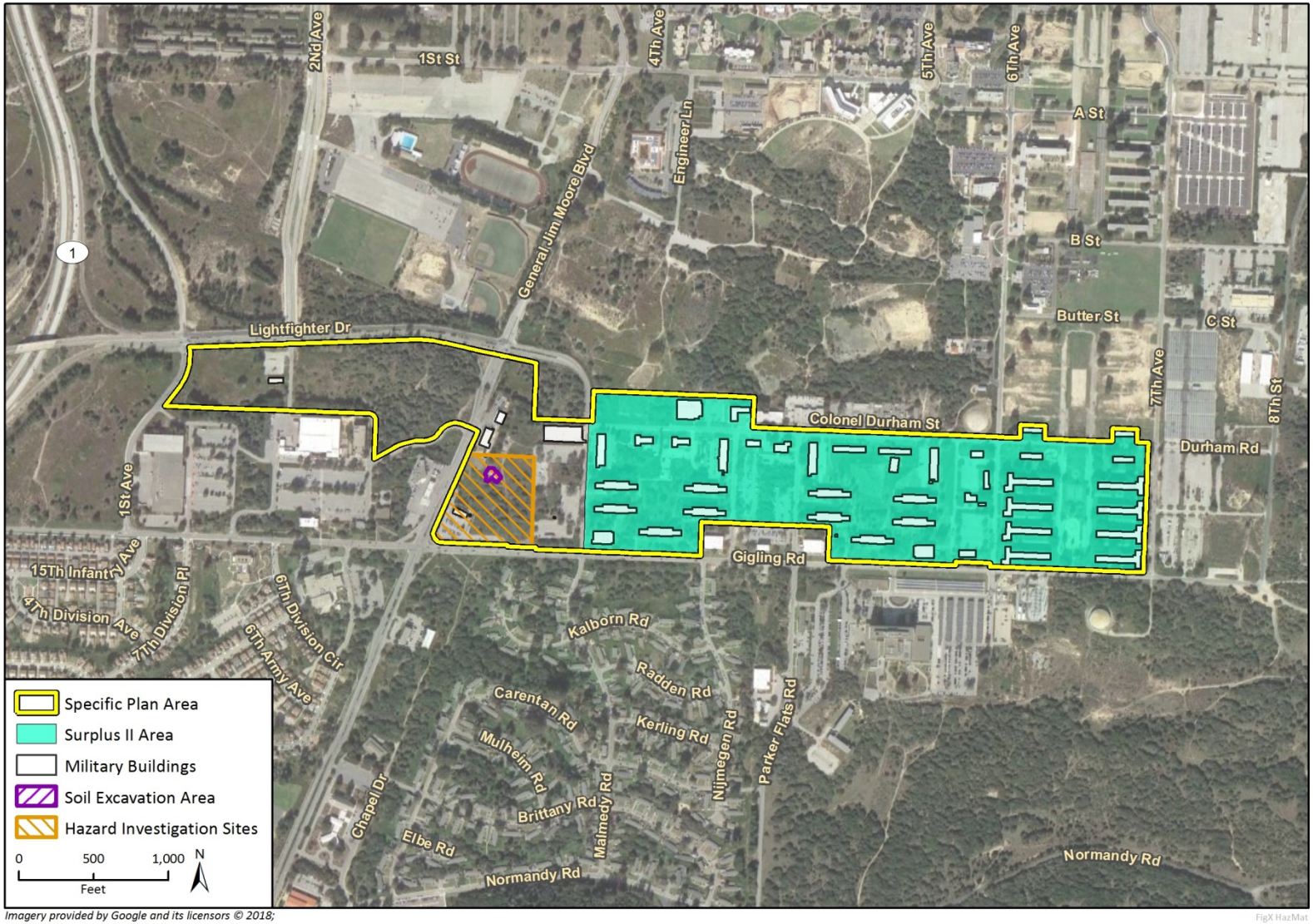
The Surplus II Area, a site with abandoned military buildings that contain hazardous materials, occupies the majority of the Specific Plan Area, roughly between Gigling Road, Malmedy Road, Colonel Durham Street, and 7th Avenue. Twenty-eight abandoned military buildings, constructed from the 1950s to 1970s, occur in the Surplus II site: 10 "Rolling Pin" buildings, 8 "Hammerhead" buildings, 5 administration buildings, two armories, a cafeteria, and a gymnasium with an adjacent small metal structure (Vista 2016).

Figure 11 shows the location of these military buildings on the Surplus II site with respect to the Specific Plan Area. A *Pre-Demolition Hazardous Materials Survey* prepared by Vista Environmental Consulting in June 2016 investigated the buildings for the presence of hazardous materials.

Several kinds of hazardous materials were identified in the 28 military buildings. Asbestos, lead-based paint, universal waste, and polychlorinated biphenyls (PCBs) occur in all buildings (Vista 2016). Universal waste refers to common hazardous wastes that are widely produced by households and many different types of businesses (DTSC 2010). At buildings on the Surplus II site, universal waste includes fluorescent tubes, non-incandescent lamps, batteries in emergency lights, and exit signs. In addition, light ballasts and transformers may contain PCBs. Ozone-depleting chemicals also may occur in water coolers and fountains.

Vista (2016) tested paint on the interior and exterior of each military building, as well as ceramic tiles and mortar beds, for hazardous materials. Table 7 shows the maximum concentrations of

Figure 11 Surplus II Hazardous Sites in Plan Area



tested contaminants at each series of military buildings, and presents a comparison to State regulatory limits for the determination of whether the materials should be considered to be hazardous waste for the purposes of disposal. Applicable regulatory limits for such waste determinations in the State of California include the Total Threshold Limit Concentration (TTLC), which is the threshold for the total concentration of a contaminant in a material; and the Soluble Threshold Limit Concentration (STLC), which is the concentration used to screen leachable contaminant concentrations (pursuant to the California Code of Regulations, Title 22, Section 66261.24).

Table 7 Maximum Concentrations of Contaminants Exceeding Thresholds in Paint and Coatings in the Specific Plan Area

	Concentration			
Buildings	**Chromium**	**Lead**	**Mercury**	**Zinc**
Administration/Armories	1,300 mg/Kg	6,900 mg/Kg 130 mg/L	22 mg/Kg	5,400 mg/Kg
Cafeteria/Gymnasium		520 mg/Kg 10 mg/L		7,400 mg/Kg
Hammerheads		4,600 mg/Kg 210 mg/L	20 mg/Kg	16,000 mg/Kg
Rolling pins		190 mg/L	33 mg/Kg	
TTLC	500 mg/Kg	1,000 mg/Kg	20 mg/Kg	5,000 mg/Kg
STLC	5 mg/L	5 mg/L	0.2 mg/L	250 mg/L

Source: Vista Environmental Consulting, Pre-Demolition Hazardous Materials Survey, June 2016

TTLC = State threshold for the total concentration of a contaminant in a material

STLC = State threshold for the concentration used to screen leachable contaminants

As shown in Table 7, concentrations of chromium, lead, mercury, and zinc in the existing buildings exceed current State thresholds for the determination of whether these structures should be considered to be hazardous wastes for the purposes of disposal. In addition, PCB contamination was identified in ballast capacitor oil in the cafeteria/gymnasium and hammerhead buildings. Removal and off-site disposal of hazardous wastes would be required prior to demolition of existing contaminated buildings.

Figure 11 also identifies a soil excavation area to the northeast of General Jim Moore Boulevard and Gigling Road in the Specific Plan Area, where firefighter training included ignition of petroleum hydrocarbons in a 25-foot by 45-foot burn pit (Harding Lawson Associates 1992). Soil contamination at the burn pit included dioxins, arsenic, beryllium, and lead concentrations in excess of Preliminary Remediation Goals (PRGs) (U.S. Army 1995). Approximately 1,451 cubic yards of contaminated soil at the burn pit were excavated and stored in the Former Fort Ord Soil Treatment Area (DTSC 2007). In 2007, the California Department of Toxic Substances Control (DTSC) found that all soil contamination exceeding Target Cleanup Concentrations established by the U.S. Army was removed except for arsenic; however, remaining arsenic concentrations were below the background threshold concentration of 3.1 mg/Kg. In addition, the California Department of Fish and Game (since renamed as the Department of Fish and Wildlife) concurred that no further remedial action was necessary at the burn pit site (DTSC 2007).

Groundwater in and near the Specific Plan Area is tested periodically for contaminants resulting from former military use. One groundwater testing well is located in the Specific Plan Area, to the north of Gigling Road and west of Malmedy Road. The most recent groundwater testing at this well, in 2010 and 2011, identified carbon tetrachloride as the only detectable contaminant (up to 0.18 mg/L) (SWRCB 2011). This volatile organic chemical (VOC) was produced "to make refrigerants and propellants for aerosol cans, as a solvent for oils, fats, lacquers, varnishes, rubber waxes, and resins, and as a grain fumigant and a dry cleaning agent" (U.S. EPA 2016). For reference, California's maximum contaminant level (MCL) for carbon tetrachloride in drinking water is 0.0005 mg/L.

In addition to hazardous materials discovered in Vista's site investigation, the State's EnviroStor and GeoTracker databases list two active hazardous materials sites in and near the Specific Plan Area. However, these listed sites (T0605392397) and are actually compendiums for miscellaneous documents relating to hazardous materials on the entire former Fort Ord base and are not specific to any particular location. Therefore, hazardous materials databases do not identify additional contamination in the Specific Plan area.

8.1.2 Wildfire Risk

Wildfire risk is determined by a combination of factors including precipitation, winds, temperature, and landscape and vegetation conditions. Based on these factors, Seaside has been identified by the California Department of Forestry and Fire Protection (CAL FIRE) as being within a wildland-urban interface (CAL FIRE 2001), which includes areas where homes or other structures are built near or among lands prone to wildland fire. The Specific Plan area's proximity to undeveloped natural areas near the Fort Ord National Monument increases the potential for exposure to wildland fire.

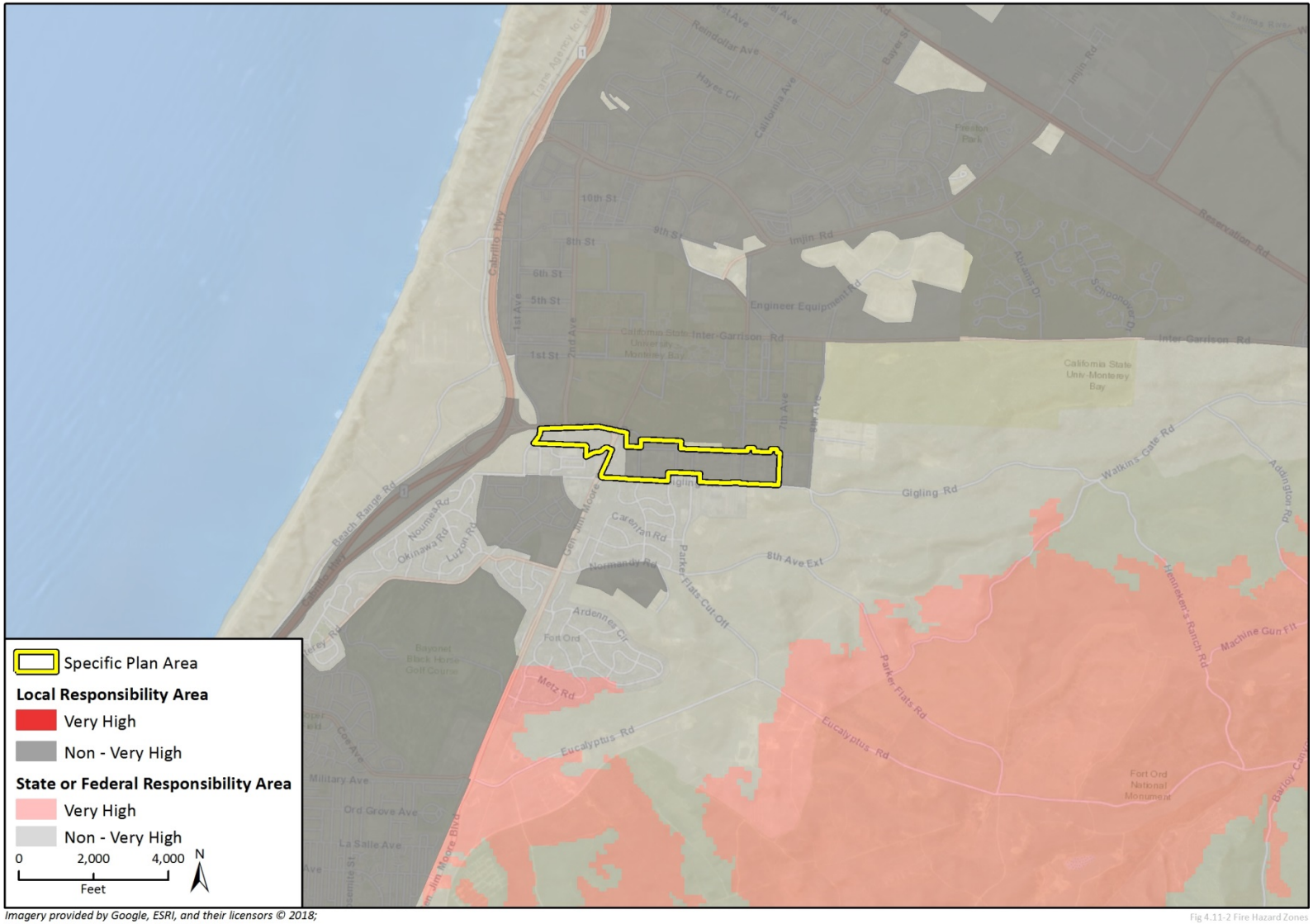
CAL FIRE determines fire hazard severity zones based on the potential fire hazard that is expected to prevail there. Factors in determining fire hazard severity zones include fuel (material that can burn), slope, and weather. CAL FIRE identifies very high and non-very high fire hazard severity zones. As shown on Figure 12, the Specific Plan Area is located in an urbanized area that is outside of a designated very high fire hazard severity zone; however, the eastern portion of the Specific Plan area, roughly from 6th Avenue to the east, is in close proximity to woodlands, shrublands, and chaparral with flammable vegetation on the former Fort Ord.

Climate change is expected to exacerbate periodic drought conditions, potentially increasing the frequency of wildfires and altering the distribution and character of natural vegetation. The California Climate Change Center reported a projected increase wildfire frequency, statewide, between 11 percent under a lower-range warming scenario and 55 percent under a medium-range warming scenario (Seaside 2017). CalAdapt, an online tool developed on behalf of the California

Energy Commission, projects the increase in fire hazard areas based on climate change emission scenarios. The wildfire map produced by CalAdapt indicates that while the potential burn area for the City of Seaside by 2020 would not increase under the low emissions scenario, it would increase by 100 percent under the higher emissions scenario [California Energy Commission 2016].

The western portion of the Specific Plan Area is located in a State or Federal Responsibility Area, wherein the State or Federal government has responsibility for protection and the eastern portion of the Specific Plan Area is located in a Local Responsibility Area, wherein the local government has responsibility for fire protection (CAL FIRE 2007). This area is overlapped by a Federal Responsibility Area on the former Fort Ord site. CAL FIRE works in cooperation with the Governor's Office of Emergency Services (OES), as well as neighboring state governments through a network of mutual aid agreements to fight wildland fires. CAL FIRE is also a dedicated firefighting partner to the federal

Figure 12 Fire Hazard Severity Zones



government, with experience contributing to firefighting efforts on the 45 million acres of federal lands in California. CAL FIRE is the largest multipurpose fire protection agency in the United States, responsible for wildland fire protection of over 31 million acres of California's privately owned watershed lands, as well as services in 150 counties, cities, and districts via contracts with local governments.

8.2 Opportunities and Constraints

Opportunities

- **Cleanup of Hazardous Materials.** Development of the Specific Plan area represents an opportunity to clean up remnant hazardous materials from former military use on a Superfund site. These materials can be safely disposed off-site, removing risks to human health.

Constraints

- **Seaside II Surplus Area.** Twenty-eight abandoned military buildings in the Seaside II Surplus Area contain hazardous wastes requiring removal and off-site disposal before demolition, including chromium, lead, mercury, zinc, and polychlorinated biphenyls (PCBs). FORA will be conducting environmental control and hazardous materials abatement and building removal prepare the site for the Campus Town Specific Plan prior to transferring the parcels to Seaside. Although the Surplus II remediation is not subject to CEQA, FORA should ensure that the Surplus II site conforms to policies in the FORA Base Reuse Plan for remediation of hazardous materials from former military activities.
- **Wildfire Hazards.** The Specific Plan Area is located in an urbanized area that is outside of a designated very high fire hazard severity zone; however, the eastern portion of the Specific Plan area, roughly from 6th Avenue to the east, is in close proximity to woodlands, shrublands, and chaparral with flammable vegetation on the former Fort Ord military base. The Specific Plan should include policy language regarding development in wildland-urban interface areas.

9 Hydrology and Water Quality

9.1 Setting

9.1.1 Water Supply

The Specific Plan Area is located in the Ord Community service area of the Marina Coast Water District (MCWD). MCWD relies solely on local groundwater supplies to meet the existing water supply needs of the Ord Community. The Plan Area overlies the Salinas Valley Groundwater Basin, Monterey Subbasin.

Groundwater

The California DWR's Bulletin 118 is the State's official compendium on groundwater, and it defines the boundaries and describes the hydrologic characteristics of California's groundwater basins. The California DWR periodically updates Bulletin 118, which includes revising the basin boundaries as applicable. An interim update of Bulletin 118 occurred in 2003 and again in 2016 (California DWR 2004; 2016).

In the 2003 update of Bulletin 118, the Specific Plan Area was underlain by the Seaside Area Subbasin of the Salinas Valley Groundwater Basin. The 2016 update of Bulletin 118 revised the boundary of the Salinas Area Groundwater Basin, and also divided the Seaside Area Subbasin into two separate Subbasins: Seaside Subbasin and Monterey Subbasin. The division was based on hydrologic studies conducted by Harding ESE in 2001 (as cited in MCWD 2016b), in which they suggest the Monterey Subbasin area is connected to the 180/400 Foot Subbasin, adjacent to the north, while the Seaside Subbasin is not connected. These two Subbasins underlie approximately 40 square miles of surface area and are bounded on the west by the shoreline of the Monterey Bay; on the northeast by a drainage divide that separates the Monterey Subbasin from the 180/400 Foot Subbasin; and on the south east by a drainage divide that separates the Seaside Subbasin from the Corral de Tierra Subbasin (California DWR 2016). The Specific Plan Area is underlain by the Monterey Subbasin.

The 2016 update of Bulletin 118 does not provide descriptions of the groundwater conditions and aquifers in the newly formed Monterey Subbasin. However, because the Seaside and Monterey Subbasins are essentially the same area as the former Seaside Area Subbasin from the 2003 update of Bulletin 118, the following description of the groundwater conditions in Seaside and Monterey Subbasins is based on the description of the Seaside Area Subbasin in the 2003 update to Bulletin 118.

The Seaside and Monterey Subbasins are composed of four water-bearing geologic formations: the Santa Margarita Formation; the Paso Robles Formation; the Aromas Formation; and alluvium. The Subbasins have an estimated storage capacity of approximately one million acre-feet, based on the storage of 630,000 acre-feet in roughly the area of the Seaside Subbasin. The California DWR (2004) states that are not enough data in the referenced literature to provide a detailed estimate of the Subbasins' groundwater budget, and only general estimates are possible. Groundwater recharge from rainfall infiltration was estimated by the U.S. Geological Survey to range from zero to 15,200

acre-feet between 1962 and 1979 (as cited in California DWR 2004). Subsurface inflow was estimated to be about 2,000 acre-feet per year in 1976. Average withdrawal from pumping in the Subbasins was estimated at 3,600 acre-feet per year from 1962 to 1979. The U.S. Geological Survey estimated that the Subbasins yield was more than 6,400 acre-feet per year but less than 7,700 acre-feet per year (as cited in California DWR 2004).

Groundwater levels have declined across the basin since the 1960s, with a brief respite in the 1980s (Langridge et al 2016). Water level data from a well owned by California-American Water Company show a decline of approximately 40 feet between 1960 and 2002. Between 1995 and 2008, water levels in the Santa Margarita aquifer declined approximately 20 feet (Monterey Peninsula Water Management District [MPWMD] 2008). Long-term water level hydrographs for coastal wells reveal that groundwater levels have declined in the deeper wells, but have stabilized in the shallower Paso Robles aquifer (Langridge et al 2016).

Potential Future Supply

The Aquifer Storage and Recovery Project is a groundwater recharge project implemented by Monterey Peninsula Water Management District (MPWMD) and California-American Water Company (Cal-Am). MPWMD and Cal-Am jointly own and operate two injection/extraction sites in the coastal area of the Seaside Area Subbasin. Excess winter flows from the Carmel River are collected via the Cal-Am distribution system and used to artificially recharge the Seaside Area Subbasin. The average annual yield of this system varies depending on rainfall and river flows, but it is anticipated to be approximately 1,940 acre-feet per year (MPWMD 2017).

In 1996, MCWD constructed a 300-acre-feet-per-year seawater desalination facility between Dunes Drive and the Monterey Bay. Since the Monterey Bay is a national marine sanctuary, open ocean intakes and discharges are not permitted. MCWD's desalination facility was designed and constructed to test whether adequate seawater supply could be produced from shallow beach wells, and also to test the use of beach injection wells for brine discharge. The facility is currently idle; however, it could be restored to function (MCWD 2016a).

Recycled water currently is not available within the Specific Plan Area. However, MCWD plans for future recycled water use in its Urban Water Management Plan (UWMP) (MCWD 2016a).

In 2006, MCWD began design of the Regional Urban Water Augmentation Project, an urban recycled water project developed jointly with Monterey Regional Water Pollution Control Agency (MRWPCA), now Monterey One Water. A total of 1,727 acre-feet per year could be made available for urban use without the addition of seasonal recycled water storage by the Regional Urban Water Augmentation Project. MCWD designed the transmission line and most of the distribution system, and has constructed approximately four miles of recycled pipeline. Water sourced from Regional Urban Water Augmentation Project would be used for irrigation of the Bayonet and Black Horse Golf Courses, parks, and other open spaces within the City of Seaside, as well as other spaces within the MCWD service area (MCWD 2016a).

The Pure Water Monterey Project is an advanced water recycling project jointly developed by the MPWMD and the MRWPCA, with cooperation from MCWD, Monterey County Water Resources Agency, and the City of Salinas. The project will develop recycled water supplies for the Monterey Peninsula region. MCWD has the right to deliver 1,427 AFY of advanced treated water within the Ord Community as in-lieu groundwater recharge (MCWD 2016a; California-American Water Company 2016).

9.1.2 Water Quality/Stormwater

The groundwater in the Seaside and Monterey Subbasins is characterized as a sodium-chloride type in the southern end of the Subbasin to a sodium-bicarbonate type in the northern portion (CA DWR 2004). The U.S. Geological Survey notes that groundwater from the Santa Margarita Formation contains elevated amounts of hydrogen-sulfide gas, and high levels of iron were found south of the City of Seaside (CA DWR 2004). Seawater intrusion is an ongoing problem in the Salinas Valley Groundwater Basin (CA DWR 2004).

Drinking Water Quality

As described above under the heading *Water Supply*, the Specific Plan Area receives water service from MCWD.

According to the most recent consumer confidence report produced by MCWD, potable water supplied by the district meets all California and Federal drinking water standards (MCWD 2016a). Samples collected and tested from the districts groundwater supply wells during 2016 indicate naturally occurring levels of some contaminants, such as chloride and iron, but all contaminants were present at levels below the designated Maximum Contaminant Levels. Maximum Contaminant Levels are the highest level of a contaminant that is allowed in drinking water.

Stormwater

The City of Seaside owns, operates, and maintains a storm drain collection system within the Specific Plan Area. The storm drain system consists of approximately 438 catch basins, 231 manholes, and 15 bubble-ups as identified on the storm drain system map. All stormwater conveyed by the collection system is transported to the Monterey Bay via two outfalls: Bay Avenue outfall and Roberts Lake outfall. The Bay Avenue outfall includes a 90-inch diameter pipeline extending out towards the ocean approximately 124 feet. Roberts Lake outfalls through four parallel 6-foot by 6-foot box culverts that transverse beneath State Route 1 (Seaside 2014). Discharges from the City's storm drain system into the ocean are permitted under NPDES General Permit for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4s), Order No. 2013-0001-DWQ (MS4 General Permit).

9.1.3 Flood Hazards

Flood hazards can occur when the amount of rainfall exceeds the infiltration capacity of the surrounding landscape or the conveyance capacity of the storm water drainage system. The Federal Emergency Management Agency (FEMA) delineates regional flooding hazards as part of the National Flood Insurance Program. FEMA identifies flood hazard risks through its Flood Insurance Rate Map (FIRM) program. Higher flood risk zones are called Special Flood Hazard Areas; these areas have a 1 percent chance or greater of flooding in any given year (also called the 100-year flood). Although a 100-year flood will, on average, occur once every 100 years, the probability of a 100-year flood is 1 percent for any particular year. Two 100-year floods could occur in the same year or even in the same month, but the likelihood that two 100-year flood events would occur consecutively is very small.

The Specific Plan Area is mapped on Monterey County FIRM Panel 195. The portion of the Specific Plan Area on the western side of General Jim Moore Blvd is located in a 0.2% Annual Chance Flood Hazard Area. The rest of the Plan Area is located in an Area of Minimal Flood Hazard (FEMA 2017).

9.2 Opportunities and Constraints

Opportunities

- **Agency Coordination.** The MCWD has ongoing efforts to improve water supply reliability and water quality; coordination with the MCWD will help to implement these programs and provide improved water conditions in the Specific Plan Area.
- **Drainage Patterns.** Implementation of future projects in the Specific Plan Area would not be likely to alter drainage patterns in an adverse way; rather, those projects would provide the opportunity to stabilize existing drainage conditions that may result in flooding or erosion issues.

Constraints

- **Water Supply.** The Specific Plan Area receives water supply from the MCWD, which currently relies solely on local groundwater supplies. The Specific Plan Area overlies the Salinas Valley Groundwater Basin, Monterey Subbasin; this area has historically been characterized by groundwater overdraft conditions.
- **Water Quality.** Water supplies in the Specific Plan Area are affected by high saline concentrations, and local groundwater basins are affected by saltwater intrusion issues; water may need to be treated by the MCWD prior to potable uses.

10 Land Use/Planning

10.1 Setting

10.1.1 Regional Setting

The Specific Plan Area is bounded by the CSUMB Master Plan Area, north of Lightfighter Drive and Colonel Durham Street. The vision of the Draft June 2017 CSUMB Comprehensive Master Plan follows three core sustainability tenets – placemaking, stewardship, and partnership. CSUMB has set a goal to approximately double current enrollment to 12,700 FTE (full-time equivalent). The university plans to provide housing for 60 percent of students (approximately 7,000 beds) and 65 percent of staff and faculty (approximately 950 units) (CSUMB 2017). The Specific Plan Area is located southeast of the Main Gate Future Specific Plan Area as designated on Seaside's 2040 Land Use Plan. The Main Gate Specific Plan Area is located immediately east of Highway 1. The 2040 General Plan envisions that this area will transform into a mixed-use center with retail, residential, and entertainment uses. The Main Gate area will also serve as an entryway to the Fort Ord National Monument and Fort Ord Dunes State Park. Other proximate projects to the Specific Plan Area include The Dunes on Monterey, a mixed-use, planned community that encompasses 429 acres of former Fort Ord, located north of the Main Gate Specific Plan Area, in the City of Marina (City of Marina 2018). The Specific Plan Area is located outside of located outside of the City of Seaside coastal zone (Seaside 2013).

The Specific Plan Area is located within the jurisdiction of the former Fort Ord Area, and is subject to the Fort Ord BRP and the FORA Regional Urban Design Guidelines. According to FORA's Regional Urban Design Guidelines is located in the 1,000-foot Highway 1 Design Corridor along 1st Avenue, north and south of Lightfighter Drive.

10.1.2 Local Setting

The Seaside 2040 Plan has identified major strategies and physical improvements that should occur over the next 20 to 30 years. One of the major strategies includes building a "campus town" adjacent to CSUMB. This strategy states:

> "A long-term opportunity exists to capitalize on the adjacency of CSUMB by providing campus-supporting uses, including jobs, retail, entertainment, and services for students. This new neighborhood can also provide students with diverse housing options, new community parks, and safe and convenient walking and biking paths with easy access to CSUMB. This area has the potential to expand the number and diversity of jobs in Seaside by attracting R&D, industrial, and 'markerspace' uses close to the University."

Another strategy includes constructing new and enhancing existing parks within Future Specific Plan Areas, including Campus Town, in anticipation of population and employment growth.

The 2040 General Plan designates land uses within the Specific Plan Area. Land use designations indicate the intended use of each parcel of land in the City. They provide a vision of the organization of uses in the City and a flexible structure to allow for changes in economic conditions and

community visions. The Specific Plan Area is predominantly designated Future Specific Plan with some Public/Institutional land uses.

FUTURE SPECIFIC PLAN

This designation establishes the intent to prepare a Specific Plan to determine neighborhood character intensities. Allowed land uses, intensity, and physical character will be defined through a future Specific Plan process.

PUBLIC/INSTITUTIONAL

This designation reserves areas for public, educational, and institutional uses. Allowed uses include schools, cemetery, parks, public utilities, libraries, fire, police, and other government uses. The allowed intensity is 0.4 Floor Area Ratio (FAR) or as determined by Council.

10.1.3 2016 FORA Regional Urban Design Guidelines

The Regional Urban Design Guidelines (RUDG) were developed for the FORA as directed by the 1997 Fort Ord BRP. The guidelines are required Fort Ord BRP policy refinements intended to facilitate community reuse goals. FORA jurisdictions must consider these guidelines when submitting proposed land use plans, zoning codes, entitlements and other implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with the guidelines, the process which is set forth in the FORA Act and Article 8.01 of the Master Resolution. The RUDG establish standards for road design, setbacks, building height, landscape, signage, and other matters of visual importance (FORA 2018b).

TOWN AND VILLAGE CENTER

According to the guidelines and as shown on Figure 8 (See Aesthetics), the Specific Plan Area is located within two designated Town and Village Centers at the intersection of 2nd Avenue and Lightfighter Drive, and Gigling Road and Parker Flats Cut-Off Road. RUDG Guidelines that apply to Town and Village Centers include Complete Streets, Connectivity, Trails, Transit Facilities, Highway 1 Design Corridor, Orientation, Types-Setbacks-Height, Landscape Palettes, Lighting, Gateways, Wayfinding, Public Spaces, and Centers.

GATEWAY

A Gateway is also designated at Lightfighter Drive between 1st Avenue and 2nd Avenue. RUDG Guidelines that apply to Gateways include the Highway 1 Design Corridor, Landscape Palettes, Lighting, Gateways, Wayfinding, and Centers.

REGIONAL CIRCULATION CORRIDOR

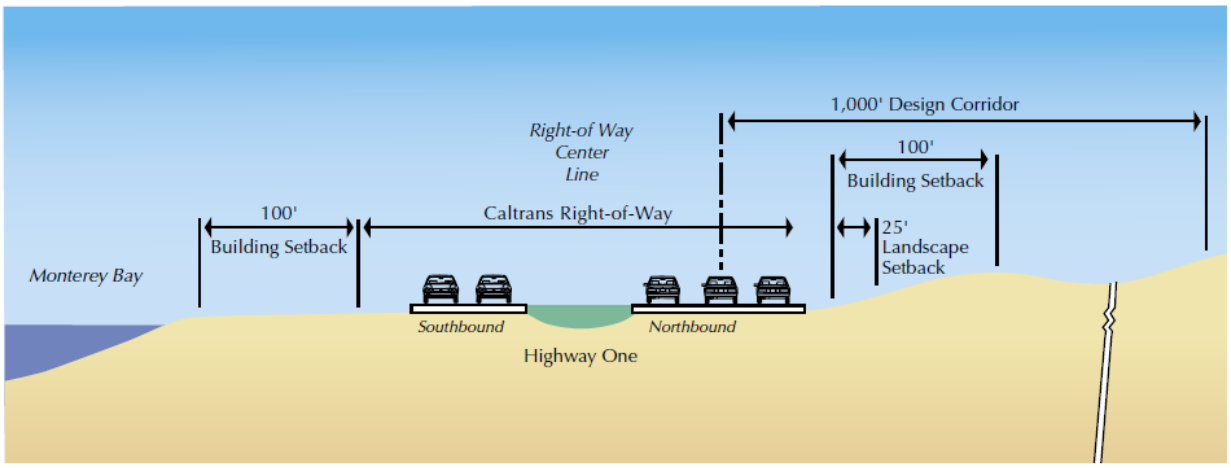
Lightfighter Drive, General Jim Moore Boulevard, and Gigling Road are designated Regional Circulation Corridors. RUDG Guidelines that apply to Regional Circulation Corridors include Complete Streets, Connectivity, Trails, Transit Facilities, Highway 1 Design Corridor, Orientation, Types-Setbacks-Height, Landscape Palettes, Lighting, Gateways, Wayfinding, and Centers.

Revised 2005 Highway 1 Design Corridor Guidelines

The Highway 1 Design Corridor Guidelines are part of the overall FORA RUDG described above. These guidelines provide a set of design guidelines for the creation of design standards and zoning

ordinances by jurisdictions with authority along the 3-mile California Highway 1 stretch of the former Fort Ord. These guidelines also serve as the basis for future FORA consistency determination review of legislative, land use, and project approvals submitted by affected jurisdictions, as required by State law. FORA, as obligated by the provisions of the 1997 adopted Fort Ord and the accompanying Environmental Impact Report, has prepared these Highway 1 Corridor Design Guidelines. These Design Guidelines serve to 1) define a common look and feel for the Highway 1 Corridor as generally defined by the Base Reuse Plan, and 2) to provide guidelines to protect and enhance the Corridor character in the deployment of the sovereign responsibilities of the underlying individual jurisdictions. The Design Guidelines are consistent with the development levels and land uses included in the Fort Ord BRP, and protect the design goals in that document. Refer to the Highway 1 Corridor Section in Figure 13 below.

Figure 13 Highway 1 Corridor Section



Source: FORA, Highway 1 Design Corridor Design Guidelines, Revised 2005

10.2 Opportunities and Constraints

Opportunities

- **Proximity to CSUMB.** To implement one of the major strategies of the Seaside 2040 General Plan by capitalizing on the adjacency of CSUMB, and providing a campus town that includes campus-supporting uses, such as jobs, retail, entertainment and services for students, and housing.
- **Mature Trees.** To preserve mature trees within the Specific Plan Area as new passive and recreational parks are planned within the Specific Plan Area.
- **Pedestrian Access.** Provide convenient walking and biking paths with easy access to the CSUMB campus, Main Gate Specific Plan Area, bikeways running north-south along General Jim Moore Boulevard, and the Fort Ord National Monument trailhead located at 8th Avenue and Gigling Road.

Constraints

- **Consistency with FORA Documents.** As the Campus Town Specific Plan Area contains former Fort Ord lands, the City needs to ensure that Specific Plan and associated Site Plan is consistent

with FORA planning documents, including the BRP, Regional Urban Design Guidelines, and the Highway 1 Design Corridor Guidelines.

11 Noise

11.1 Setting

11.1.1 Overview of Noise Measurement

Noise is defined as unwanted sound that disturbs human activity. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with human hearing response, which is most sensitive to frequencies around 4,000 Hertz (similar to the highest note on a piano) and less sensitive to frequencies below 100 Hertz (similar to a transformer hum).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB, and a sound that is 10 dB less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (drop off) at a rate of 6 dB per doubling of distance from point sources such as industrial machinery. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dB per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dB per doubling of distance.

In addition to the instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period.

The time period in which noise occurs is also important since nighttime noise tends to disturb people more than daytime noise. Two commonly used noise metrics – the Day-Night average level (Ldn) and the Community Noise Equivalent Level (CNEL) - recognize this fact by weighting hourly Leqs over a 24-hour period. The Ldn is a 24-hour average noise level that adds 10 dB to actual nighttime (10:00 PM to 7:00 AM) noise levels to account for the greater sensitivity to noise during that time period. The CNEL is identical to the Ldn, except it also adds a 5 dB penalty for noise occurring during the evening (7:00 PM to 10:00 PM). Noise levels described by Ldn and CNEL typically do not differ by more than 1 dBA. In practice, CNEL and Ldn are often used interchangeably.

11.1.2 Noise-Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. The City's 2004 General Plan defines noise-sensitive land uses as residences, schools, hospitals, religious meetings, and recreation areas. Sensitive land uses generally should not be subjected to noise levels that would be considered intrusive in character. The nearest noise-sensitive receptors to the Specific Plan area are residential neighborhoods near the Specific Plan area are located south of Gigling Road between Parker Flats Road and SR1.

11.1.3 Existing Noise Conditions and Sources

Transportation activity is the primary noise source in the Specific Plan Area. Modes of transportation that generate noise include automobile use, trucking, and airport operations. Nearby roadways with the highest traffic volumes and associated noise levels are SR1, Lightfighter Drive, Gigling Road, and General Jim Moore Boulevard. Motor vehicle noise is a major concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to noise-sensitive uses.

To quantify existing noise levels on and near the Specific Plan area, nine 15-minute noise measurements (Leq[15] dBA) were taken using an ANSI Type II integrating sound level meter. These measurements were taken on two weekday mornings on February 17 and 18, 2018, generally during morning peak-traffic hours. Noise measurement locations were selected to be representative of traffic noise along roadways in and near the Specific Plan Area. As shown in Table 8, measured noise levels varied from 54.5 dBA Leq along Parker Flats Cutoff Road near Gigling Road to 73.0 dBA Leq along Lightfighter Drive east of 2nd Avenue.

Figure 14 shows the location of these noise measurements.

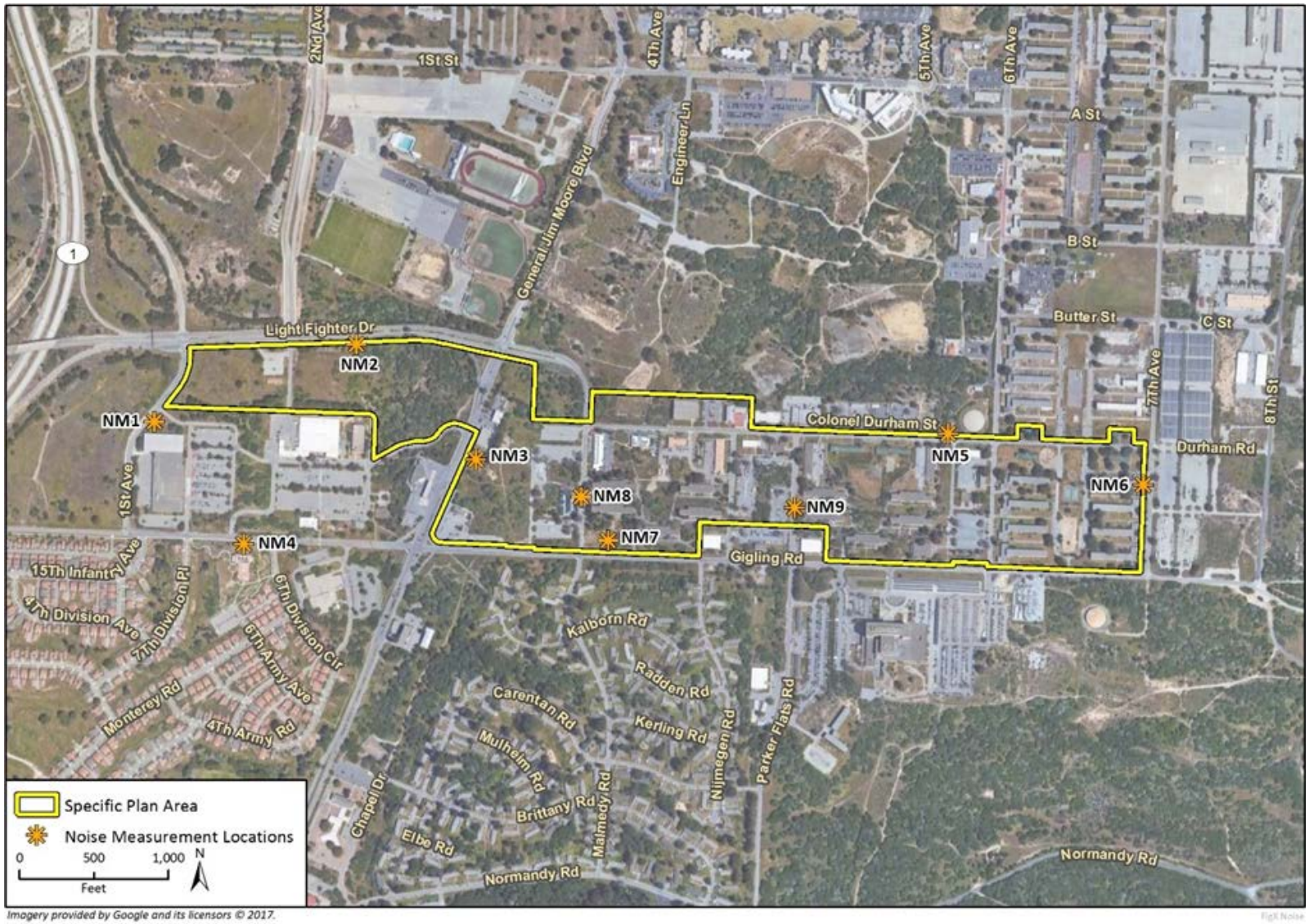
Table 8 Noise Measurement Results

Measurement Location[1]	Description	Primary Noise Sources	Approximate Sample Time[2]	Leq dBA
1	1st Avenue near western edge of Specific Plan area	1st Street traffic	8:12 – 8:27 A.M.	66.7
2	Lightfighter Drive east of 2nd Avenue	Lightfighter Drive traffic	8:36 – 8:51 A.M.	73.0
3	General Jim Moore Boulevard between Lightfighter Drive and Gigling Road	General Jim Moore Boulevard traffic	9:14 – 9:29 A.M.	67.3
4	Gigling Road east of 7th Division Place	Gigling Road traffic	9:34 – 9:49 A.M.	62.0
5	Colonel Durham Street west of 6th Avenue	Colonel Durham Street traffic	7:57 – 8:12 A.M.	67.4
6	7th Avenue south of Durham Road	7th Avenue traffic	8:23 – 8:38 A.M.	60.0
7	Gigling Road east of Malmedy Road	Gigling Road traffic	8:44 – 8:59 A.M.	70.0
8	Malmedy Road north of Gigling Road	Malmedy Road traffic	9:08 – 9:23 A.M.	58.2
9	Parker Flats Cutoff Road north of Gigling Road	Parker Flats Cutoff Road traffic	9:28 – 9:43 A.M.	54.5

[1] Figure 14 shows the noise measurement locations.

[2] Noise measurements 1-4 were taken on February 17, 2018, and noise measurements 5-9 were taken on February 18, 2018.

Figure 14 Noise Measurement Locations



Two airports are located in the near vicinity of the City of Seaside. Marina Municipal Airport is located approximately 2.0 miles northeast of the Specific Plan Area, while the Monterey Regional Airport is located approximately 4.2 miles southwest of the Specific Plan area. Flights in and out of Monterey Regional Airport approach and takeoff from the east and west of the airport, over rural areas and Monterey Bay respectively, limiting exposure to aircraft noise in Seaside (Seaside 2017). Although aircraft taking off from and landing at these airports are secondary noise source in the Specific Plan area, these airports are located sufficiently far from city limits that no part of Seaside is within their noise contours.

Noise from stationary equipment is limited in the Specific Plan Area because it is primarily occupied by abandoned military buildings. However, noise measurements indicate that the Presidio of Monterey Fire Department building on the east side of General Jim Moore Boulevard within the Specific Plan area produces intermittent noise from fire engines running and siren activity. Typical equipment used in the maintenance and operation of government properties would also generate occasional noise.

11.2 Opportunities and Constraints

Opportunities

- **Site Design**. New development in the Specific Plan Area located next to roadways with high traffic noise levels, including Lightfighter Drive, General Jim Moore Boulevard, and Gigling Road, can be designed with adequate setbacks to protect outdoor activity areas from ambient noise levels that exceed the BRP's noise compatibility guidelines.
- **Exterior Building Materials.** New residences along roadways with high traffic noise levels can be designed with exterior building materials that are sufficient to protect habitable rooms from excessive noise levels.

Constraints

- **Construction Noise.** Construction of individual projects in the Specific Plan Area would generate temporary noise that could adversely affect existing residential neighborhoods located south of Gigling Road.
- **Increase in Traffic Noise.** New development in the Specific Plan Area would generate vehicle trips that increase traffic volumes on nearby roadways, resulting in an increase in traffic noise above existing conditions. Existing residences in the area would be exposed to an increase in traffic noise.

12 Population and Housing

12.1 Setting

12.1.1 Population

As shown in Table 9, the City of Seaside's estimated 2017 population is 34,165 people (California Department of Finance [DOF] 2017). This table also shows population growth in the City since census year 2000. Since its incorporation in 1954, the City of Seaside has expanded at a slower rate than Monterey County. The City's population increased by 3.2 percent between 2000 and 2017 compared to a 10.1 percent population increase in the County over the same period of time. Based on DOF data, the City's population generally increased from 2000 to 2017 with notable declines from 2002 to 2004, from 2005 to 2007, and from 2015 to 2016. From 2000 through 2007, the population shrank by 3.5 percent, whereas between 2007 and 2017, the City experienced a 6.9 percent population growth rate. The City's 2017 population of 34,165 people represents 7.7 percent of Monterey County's total population of 442,365 people. Seaside is the second most populated city of the 12 cities in Monterey County.

Table 9 Population Growth in Seaside and Monterey County

	City of Seaside		Monterey County	
Year	Population	Growth Percentage	Population	Growth Percentage
2000	33,097	–	401,762	–
2001	33,357	0.8%	404,569	0.7%
2002	33,756	1.2%	407,440	0.7%
2003	33,337	-1.2%	410,276	0.6%
2004	32,927	-1.2%	411,544	0.3%
2005	33,037	0.3%	409,557	-0.4%
2006	32,344	-2.1%	406,935	-0.6%
2007	31,954	-1.2%	406,890	-<0.1%
2008	32,657	2.2%	409,387	0.6%
2009	32,660	<0.1%	412,233	0.7%
2010	32,955	0.9%	415,108	0.7%
2011	32,881	-0.2%	417,894	0.7%
2012	33,359	1.5%	423,166	1.3%
2013	33,756	1.2%	427,087	0.9%
2014	33,806	0.1%	429,298	0.5%
2015	34,192	1.1%	432,664	0.8%
2016	34,150	-0.1%	438,171	1.3%
2017	34,165	<0.1%	442,365	1.0%

Sources: DOF. 2012. *E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010.* http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-8/2000-10/

DOF. 2017. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2017 with 2010 Census Benchmark.* http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/

12.1.2 Housing

A household is defined as a group of people who occupy a housing unit (U.S. Census Bureau 2018). A household differs from a dwelling unit because the number of dwelling units includes both occupied and vacant dwelling units. Not all of the population lives in households. A portion lives in group quarters, such as board and care facilities while others are homeless.

Housing Units

Table 10 shows the growth in number of housing units in Seaside for the years 2000, 2010, and 2017. Between 2000 and 2010, approximately 133 housing units were removed from the City's housing inventory, an average yearly decrease in the housing stock of approximately 13 housing units. Between 2010 and 2017, 43 housing units were added to the City's housing inventory, an average yearly increase of approximately six units.

Table 10 Household Units in Seaside and Monterey County

	City of Seaside		Monterey County	
Year	Household Units	Growth Percentage	Household Units	Growth Percentage
2000	11,005	-	131,708	-
2010	10,872	-1.2% (from 2000)	137,910	4.7% (from 2000)
2017	10,915	4.0% (from 2010)	139,821	1.4% (from 2010)

Sources: DOF. 2012. *E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010*. http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-8/2000-10/.

DOF. 2017. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2017 with 2010 Census Benchmark.* http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/.

Household Size

Small households (one to two persons per household [pph]) traditionally reside in units with zero to two bedrooms; family households (three to four pph) normally reside in units with three to four bedrooms. Large households (five or more pph) typically reside in units with four or more bedrooms. However, the number of units in relation to the household size may also reflect preference and economics. Many small households obtain larger units and some larger households live in small units for economic reasons (U.S. Census Bureau 2018).

Table 11 compares the size of households in the City of Seaside and Monterey County in 2000, 2010, and 2017. As shown therein, the average household size in Seaside increased slightly from 3.21 pph in 2000 to 3.29 pph in 2017. The average household size in the County increased from 3.14 pph in 2000 to 3.15 pph in 2010, and then increased again to 3.33 pph in 2017.

Table 11 Household Size in Seaside and Monterey County

Year	City of Seaside		Monterey County	
	Household Size (pph)	Growth Percentage	Household Size (pph)	Growth Percentage
2000	3.21	-	3.14	-
2010	3.16	-0.2% (from 2000)	3.15	0.3% (from 2000)
2017	3.29	4.1% (from 2010)	3.33	5.7% (from 2010)

Source: DOF. 2012. *E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010.* http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-8/2000-10/.

DOF. 2017. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2017 with 2010 Census Benchmark.* http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/.

Employment-Housing Ratio

The employment-household ratio in a jurisdiction is an overall indicator of job availability within the area. A balance of jobs and housing is considered beneficial as it has the potential to provide residents an opportunity to work locally and avoid employment commutes to other places in the region. As shown in Table 4.11-4, the Association of Monterey Bay Area Governments' (AMBAG) *2018 Regional Growth Forecast* (RGF) estimates Seaside's employment at 9,650 in 2015 and 10,161 in 2020 (AMBAG 2018); however, the RGF does not provide employment estimates for 2017. Based on the information provided, the City of Seaside would see an average annual employment growth of 102.2 jobs which presents an estimated 9,854 jobs in 2017. Based on these employment household estimates, the City's jobs-housing ratio was approximately 0.9 jobs per household in 2017. As the County had approximately 189,200 jobs in 2017 (California Employment Development Department [EDD] 2017), Seaside's jobs-housing ratio was comparatively less than the County's jobs-housing ratio of 1.4 jobs per household in 2017.

12.1.3 Population Projections

Table 12 presents 2017 and 2040 population, housing, and employment projections for the City of Seaside. The 2040 projections are provided by AMBAG's *2018 Regional Growth Forecast*, which estimates the 2040 population growth with the assumption of approximately 3.1 people per housing unit. The 2040 projections suggest that the City's population will grow by approximately 3,637 new residents, 1,427 new housing units, and 1,445 new jobs by 2040 compared to 2017 levels. It is important to note that the RGF shows three sub-regions in Seaside: Seaside balance, Fort Ord portion, and CSUMB portion. AMBAG forecasts that the CSUMB portion of Seaside will see the greatest growth in housing and employment, introducing an estimated 552 new housing units and 1,477 new residents between 2015 and 2040.

Table 12 Seaside Population, Household, and Employment Estimates for 2040

	2017[1, 2]	AMBAG 2040[2]	2017-2040 Change
Population	34,165	37,802	+3,637
Household Units	10,915	12,342	+1,427
Employment	9,854	11,299	+1,445
Jobs/Household Ratio	**0.9**	**0.9**	**-**

Sources: [1]DOF. 2017b. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2017 with 2010 Census Benchmark.* http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/.

[2]AMBAG. 2018. *2018 Regional Growth Forecast*. http://ambag.org/sites/default/files/documents/Draft_2018_Regional_Growth_Forecast.pdf.

12.2 Opportunities and Constraints

Opportunities

- **Jobs-Housing Balance.** CSUMB is planning for increased demand for housing, food service, and overnight accommodation businesses associated with expected CSUMB growth, which provides an opportunity for the City of Seaside to improve its jobs-housing balance.
- **Reuse or Remove Former Fort Ord Buildings.** Development of the Specific Plan Area provides the City with an opportunity to reuse or remove abandoned former Fort Ord buildings and create a greater diversity of housing to meet the changing needs of the community.

Constraints

- **Jobs-Housing Ratio.** In 2017, the City's jobs-housing ratio was approximately 0.9 jobs per household which means the City's housing stock heavily outnumbers its job market, forcing many people who live in Seaside to travel to nearby cities for work.

13 Public Services and Recreation

13.1 Setting

13.1.1 Fire Protection

Fire protection, first response emergency medical services, and natural disaster preparedness services in Seaside and for the Specific Plan Area are provided by the Seaside Fire Department (SFD). The SFD serves as an "all hazards" response force to fires, floods, rescue situations, building collapse, water rescue, rope or high angle rescue, hazardous materials mitigation, trench rescue, and confined space rescue. In addition to conducting inspections, training, and public education, the SFD has organized CPR, Smoke Alarm, Hazardous Materials, and Reserve Firefighter programs, participated in citywide fundraisers, and been involved in the Monterey Peninsula Regional Emergency Operations Center (MPREOC) wide-range planning activities throughout the year.

Personnel, Facilities, and Equipment

The City is served by one fire station with a total of nine firefighters, six engineers, six captains, three battalion chiefs, one office assistant, one fire chief, as well as five reserve firefighters. The SFD, located at the intersection of Broadway Avenue and Yosemite Street (Figure 15), houses five fire engines, three utility trucks, and three SUVs. As shown in Table 13, the Department responded to 2,967 incidents in 2016, of which nearly 73 percent were for Emergency Medical Services (EMS). 91 fires occurred in 2016, which is more than 2015 (78) and 2014 (80).

Table 13 Seaside Fire Department 2016 Statistics

Type of Incident	Number of Incidents	Percent of Total
Fire	91	3.06%
EMS	2,156	72.66%
Hazmat	136	4.58%
Service Calls	377	12.70%
Good Intent	93	3.13%
False Alarms	114	3.84%
Total	**2,967**	100.00%

Source: Seaside, City of. 2016a. *Seaside Fire Department 2016 Annual Report.* http://www.ci.seaside.ca.us/documentcenter/view/4024.

Response Times

Maintaining low fire and emergency medical response times and high level of service is high priority. The SFD has set an EMS and fire response time of five minutes or less for all incidents. To achieve this, the 2004 General Plan calls for a standard of one firefighter per 1,000 residents. In 2016, the City's full-time equivalent employees at the fire department were 24 while the City's total

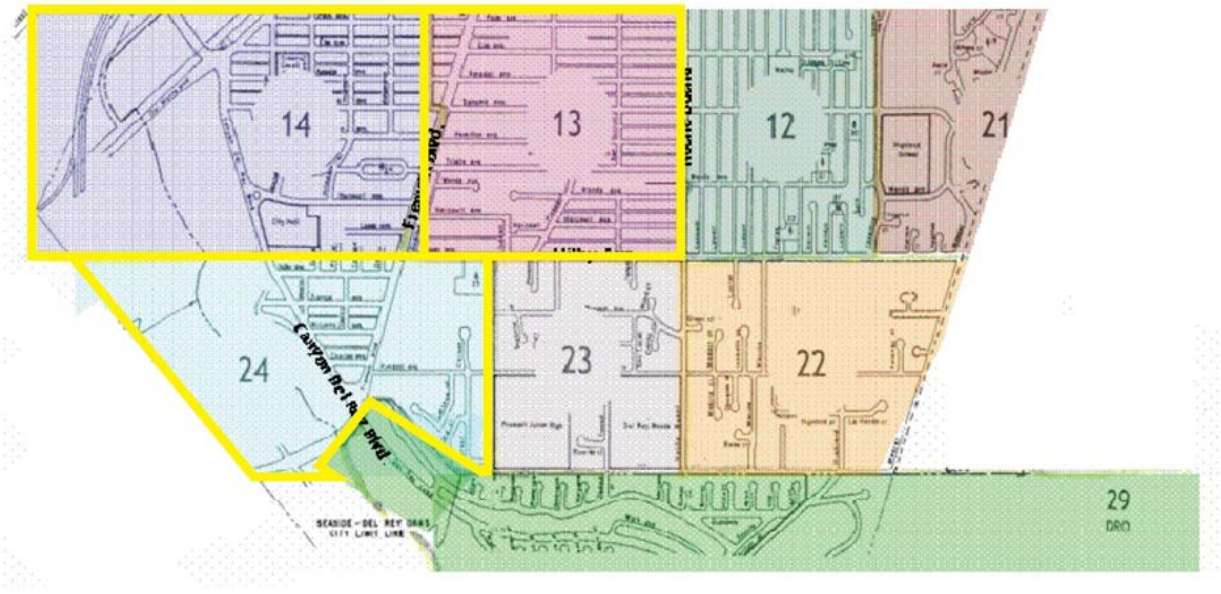
Figure 15 Seaside Fire and Police Department Locations

population was 34,165 (Seaside 2016b; DOF 2017). Based on this information, the ratio in 2016 was just below the standard at 0.7 firefighters per 1,000 residents.

Excluding mutual aid calls, the average response time is 4.8 minutes. Currently, districts with the highest average arrival times are Seaside Highlands/COE/Ft. Ord, Del Rey Oaks, and NW of Orland and Fir (Seaside 2016a). As shown in Figure 16, the top three districts with the highest call volumes are:

- **14**: SW Broadway Calaveras
- **24**: SW Hilby Wheeler
- **13:** SW Noche Buena Broadway

Figure 16 Top Three Fire Districts by Call Volume



Source: Seaside Fire Department. 2016. 2016 Annual Report.

SFD participates in both Mutual Aid and Automatic Aid agreements to accomplish its mission. Neighboring fire departments provide staffed engine and truck companies to respond to first alarm or greater fire incidents as well as station coverage and requests for medical aid when Seaside units are unavailable due to multiple incident requests.

SFD was recently graded by the Insurance Services Office (ISO) Public Protection Classification Program and was upgraded from a Class 4/9 to a Class 2/2; this assists in establishing appropriate fire insurance premiums for residential and commercial properties. By classifying a community's ability to suppress fires, ISO helps the communities evaluate their public fire protection services.

In order to enhance fire-fighting capabilities in anticipation of reuse and protection of wildland areas of the former Fort Ord Lands, in July 2003, the FORA Board authorized the lease-purchase of firefighting equipment, including one fire engine for Seaside. The final payment was made in July 2014, formalizing the end of FORA's BRP obligation to provide firefighting capabilities on former Fort Ord lands.

13.1.2 Wildland Fire Hazards

The Specific Plan Area is located on the northern-most end of the City of Seaside. Seaside is generally located between the Monterey Bay coast on the west and undeveloped and agricultural land on the east, with municipalities bordering the City to the north and south. As shown on Figure 12, Section 1.8, *Hazardous Materials*, the Specific Plan Area is located in an urbanized area that is outside of a designated very high fire hazard severity zone; however, the eastern portion of the Specific Plan area, roughly from 6th Avenue to the east, is in close proximity to woodlands, shrublands, and chaparral with flammable vegetation on the former Fort Ord military base.

Fire hazard severity zones are determined by the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas based on the severity of fire hazard that is expected to prevail there. These areas, known as zones, are based on factors such as fuel (material that can burn), topography, and weather conditions.

With severe drought conditions in California, Fire Departments throughout the State were busier than usual during 2017. The declaration of wildland fire season is an opportunity for fire departments to shift their preparedness efforts towards protecting communities impacted by vegetation fires. The State of California normally designates the months of May through September as wildland fire season. This is partly due to the dry conditions that lead to rapid or dramatic increases in wildfire activity. Weather patterns such as low relative humidity, strong winds, dry fuels, or dry lightning strikes influence and contribute to erratic fire activity. In 2017, extended drought conditions contributed immensely to (1) the four 2017 fires that made California's top 20 deadliest fires (CAL FIRE 2017a); (2) the five 2017 fires that made California's top 20 most destructive fires, one of which topped the list (CAL FIRE 2017b); and (3) the one 2017 fire that topped the list of California's top 20 largest fires (CAL FIRE 2017c).

Earthquakes, tsunamis, and high-rise fires can easily overwhelm a local emergency response. Wildland fires have the same overwhelming impact. In an effort to support any disaster that impacts a community, such as those aforementioned; the State of California utilizes a Mutual Aid system. Once a request is made, the California Emergency Management Agency (CalEMA) contacts counties throughout California to assemble strike teams of fire engines together for a response. A Strike Team consists of a Strike Team Leader and five pieces of like-apparatus. Strike teams assemble and deploy regularly during wildland fire season. Members can stay assigned to an incident for up to two weeks before a crew rotation.

Seaside Fire Department, along with other local Fire Departments, responded to a variety of Type III (wildland fire) Strike Team requests in 2017. Strike Team deployments are reimbursable from the state or federal government and the City of Seaside incurs no cost to provide needed fire protection and assistance.

Climate Change and Future Fire Potential

The Monterey County Multi-Jurisdictional Hazard Mitigation Plan identifies climate change as increasing average temperatures and extending the fire season across the Western United States. The region has been experiencing longer, hotter, and drier summers, which desiccates vegetation; this can result in larger and more intense wildfires that can impact agriculture and cities, particularly affecting the urban areas within the wildland/urban interface. This trend is expected to continue as a result of climate change. In addition, drought conditions in California increase the risk of wildfires for the Specific Plan Area, the City of Seaside, and surrounding areas.

According to the Multi-Jurisdictional Hazard Mitigation Plan, the future potential for wildland fires within Monterey County will also increase due to climate change. This potential increase in fires will strain the fire resources of the County and Seaside due to an increase in the demand for fire protection and intervention services. The current focus to prevent impacts related to wildland fires is in vegetation abatement in order to create defensible space around potentially vulnerable structures.

13.1.3 Police Protection

Seaside Police Department

The Seaside Police Department (SPD) is a full service law enforcement agency that is committed to providing quality police services in partnership with the community to enhance and maintain a safe environment. The Department is co-located with Seaside City Hall at 440 Harcourt Avenue (see). SPD currently operates with 51 members, comprised of 40 sworn and 11 non-sworn personnel, and responds to more than 46,000 calls for service per year.

With the SPD employing 40 sworn officers and the population of the City of Seaside currently at approximately 34,165 (DOF 2017), the SPD has 1.17 sworn officers per 1,000 residents. This is somewhat lower than the League of California Cities recommended standard of 1.4 to 1.6 sworn officers per 1,000 residents.

California Highway Patrol

The California Highway Patrol (CHP) provides traffic safety and enforcement services on unincorporated roadways and State highways. The City of Seaside is located in the CHP Coastal Division that operates eleven offices along the Division's 325-mile long jurisdiction along California's coastline. The Coastal Division area office that serves Seaside is CHP area office 730, *Monterey*, located at 960 East Blanco Road in Salinas, California.

13.1.4 Schools

Monterey Peninsula Unified School District

The Specific Plan Area would be served by the Monterey Peninsula Unified School District (MPUSD). There are 17 schools in Seaside, as displayed in Figure 17. Table 14 lists the MPUSD public schools. In addition to public schools, Seaside is home to six private and charter schools. The City is also home to three colleges and other continuation schools for community members seeking higher education. These include CSUMB, Monterey College of Law and Merinello School of Beauty. There is also Monterey Peninsula College, just south of City limits.

Table 14 MPUSD Schools in Seaside

School Name	Public/Private	Grades	2016-2017 Enrollment[1]	Capacity
Central Coast High	Public	9-12	75	575*
Monterey Peninsula Unified School District Community Day	Public	9-12	9	
Monterey Peninsula Unified School District Community Day Middle	Public	6-8	5	
Del Rey Woods Elementary	Public	K-5	459	800
Dual Language Academy of the Monterey Peninsula	Public	K-8	416	725
George C. Marshall Elementary	Public	K-5	534	725
Highland Elementary	Public	K-5	401	700
International School of Monterey	Public	K-8	419	550
Martin Luther King	Public	K-5	453	1,125
Ord Terrace Elementary	Public	K-5	504	900
Seaside High	Public	9-12	1,059	1,850*
Seaside Middle	Public	6-8	701	

Sources:

[1] California Department of Education, California School Dashboard 2017a; California Department of Education, School District Profile 2017b

[2] McFadden, Marci. Chief of Communication and Engagement, Monterey Peninsula Unified School District. Personal communication via email regarding school site capacity for MPUSD public schools with Lance Park, Associate Planner, Rincon Consultants, Inc. February 5, 2018.

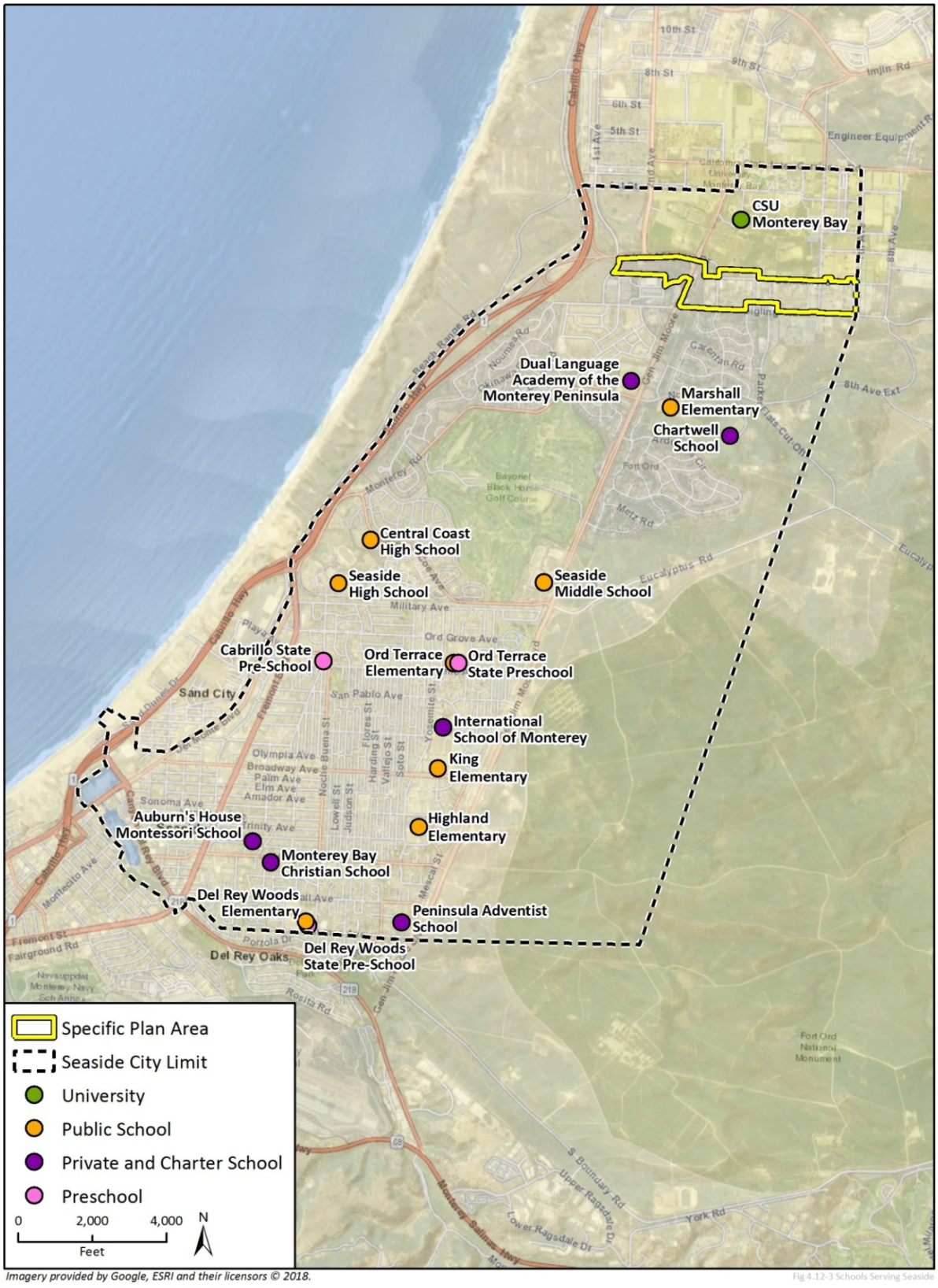
Note: * School capacities are aggregated by source. Individual school capacities are not available.

California State University, Monterey Bay

The 1994 closing of Fort Ord was one of the largest base closures in U.S. military history, resulting in an overall population loss of 13,221 in the region. To offset the impacts to the region, plans were enacted for a new California state University campus at Monterey Bay. California State University, Monterey Bay (CSUMB) held its first classes in 1995, with an initial enrollment of 654 students that has grown to 7,400 today and continues to increase. Overall, schools are the top institutional use by land area, and the single largest public use in the City is CSUMB. As shown in Figure 17, the University is located in the northeastern portion of the City, and it offers a variety of undergraduate and graduate programs and teaching credentials. The City cooperates with CSUMB to support the development of vocational schools and learning centers to encourage a well-trained work force (Seaside 2017).

CSUMB is currently in the process of updating their long-range master plan, a plan to guide growth and development of the campus for the next 20 years. The plan will be designed to accommodate 12,700 students with a long-term framework of growth up to 25,000 students. The vision is to create a compact campus with increased density at the core of the campus and to house 60 percent of the students on campus (Seaside 2017).

Figure 17 Schools Serving Seaside



13.1.5 Public Libraries

The Seaside Library, located at 550 Harcourt Avenue, is part of the Monterey County Free Libraries network of information centers serving the diverse communities of Monterey County by offering opportunities for all to succeed in school, work and their personal lives. The Seaside Branch Library is the largest of the 17 branches of the Monterey County Free Libraries network and also serves as a regional center and important collection base for the use of more than 127,000 registered patrons of the system.

13.1.6 Parks and Recreation

As shown in Table 15, the City of Seaside owns and maintains 28 park and recreational sites totaling approximately 51 acres. In the Seaside city limits, there are other large open space areas, including the Bayonet and Black Horse golf courses (359 acres), the Fort Ord National Monument lands (918 acres), and the Seaside Beach (6 acres). These additional open space areas total 1,273 acres.

With the inclusion of the Bayonet and Black Horse golf courses, the Fort Ord National Monument lands, and the Seaside Beach, the City currently provides 12 acres of park, recreational, and open space per 1,000 residents. This ratio exceeds the California Quimby Act target of 3.0 acres per 1,000 residents (California Government Code 66477). With the addition of over 12,000 new residents expected by 2040, maintaining a standard of 12 acres per 1,000 residents would require approximately 150 acres of new parks and open space. Seaside's demographics – with more children than the County average – highlights the demand for new park spaces; however, the buildout of Seaside East alone is anticipated to add over 120 acres in parks, open space, and recreational commercial uses and 150 acres of recreational-open space, according to the estimates in the Land Use and Community Design Element of the 2040 General Plan.

Seaside's parks are generally spread out across the City, with some areas being better served than others. Many residents in the Terrace West, Terrace East, and Olympia neighborhoods are more than a half-mile walk from a park. These neighborhoods have some of the highest population densities, greatest number of children, and largest non-white populations. Improving access to parks and open spaces by adding new green spaces, repurposing unused spaces for public use, and improving pedestrian and bicycle connections to existing parks and open spaces can make it easier for Seaside residents to use public spaces, especially in these neighborhoods.

Along with the park and recreational sites, Seaside owns a variety of recreational facilities, including the Oldemeyer Center, Pattullo Swim Center, Wheller Tennis Courts, the Bayonet and Black Horse Gold Courses. These centers are designed primarily for large group gatherings and provide activities for all age groups.

The City also owns sport facilities, such as fields and courts, which are incorporated into existing park and recreational sites. These sport facilities include three youth baseball/softball fields, but no soccer fields. The City also partners with MPUSD to use their athletic facilities as a short-term alternative. Seaside could benefit from additional specialized recreational facilities including a skate park, multi-use and soccer fields, a group picnic area, amphitheater, adventure playground, and off-leash dog area.

Table 15 Parks and Recreational Areas by Type

Park Name	Acres	Park Type
Beta Park	1.1	Mini
Capra Park	0.8	Mini
Durant Park	0.5	Mini
Ellis Park	0.4	Mini
Farallones Park	0.8	Mini
Fernando-Montgomery Park	0.1	Mini
Highland-Otis Park	1.2	Mini
Juarez Park	0.1	Mini
Manzanita-Stuart Park	0.8	Mini
Martin Park	0.6	Mini
Portola Leslie Park	1.1	Mini
Sabado Park	0.4	Mini
Trinity Park	0.8	Mini
Havana Soliz Park	2.6	Neighborhood
Lincoln Cunningham Park	2.9	Neighborhood
Mescal-Neil Park	2.2	Neighborhood
Metz Park	2.1	Neighborhood
Pacchetti Park	1.7	Neighborhood (Dog Friendly)
Cutino Park	5.6	Community
Soper Field and Community Center	4.2	Community
Laguna Grande Park	10.7	Regional
Roberts Lake Area	5.7	Regional
Fort Ord National Monument (within City)	918.7	Regional
Wheeler Tennis Courts	1.6	Special Use
Oldemeyer Center	2.4	Special Use
Pattullo Swim Center	2.0	Special Use
Stephen E. Ross Memorial Park	1.3	Special Use (modular office buildings now occupy a portion of the park)
Youth Education Center	1.1	Special Use
Encanto Park	0.2	Undeveloped
Bayonet and Black Horse Golf Courses	359.6	Golf Course
Total	**1,333.3**	**-**

Sources: Seaside, City of. November 2017b. *General Plan Public Draft.*

13.2 Opportunities and Constraints

Opportunities

- **Park Funding.** The City may have an opportunity to expand park funding through the adoption of a Quimby or another park mitigation fee ordinance.
- **Joint-Use of Recreational Parks.** CSUMB growth could result in greater availability of sports fields that the City could negotiate for the use of in a joint-use agreement.

Constraints

- **Condition of Parks.** Based on the City's *Parks, Recreation, and Community Services Plan*, many parks are in poor condition and lack adequate facilities.
- **Park Maintenance.** The City maintains only three youth baseball/softball fields and no soccer fields. MPUSD owns several athletic facilities; however, the City does not currently have a joint-use agreement with MPUSD, but is in the process of working out an agreement.
- **Response Times.** Redevelopment of the former Fort Ord lands could cause longer response times for Seaside's Police and Fire Departments.

14 Utilities

14.1 Setting

14.1.1 Water

The Specific Plan Area is located in the Ord Community service area of the Marina Coast Water District (MCWD). Figure 18 shows MCWD's service boundaries, which encompass portions of the City of Seaside and the City of Marina. MCWD provides water service within the boundaries of the former Fort Ord and relies on groundwater pumped from the Salinas Valley Groundwater Basin. MCWD's water production and distribution system in the Ord Community relies on three groundwater wells located in the lower 180-foot and 400-foot aquifers of the Salinas Valley Groundwater Basin. Approximately 500 acre-feet of groundwater were pumped from these three wells in 2016 (MCWD 2016b). Additionally, MCWD has a seawater desalination facility with a capacity of 300 acre-feet per year; however, the plant is currently not in use (MCWD 2016a).

MCWD began providing groundwater from its wells for irrigation of Bayonet and Blackhorse Golf Courses, located south of the Specific Plan Area, in 2010. Prior to 2010, the City of Seaside provided irrigation supply from wells within the Seaside Area Subbasin that are operated by Seaside Municipal Water District, which was the source of supply for this demand at the time the former Fort Ord closed. In 2015, the City of Seaside transitioned back to using water from the Seaside Area Subbasin (now the Seaside and Monterey Subbasins) wells for the golf courses (MCWD 2016a).

MCWD estimates that water demand from the redevelopment of the Ord Community will be 2,876 acre-feet per year by 2035. Recycled water and desalinated water are expected to become contributing sources of supply by 2020 and 2025, respectively, as shown in Table 16 (MCWD 2016a).

Table 16 Marina Coast Water District Projected Water Use – Ord Community

	2015	2020	2025	2030	2035
Groundwater	657	597	1,012	1,012	1,012
Recycled Water	0	400	453	453	453
Desalinated Water	0	0	387	982	1,402
Total Demand	657	997	1,852	2,447	2,867

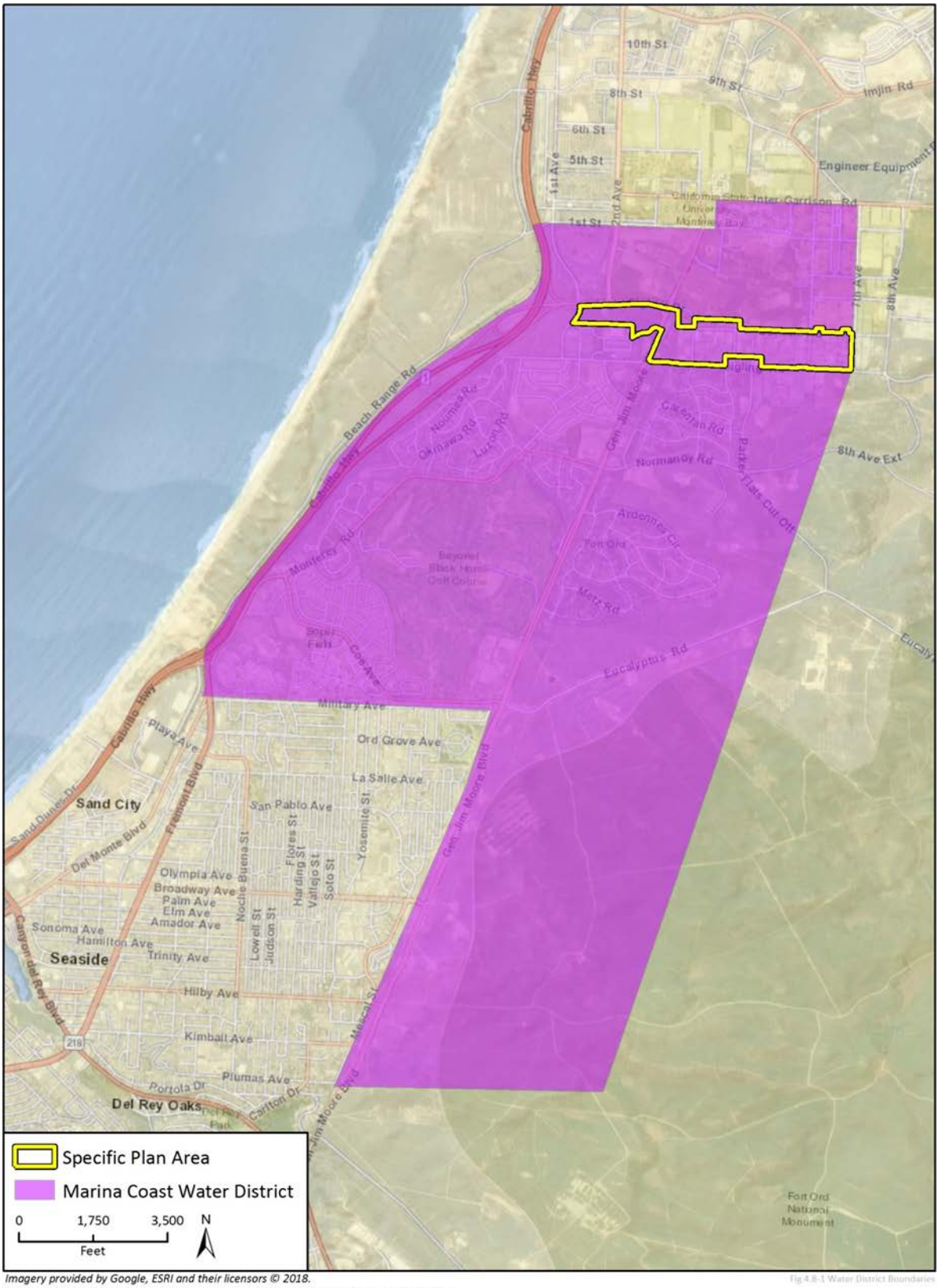
Units in acre-feet per year

Source: MCWD 2016a

14.1.2 Wastewater

Within the boundaries of the former Fort Ord, sanitary sewer service is provided by MCWD. Wastewater discharged to the either MCWD's sanitary sewer system is ultimately pumped to the Regional Wastewater Treatment Plant located north of Marina. Monterey One Water, formerly

Figure 18 Marina Coast Water District Service Area



Imagery provided by Google, ESRI and their licensors © 2018.
Water District data from the City of Seaside, 2017 and Marina Coast Water District, 2015.

known as the Monterey Regional Water Pollution Control Agency, operates the treatment plant. Monterey One Water provides wastewater treatment, disposal, and reclamation services for the cities of Monterey, Pacific Grove, Del Rey Oaks, Sand City, Marina, and Salinas; Castroville, Moss Landing, and Boronda Community Service Districts; and the former Fort Ord military base.

The Regional Wastewater Treatment Plant receives and treats residential, commercial, and industrial wastewater. Wastewater undergoes primary and secondary treatment at the treatment plant before reuse or discharge. Reuse is generally for agricultural applications and irrigation, and thus, occurs primarily during the summer growing season. In winter months, treated wastewater from the Regional Wastewater Treatment Plant is primarily discharged. Discharge is to the Monterey Bay through a diffuser outlet located approximately two miles offshore at a depth of approximately 100 feet below mean sea level. The treated water meets and exceeds all State discharge requirements (Monterey One Water 2017).

The treated wastewater discharge is regulated by the Central Coast RWQCB under the *Waste Discharge Requirements for the Monterey Regional Water Pollution Control Agency Treatment Plant* (Order No. R3-2014-0013, NPDES Permit No. CA0048551). Pursuant to the permit, the Regional Wastewater Treatment Plant has a maximum average dry weather design treatment capacity of 29.6 million gallons per day and peak wet weather design capacity of 75.6 million gallons per day. The diffuser outlet in Monterey Bay is designed to convey ultimate wet weather flows of 81.2 million gallons daily, which is the permitted rate of discharge through the outfall.

According to the *Monterey Regional Water Pollution Control Agency Sewer System Management Plan* (Monterey Regional Water Pollution Control Agency 2013), dry weather wastewater flows to the treatment plant are approximately 21 million gallons per day, and peak wet weather flows are about 40 million gallons per day. Thus, based on the Sewer System Management Plan, as of 2013, the Regional Wastewater Treatment Plant had unused but permitted treatment capacity of approximately 8.6 million gallons per day during dry weather and about 41.2 million gallons per day during peak wet weather conditions.

14.1.3 Solid Waste/Recycling

The City currently contracts with GreenWaste Recovery, a private hauler to provide trash, recycling and yard waste collection services to residents and commercial businesses within the City. Nearly all solid waste generated in Seaside is transported to and disposed of at the Monterey Peninsula Landfill and Materials Recovery Facility, which is operated by the Monterey Regional Waste Management District. The landfill and facility site consists of 466 acres and is located in Marina, at 14201 Del Monte Boulevard, approximately 5 miles north of the Specific Plan Area. Approximately 315 acres of the site are permitted for the Monterey Landfill Peninsula (Monterey Regional Waste Management District 2014a).

According to the Solid Waste Facility Permit for the Monterey Landfill Peninsula (CalRecycle 2011), peak traffic volume for incoming waste materials shall not exceed 2,000 trips per day, and the peak tonnage of incoming waste shall not exceed 3,500 tons per day. The maximum permitted capacity of the landfill is 49.7 million cubic yards. CalRecycle reported (2017b) approximately 48,560,000 million cubic yards, or approximately 99 percent, of the permitted capacity remained at the end of 2004. According to the Monterey Regional Waste Management District (2014b), the remaining capacity of the landfill in 2014 was 71 million cubic yards, or 48 million tons. The Monterey Regional Waste Management District anticipates that the landfill will reach its maximum capacity in year 2061 (Monterey Regional Waste Management District 2014b).

According to the Monterey Regional Waste Management District (2014b), the Monterey Peninsula Landfill receives approximately less than 1,000 tons per day of municipal solid waste for disposal. Municipal solid waste comes from City of Seaside, as well as other city and towns in the area, including the cities of Monterey, Marinas, Del Rey Oaks, Carmel, Castroville, Pebble Beach, Big Sur, and Sand City. Table 17 presents the amount of solid waste disposed of at the Monterey Peninsula Landfill that originated from Seaside between the years of 2011 and 2016. As the table shows, only nominal amounts of solid waste are disposed of at landfills other than the Monterey Peninsula Landfill.

Table 17 Annual Solid Waste Disposal – Seaside

Year	Solid Waste Disposed of at Monterey Peninsula Landfill (annual tons)	Solid Waste Disposed of at other Regional Landfills (annual tons)*
2011	23,716	57
2012	21,604	31
2013	22,667	618
2014	22,280	653
2015	21,358	35
2016	23,918	935

Source: Disposal Reporting System: Jurisdiction Disposal and Alternative Daily Cover Tons by Facility (CalRecycle 2017a)

*Other regional landfills include: Altamont Landfill, American Avenue Disposal Site, Azusa Land Reclamation Co. Landfill, Forward Landfill, Inc. Johnson Canyon Sanitary Landfill, Recology Hay Road

The Materials Recovery Facility at the Monterey Regional Waste Management District site in Marina processes more than 100,000 tons of “dry mixed waste” each year that arrives in debris boxes, dumpsters, pick-up trucks and trailers. The Materials Recovery Facility also receives clean loads of source separated green waste and wood scraps, the raw materials for making compost and wood chips (Monterey Regional Waste Management District 2014a). The Materials Recovery Facility does not process loads from residential or commercial garbage trucks nor does it process the curbside recyclables picked up from residents and businesses in its service area, include Seaside. These loads are processed at the Waste Management, Inc. Materials Recovery Facility in Castroville and the City of Monterey Materials Recovery Facility in Ryan Ranch.

14.2 Opportunities and Constraints

Opportunities

- **Recycled Water.** The City can coordinate with the MCWD to help implement recycled water programs in the Specific Plan Area to reduce demand for potable water.
- **Water Efficiency.** The City has an opportunity to reduce the Specific Plan Area’s water demand by encouraging new developments to install water efficient features, such as low-flow appliances and drought tolerant landscaping.

Constraints

- **Water Supply.** Constraints associated with water supply (availability and reliability) are discussed above, in Section 1.8, *Hydrology and Water Quality.* The MCWD will provide water supply service to the Plan Area, but water supply reliability is affected by historical overdraft conditions in the local groundwater basins, which provide the full water supply for MCWD.

- **Wastewater.** There are no identified constraints associated with wastewater transmission, treatment, or disposal.
- **Solid Waste/Recycling.** There are no identified constraints associated with solid waste/recycling.

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Attachment A

Applicable Plans and Policies for the Campustown Specific Plan

Table of Contents

1 Seaside 2040 General Plan

The following goals, policies, and implementation programs are applicable to the Campus Town Specific Plan.

1.1 Aesthetics

The City of Seaside's 2040 General Plan addresses aesthetics in the Land Use and Community Design Element as well as the Parks and Open Space Element. The goals policies, and implementation plans include cultivating unique and visually appealing gateways, preserving views of the night sky, hillsides, and open spaces. This General Plan is intended to provide comprehensive and periodic updates of the City's growth and planning strategies and as such provides revised and refined goals, policies, and implementation programs as appropriate, which are designed to avoid or mitigate environmental impacts. Goals, Policies, and Implementations related to aesthetics are listed below:

Land Use and Community Design Element

Goal LUD-1: An urban form and structure that enhances the quality of life of residents, meets the community's vision for the future, and weaves new growth areas together with long-established Seaside neighborhoods.

Policy:
- **Gateways.** Celebrate the gateways to Seaside, Downtown Seaside, the National Monument, and other prominent destinations by enhancing them with the work of local artists.

Goal LUD-17: Abundant and high-quality natural open space on Fort Ord lands.

Policy:
- **Open space corridors.** Balance the need to create more housing, employment, retail and entertainment uses on former Fort Ord lands with open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats within new growth areas. Open space corridors should connect to formal and informal trailheads in the National Monument, where possible.

Goal LUD-19: Seamlessly connect new growth areas on former Fort Ord lands with the rest of the City.

Policy:
- **Visual connections.** Provide visual connections, including wayfinding, between existing development and new development, and between open space on former Fort Ord lands.

Goal LUD-22: Balanced, diverse, and sustainable growth

Policy:
- **Gateways.** Provide ample gateways to the National Monument, through formal and informal entryways to trailheads. Entryways shall provide distinctive

signage and gateway elements.

- **Habitat preservation.** Support the preservation of open space and sensitive habitat including:
  - Oak woodlands and linkages.
  - An open space buffer between future development and the National Monument.
  - Open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.

Parks, Open Space + Conservation Element

Goal POC- 2: Natural open space on former Fort Ord lands.

Policy:

- **Active open space corridors.** In partnership with regional and local agencies, develop active open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats within former Fort Ord lands. Open space corridors should connect to formal and informal trailheads in the National Monument where possible.

Goal POC- 9: New development supports the preservation or enhancement of the City's natural resources.

Policy:

- **Development near habitat management areas.** Require new development adjacent to habitat management areas to minimize new impervious surface, minimize light pollution, and emphasize native landscaping.
- **Hillside protection.** When grading is necessary, encourage grading for new development that complements the surrounding natural features.
- **Dark sky lighting standards.** Require new construction or modifications to existing development and public facilities to adhere to: dark sky lighting standards or the control of outdoor lighting sources by shielding light in the downward direction and limiting bright white lighting and glare.

Goal POC- 13: Scenic Vistas, views, and highways are protected and enhanced.

Policy:

- **Views.** Protect public views of significant natural features, such as the Monterey Bay, the Pacific Ocean, the surrounding mountains, and other important viewsheds, as identified in Figure 5 [of the Seaside 2040 General Plan]. Review all major redevelopment projects to ensure they will not significantly obstruct views from the public right-of-way of these major scenic resources.
- **Highway 1.** Preserve the unique public views visible from the Highway 1 corridor between Fremont Boulevard and the northern boundary of the City. Adhere to the Highway 1 Design Corridor setback policies in these areas.
- **Landscape design.** Require new public and private landscape installations to consider access to vistas from the public realm and encourage landscape design that protects or enhances those views.

- **Signage and infrastructure.** Encourage signage, infrastructure, and utilities that do not block or detract from views of scenic vistas.
- **Light pollution.** Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline by continuing to follow dark sky guidelines.

1.2 Air Quality

The City of Seaside's 2040 General Plan addresses air quality in the Healthy and Sustainable Community Element. The goals, policies, and implementation plans contained therein are intended to improve the quality of life for Seaside residents by implementing various sustainability measures and improving the City's air quality.

Goals, Policies, and Implementations related to Air Quality are listed below:

Healthy + Sustainable Communities Element

Goal HSC – 1: A City that supports health equity for all residents by promoting access to affordable, quality health care, mental health care and social services.

Policy:

- **Regional presence as sustainability partner.** Play an active role in AMBAG and the development and implementation of the Sustainable Communities Strategy. Encourage land use patterns that encourage walking, conserve land, energy, and water resources, support active transportation, reduce vehicle trips, and improve air quality.

Goal HSC – 2: Neighborhoods designed to encourage a healthy lifestyle for people of all ages, income levels, and cultural backgrounds.

Policy:

- **Active transportation.** Prioritize transportation system improvements that encourage walking, biking and transit use in the areas with the highest need. This policy is implemented through the Mobility Element.

Land Use and Community Design Element

Goal LUD – 8: A Safe Urban Environment Oriented and Scaled to Pedestrians and Bicyclists.

Policy:

- **Streetscape design.** Create pedestrian-oriented streetscapes by establishing a unified approach to street tree planting, sidewalk dimensions and maintenance, pedestrian amenities, and high-quality building frontages.
- **Walkable neighborhoods.** Enhance existing neighborhoods with walkable streets, a diverse mix of housing types, and neighborhood services (such as stores, recreational facilities, and childcare) within walking distance.
- **Pedestrian supportive building design.** Require new and substantially rehabbed commercial and mixed-use projects to follow best practices for pedestrian-supportive design.

Goal LUD-10: A Network of Pedestrian-oriented, Human-scale and Well-landscaped Streetscapes throughout Seaside

Policy:

- **Pedestrian amenities.** Commercial area streets should have high-quality and attractive pedestrian amenities, including planters, bicycle racks, bus shelters, benches, trash cans, and other similar amenities.
- **Multimodal streets.** Design regional streets, including Fremont Boulevard, Del Monte Boulevard, Gigling Road, and Broadway Avenue, to balance regional travel needs with pedestrian and bicycle travel needs.
- **Improved connections.** Improve pedestrian and bicycle mobility by identifying opportunistic connections within the City's neighborhoods to increase access to local parks, schools, neighborhood centers, and neighborhood gathering spaces.

Goal LUD-13: High-quality Multifamily Neighborhoods with a Mixture of Well-designed Building Types for a Diversity of Households

Policy:

- **Infill housing.** Encourage new infill housing in multifamily residential areas of the City in order to expand the amount and diversity of housing in exchange for community benefits.

Goal LUD-18: Design New Seaside Neighborhoods on Former Fort Ord Lands Sustainably by Linking Land Use, Transportation, and Infrastructure Development to Increase Non-automobile Travel, Protect Sensitive Habitat, and Reduce Infrastructure Costs

Policy:

- **Expanded mobility policy.** Ensure new development supports non-automobile mobility by providing safe, comfortable, and convenient pathways for pedestrians and bicyclists and waiting areas for transit.

Goal LUD-22: Balanced, Diverse, and Sustainable Growth

Policy:

- **Walkable grid.** Plan new streets to form an interconnected grid of street and greenway circulation within the subarea. Design street and block patterns to provide safe, convenient, and comfortable circulation for pedestrians and bicyclists.

Mobility Element

Goal M-1: A Citywide Network of "Complete Streets" that Meets the Needs of all Users, including Bicyclists, Children, Persons with Disabilities, Motorists, Movers of Commercial Goods, Pedestrians, Public Transportation, and Seniors

Policies:

- **Planning for all modes and transportation/land use integration.** Design streets holistically, using a complete streets approach, which considers pedestrians, bicyclists, motorists, transit users, and other modes together to adequately serve future land uses.
- **Reallocate space for complete streets.** Reallocate roadway space to allow complete streets improvements on streets with excess traffic capacity,

including implementation of the following "road diets".

Goal M-2: Mobility Options that Serve the Multi-Modal Access and Travel Needs Generated by New Development in a Manner Suitable to the Local Context

Policies:

- **Greenhouse gas emissions and vehicle miles traveled (VMT) reductions.** Support development and transportation improvements that help reduce greenhouse gas emissions and VMT. Strive to reduce VMT below regional averages on a "per resident" and "per employee" basis.
- **Multi-modal connectivity.** Promote pedestrian and bicycle improvements that improve connectivity between existing and new development.
- **Pedestrian amenities.** Require new development and redevelopment to increase connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City.
- **Car sharing and bike sharing in commercial areas.** Explore car-sharing and bicycle-sharing opportunities throughout the City.

Goal M-3: Pedestrian Facilities that Connect Land Uses, Address Safety Concerns, and Support Land Use and Urban Design Goals

Policies:

- **Pedestrian paths and sidewalks.** Provide adequate sidewalk widths and clear paths of travel based on the street classifications, neighboring land uses, and anticipated pedestrian demand.
- **Pedestrian access to land uses.** Provide pedestrian access to all land uses in Seaside.
- **Crossings at barrier locations.** Enhance pedestrian and bicycle crossings and pathways at key locations across physical barriers such as highways and road barriers.

Goal M-5: A Citywide Bicycle Network that Connects Residential, Commercial, Educational and Recreational Uses, and Earns Seaside the Reputation of a Bicycle-friendly City

Policies:

- **Bikeway network completion.** Strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Seaside.
- **Funding for bikeway Improvements.** Increase the share of bicycle facility improvements included in the City's Capital Improvement Program.
- **Bicycle encouragement and events.** Encourage bicycling by sponsoring and/or supporting community outreach events that promote bicycling, such as Bike Month, Bike to Work/School Events, and the Safe Routes to School Program.
- **Bicycle facilities and commercial areas.** Install bicycle amenities, including bicycle lanes, parking and storage, and wayfinding and signage throughout Seaside's commercial areas as appropriate.
- **Bicycling and law enforcement.** Ensure bicycle-friendly laws and ordinances are in place and enforced by law enforcement.
- **Bicycle parking requirements for new development.** Ensure future

development meets Seaside Municipal Code requirements for bicycle parking spaces.

- **Bicycle commute programs.** Encourage employers to provide shower and locker facilities for bicycle commuters.

Goal M-6: Transit Service that is Frequent and Convenient, and Maximizes Ridership Potential for Residents, Employees and Visitors

Policies:

- **Funding for transit improvements.** Support the collection of transportation impact fees to augment transit operational costs and funding for physical improvements to enhance transit.
- **Transit Priority Corridors.** Provide measures to reduce delay to transit vehicles to priority transit corridors, such as queue-jump lanes and/or bus signal prioritization, where feasible, on transit-priority streets.

Goal M-10: Environmentally Sustainable Transportation

Policies:

- **Car sharing and neighborhood electric vehicles.** Promote car-sharing and neighborhood electric vehicles to reduce traffic and alternative fuel vehicles.
- **Electric vehicle charging stations.** Support the development of a network of electric vehicle charging stations throughout Seaside.
- **Preferential parking for carpools, vanpools and electric vehicles.** Encourage commercial, office, and flex development to provide preferred parking for carpools, vanpools, and electric vehicles.

1.3 Biological Resources

The City of Seaside's 2040 General Plan addresses Biological Resources in the Land Use and Community Design Element as well as the Parks and Open Space Element. The goals and policies are designed to limit habitat loss, maintain habitat integrity and connectivity, and protect special status species.

Goals, Policies, and Implementations related to Biological Resources are listed below:

Land Use and Community Design Element

Goal LUD-9. A City with beautiful and vibrant architecture and building design that reflects the culture and character of Seaside.

Policy:

- **Natural areas.** Design sites and buildings adjacent to natural areas with transparent design elements. Employ bird-safe design practices near habitat areas or migratory routes.

Goal LUD-17: Abundant and high-quality natural open space on former Fort Ord lands.

Policy:

- **Sensitive habitat.** Protect and maintain sensitive habitat areas as feasible.
- **Open space corridors.** Balance the need to create more housing, employment, retail, and entertainment uses on former Fort Ord lands with open space

corridors that support natural vegetation communities, scenic vistas, and sensitive habitats within new growth areas. Open space corridors should connect to formal and informal trailheads in the National Monument, where possible.

- **Open space buffer.** Provide an open space buffer consistent with the Base Reuse Plan (BRP).
- **Regional efforts.** Participate in regional programs and in partnership with land trusts to seek funding to preserve, maintain, and acquire open space as opportunities allow.

Goal LUD-20: New development supports the preservation or enhancement of the City's natural resources.

Policy:

- **Clustered development.** Cluster new development on former Fort Ord lands, as feasible, to minimize impacts on sensitive habitat.
- **Development adjacent to habitat.** Require new construction adjacent to habitat management areas to minimize new impervious surface, minimize light pollution and emphasize native landscaping.
- **Low-impact development.** Require new construction to use low-impact development techniques to improve stormwater quality and reduce run-off quantity.
- **Steep slopes.** Preserve areas with steep slopes greater than 40 percent by prohibiting commercial and residential development. Open space and trails may be allowed in these areas.
- **Native species.** Encourage new development to support a diversity of native species and manage invasive species.

Goal LUD-22: Balanced, diverse, and sustainable growth.

Policy:

- **Habitat Preservation. Support the preservation of open space and sensitive habitat including:**
  - Oak woodlands and linkages
  - An open space buffer between future development and the National Monument.
  - Open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.

Land Use and Community Design Element Implementation Programs

Implementation Program LUD 4. Specific Plans. Create Specific Plans to bridge the policies of the General Plan with the standards of the zoning code for subareas of the City. Plans should address key opportunities for the area and include the following:

- The location, phasing, and amount of designated land uses, including parks and recreational uses
- Circulation network

- Open space and sensitive habitat
- Demand for new infrastructure and utility services
- An implementation program for public and private development

Plans should include a broad community engagement process tailored to surrounding neighbors, property owners, businesses, tenants, and other key community members and stakeholders. New Specific Plans should be created for Seaside East, Campus Town, Main Gate and Fremont Boulevard.

Parks, Open Space + Conservation Element

Goal POC-2: Natural open space on former Fort Ord lands.

Policy:

- **Active open space corridors.** In partnership with regional and local agencies, develop active open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats within former Fort Ord lands. Open space corridors should connect to formal and informal trailheads in the National Monument where possible.
- **Open space buffer.** Provide an open space buffer consistent with the BRP between future development in Seaside East and the National Monument.
- **Partner with outside agencies.** Participate in regional and federal programs and partner with land trusts or other nonprofits to seek funding to preserve, maintain, and manage natural open space.
- **Education opportunities.** Promote educational opportunities to emphasize the need to maintain and manage biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.

Goal POC-8: Sensitive species and habitat protected on former Fort Ord lands.

Policy:

- **Habitat Management Plan and Habitat Conservation Plan.** Continue to partner with local, regional, and federal agencies to implement the programs outlined by the HCP and HMP.
- **Loss of sensitive species.** Strive to minimize the loss of sensitive species and critical habitat areas in areas planned for future development.
- **Habitat management areas.** Continue to protect habitat management areas on former Fort Ord land, identifying habitat areas, planning carefully to avoid significant impacts, and implanting more restrictive development standards adjacent to these areas.
- **Oak woodlands.** Continue to partner with regional and local agencies to designate oak woodlands and linkages, encourage the preservation and management of oak woodland and linkages, and connect them to other parks, open space, and active open space corridors.
- **Habitat restoration.** Restore habitat areas where habitat has been distributed by activities on the former Fort Ord lands, if economically feasible, in development of Specific Plans.
- **Inland water resources.** Strive to protect and enhance creeks, lakes, and adjacent wetlands by eradicating non-native vegetation and restoring native

vegetation.

- **Zoning.** During development of Specific Plans on former Fort Ord lands, map and designate habitat management areas to be protected from future development, where appropriate.

Goal POC-9: New development supports the preservation or enhancement of the City's natural resources.

Policy:

- **Clustered development**. Clustered new development on former Fort Ord lands to minimize impacts to oak woodlands and linkages, preserve habitat management areas, and protect steep slopes, wetlands, and waterways.
- **Integrating oak woodland**. Work with developers to promote an understanding of existing oak trees and previously-identified oak woodland linkages as they design new developments.
- **Development review**. When projects are adjacent to or contain sensitive habitat, require projects to submit analysis showing the existing habitat, proposed plan.
- **Development near habitat management areas**. Require new development adjacent to habitat management areas to minimize new impervious surface, minimize light pollution, emphasize native landscaping.
- **Hillside protection**. When grading is necessary, encourage grading for new development that complements the surrounding natural features.
- **Dark sky lighting standards**. Require new construction or modifications to existing development and public facilities to adhere to: dark sky lighting standards or the control of outdoor lighting sources by shielding light in the downward direction and limiting bright white lighting and glare.
- **Dark sky education**. Promote dark sky education in the community in order to excel at efforts to promote responsible lighting and dark sky stewardship.
- **Native species**. Encourage new development to support a diversity of nature species and manage invasive species.
- **Invasive species**. Discourage the use of plant species on the California Invasive Plant Inventory.
- **Low-impact development**. Use low-impact development techniques to improve stormwater quality and reduce run-off quantity.
- **Stormwater area and wetlands**. Incorporate wetland features into stormwater control facilities to the extent practical.
- **Water quality**. Incorporate water quality and habitat enhancement in new flood management facilities.

Goal POC-10: A City that protects, conserves, and enhances the natural beauty and resources within the coastal zone.

Policy:

- **Partnerships.** Promote local and regional cooperation and partnership, including the Fort Ord Reuse Authority and California State Parks, to help protect and manage Seaside's natural resources in the coastal zone.

- **Protect critical habitats.** Preserve, protect, and improve open space areas to the greatest extent possible to improve on existing limited habitats outlined by the Local Coastal Plan.
- **Beach habitat.** Work with local and regional agencies to ensure beaches can function as a quality habitat for permanent and migratory species.
- **Coastal Zone.** Protect the coastal zone west of State Highway 1 from habitat degradation due to increased access.

Goal POC-11: Pollutant discharge managed to minimize adverse impacts on water quality in the Monterey Bay, Robert's Lake, Laguna Grande and other bodies of water.

Policy:

- Low-impact development practices. Use and encourage the use of low-impact development techniques that may include improving soil health, providing soil cover and water-wise planting and irrigation, installing permeable pavements, building bio-retention areas to reduce runoff quantity, and improving storm water quality for new development and redevelopment projects.
- Storm water runoff. Enforce the reduction of storm water runoff consistent with local storm water permits.
- Storm water facilities. Incorporate storm water facilities into the design of parks and open spaces, using natural processes to capture, treat, and infiltrate storm water to the extent feasible.
- Retrofit existing street. Explore the retrofit of streets with storm water treatment areas as existing streets are redesigned.

Goal POC-12: An abundant, robust urban forest that contributes to Seaside's quality of life as it combats the effects of climate change. Urban forestry and is essential to the City's path towards greater sustainability.

Policy:

- **Protected tree species.** Preserve protected tree species, (e.g. native oaks) whenever possible during site redevelopment.
- **Select planting.** Encourage the planting of native, non-invasive, and drought-tolerant landscaping and trees. Encourage landscape plantings to use tree species native to an area when adjacent to natural plant communities and habitat management areas.
- **Sustainability in forest management.** Manage urban trees to achieve the City's environmental sustainability goals for water and energy conservation, stormwater management, and habitat protection.

Parks Open Space and Conservation Land Use and Urban Design Implementation Programs

POS 1. Tree Preservation Ordinance. Adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks of a certain size, permit requirements for removing oaks of the size defined, and specifications for relocation or replacement of oaks removed.

POS 2. Habitat Management Plan. Implement the Installation-wide Habitat Management Plan for Fort Ord areas within Seaside's jurisdiction in conformance with its resource conservation and

habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.

POS 3. Fort Ord Regional Habitat Cooperative. Be a cooperative member of the Fort Ord Regional Habitat Cooperative (Joint Powers Authority), and coordinate with FORA and the other cooperating members to finalize the HCP Plan and Implementing Agreement.

POS. 4. Dark Sky Lighting Ordinance. Prepare a Dark Sky Ordinance to regulate outdoor lighting through the adoption of comprehensive citywide outdoor lighting standards.

1.4 Cultural and Tribal Resources

The City of Seaside's 2040 General Plan addresses Cultural Resources in the Land Use and Community Design Element as well as the Parks and Open Space Element. The goals policies, and implementation plans include identification of cultural and historical resources, preservation of cultural and historic resources, historical resource development.

Goals, Policies, and Implementations related to Cultural and Tribal Cultural Resources are listed below:

Land Use and Community Design

Goal LUD-8: A strong sense of cultural and historic heritage.

Policy:

- **Identify cultural and historical resources**. Establish a known list of cultural and historical resources in the City.
- **Historic preservation**. Work with State and Federal agencies, such as California Historical Resources, to help guide and fund future restoration efforts. Support efforts to memorialize significant people, places, and events in the history of Seaside through public art and plaques.
- **Historical resource development**. Work with local organizations to continue to document and educate the public about the history of Seaside.

Parks Open Space + Conservation

Goal POC-14: A strong sense of cultural resources and historical places.

Policy:

- **Identify cultural and historical resources**. Establish a known list of cultural and historical resources in the City.
- **Protect Native American cultural resources**. Provide for the protection and/or support of tribal cultural resources in the City and at the former Fort Ord.
- **Historic preservation**. Work with State and Federal agencies, such as California Historical Resources, to help guide and fund future restoration efforts. Support efforts to memorialize significant people, places, and events in the history of Seaside through public art and plaques.
- **Historical resource development**. Work with local organizations to continue to document and educate the public about the history of Seaside.

1.5 Geology and Soils

The City of Seaside's 2040 General Plan addresses Geology and Soils in the Safety Element. The goals policies, and implementation plans include updating the geologic and seismic hazards risk maps, educating the public and encouraging seismic upgrades to ensure community safety.

Goals, Policies, and Implementations related to Geology and Soils are listed below:

Safety Element

Goal S-3: Protection from the effects of earthquakes, landslides, tsunamis, and other natural disasters.

Policy:

- **Identify earthquake risk and mitigation.** Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
- **Update seismic and geologic hazard maps.** Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps within the City boundaries, former Fort Ord lands, and the Sphere of Influence.
- **Updated building codes and development reviews.** Reduce the risk of impacts from seismic and geologic hazards through land use planning, updated building codes, and the development review process. Ensure new development meets building code requirements.
- **Seismic upgrades.** Examine necessity of seismic upgrades to existing public facilities as well as existing multifamily housing constructed prior to1971.
- **Public awareness.** Promote greater public awareness of earthquake hazards with incentives and assistance to help property owners make their homes and businesses more earthquake-safe.

1.6 Greenhouse Gas Emissions/Climate Change

The City of Seaside's 2040 General Plan addressed Greenhouse Gas (GHG) emissions in the Mobility and Healthy and Sustainable Community Elements. The goals, policies, and implementation plans contained therein include improving the general quality of life for Seaside residents by supporting innovative programs and policies for environmental sustainability and climate change, such as using cleaner energy, conserving water, and reducing GHG emissions to increase community awareness and resiliency to climate change.

Goals, Policies, and Implementations related to GHG emissions are listed below:

Mobility Element

Goal M-2: Mobility options that serve the multi-modal access and travel needs generated by new development in a manner suitable to the local context.

Policy:

- **Greenhouse gas emissions and vehicle miles traveled (VMT) reductions.** Support development and transportation improvements that help reduce greenhouse gas emissions and VMT. Strive to reduce VMT below regional averages on a "per resident" and "per employee" basis.
- **Multi-modal connectivity.** Promote pedestrian and bicycle improvements that improve connectivity between existing and new development.
- **Car sharing and bike sharing in commercial areas.** Explore car-sharing and bicycle-sharing opportunities throughout the City.

Healthy and Sustainable Community Element

Goal HSC – 1: A City that supports health equity for all residents by promoting access to affordable, quality health care, mental health care and social services.

Policy:

- **Regional presence as sustainability partner.** Play an active role in AMBAG and the development and implementation of the Sustainable Communities Strategy. Encourage land use patterns that encourage walking, conserve land, energy, and water resources, support active transportation, reduce vehicle trips, and improve air quality.

Goal HSC-6: Citywide greenhouse gas emissions.

Policy:

- **Reduction targets.** Establish greenhouse gas emission reduction targets in line with those of the State that call for reducing greenhouse gas emissions as follows:
  - 1990 levels by 2020
  - 40 percent below 1990 levels by 2030
  - 60 percent below 1990 levels by 2040
- **Reduction measures.** Implement greenhouse gas reduction measures to achieve greenhouse gas reduction targets through the development of a Climate Action Plan or similar.
- **Monitor emissions.** Monitor and report greenhouse gas emissions so that reductions can be tracked in a transparent, consistent, and accurate manner.
- **Reduction programs.** Use the emissions inventory and monitoring tools to identify, prioritize, and update programs that effectively contribute to greenhouse gas reductions.
- **Municipal emissions.** Prioritize municipal policies and programs that reduce the City's carbon footprint, such as purchasing alternative fuel vehicles, pursuing solar installation, implementing green purchasing, and retrofitting existing buildings.
- **Green jobs.** Promote greenhouse gas reduction measures that support local

job training and placement in green industries focused on environmental sustainability, renewable energy, renewable0related technologies, and bioremediation.

- **Sustainable Communities Strategy.** Collaborate with regional and State partners to implement the Sustainable Communities Strategy to reduce greenhouse gas emissions, balance jobs and housing, and develop transportation systems that support all modes of circulation.

Healthy + Sustainable Communities Element

Goal HSC-7: A resilient community that is prepared for the potential impacts of climate change.

Policy:

- **Disaster management.** Develop a community-based model of disaster management that effectively integrates a multi-hazard warning system.
- **Climate change education.** Educate the community, particularly the most vulnerable populations, about climate change, flood control, and community preparedness to increase resilience around hazardous events.

Goal HSC-9: Energy efficiency buildings that use energy from renewable sources.

Policy:

- **Net zero buildings.** Explore a requirement for all new residential buildings to use net zero energy by 2020 and all new commercial buildings by 2030, consistent with State goals.
- **Energy efficiency education.** Increase educational and outreach efforts to residential, commercial, and institutional building owners to increase awareness of PG&E and Energy Watch programs, rebates, and incentives and to improve energy efficiency in existing buildings.
- **Funding sources.** Support and implement third-party programs and financing sources, such as a PACE program and CalSolar, to improve energy and water efficiency of existing buildings and to generate renewable energy locally.
- **Efficiency upgrades.** Promote energy efficiency upgrades, such as weatherization and lighting retrofits for qualified households.
- **Renewable energy.** Encourage the installation of renewable energy generation sources in the design and development of new development to reduce energy costs and support resource conservation.

1.7 Hazardous Materials

The City of Seaside's Draft 2040 General Plan addresses Hazards in the Land Use and Community Design Element, Healthy and Sustainable Communities Element, Housing Element, the Community Facilities and Infrastructure Element, and the Safety element. The goals, policies, and implementation programs include wildfire risk, hazard mitigations, residential hazards, disaster management, and e-waste and hazardous waste campaign.

Goals, Policies, and Implementations related to Hazardous Materials are listed below:

Land Use + Community Design Element

Goal LUD-21: Resilient neighborhoods on former Fort Ord lands.

Policy:

- **Wildfire risk**. Require that all future developments on former Fort Ord lands take steps to reduce wildfire risk as part of the site review process.
- **Hazard mitigations.** Support plans and policies that mitigate existing hazards and reduce the risk of urban and wildfire threats.

Housing Element

Goal H-1: Well-maintained neighborhoods and housing conditions support an improved quality of life.

Policy:

- **Residential Hazards**. Promote the mitigation of residential hazards and safety issues (such as lead-based paint, molding, etc.)

Goal CFI - 6: A flexible and effective system that reduces solid waste and waste resources.

Policy:

- **E-waste and hazardous waste campaign.** Continue to work with regional agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid their disposal into the sewer system, waste stream, or open space areas.

Safety Element

Goal S-2: Effective emergency response.

Policy:

- **Emergency evacuation.** Maintain emergency procedures for the evacuation and control of population in identified floodplain areas in accordance with Section 8589.5 of the California Government Code.
- **Partnership.** Continue to work with Monterey County Hazard Mitigation Planning Team, as the Monterey County Multi-Jurisdictional Hazard Mitigation Plan is updated, to incorporate climate change and sea level rise into the comprehensive mitigation strategy.

Goal S-3: Protection from the effects of earthquakes, landslides, tsunamis, and other natural disasters.

Policy:

- **Inventory of Fort Ord buildings**. Develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public and private buildings essential to the health and safety of the public, such as hospitals, fire and police stations, public works centers, high occupancy structures, schools, and sites containing or storing hazardous materials.

Goal S-5: Minimization of risk of fire hazards in the City and wildfire hazards on former Fort Ord lands through fire prevention design and fuel reduction strategies.

Policy:

- **Inventory risk levels.** 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.

- **Fire prevention by design.** Ensure that planning and design of development in very high fire hazard areas minimizes the risks of wildfire through structure development in accordance with the California Building Code Chapter 7A and includes adequate provisions for vegetation management, emergency access, and firefighting.
- **Fire Protection Former Fort Ord.** 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 for fire protection water volumes, system distribution upgrades, and emergency water storage.
- **Landscaping and buffer zones.** Work with the U.S. Army, private property owners, and adjacent jurisdictions to maintain fire safe landscaping and buffer zones in areas of wildfire risk.
- **Water pressure.** Coordinate with water districts to ensure that water pressure for existing developed areas and former Fort Ord lands is adequate for firefighting purposes
- **Fire education.** Continue to provide fire hazard education and fire prevention programs to Seaside residents and businesses.
- **Facility siting.** Ensure that the location of new and existing fire protection facilities provides a consistent level of service on former Fort Ord lands.
- **Update building code.** Reduce the risk of impacts from wildfire through updating development standards that meet or exceed the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction around Buildings and Structures Regulations and ensure new development meets the fire safe requirements.
- **Development in the Very High Fire Hazard Severity Zone.** Require new development in the Very High Fire Hazard Severity Zone to develop a fire protection and evacuation plan and ensure that the plan includes adequate fire access to new development.
- **Fire protection of public facilities.** Ensure new public facilities are located outside of Very High Fire.

Goal S-6: Strong coordination with regulatory agencies to ensure safe and effective remediation of hazardous and toxic materials.

Policy:

- **Minimize risk.** Minimize the risk to the community associated with hazardous materials. Continually integrate updated remediation strategies in coordination with the regulating agencies.
- **Management of hazardous materials.** Continue to cooperate with federal, state, and county agencies to effectively regulate the management of hazardous materials and hazardous waste.
- **Hazardous Materials Management.** Assess the use of hazardous materials as part of its environmental review and/or include approval the development of a

hazardous management and disposal plan, as a condition of a project, subject to review by the County Environmental Health Department.

- **Regional coordination**. Coordinate with regulatory agencies regarding remnant safety hazards and future utilization of the Fort Ord munitions hazard area.
- **Monitor remediation**. Monitor implementation procedures of the Remedial Action-Records of Decision and work cooperatively with the U.S. Army and all contractors to ensure the safe and effective removal and disposal of hazardous materials, compliance with all applicable regulations regarding hazardous materials, and protection of the public during remediation activities.
- **Superfund.** Cooperate with the federal government to obtain Superfund monies and implement cleanup activities to eliminate the environmental hazards associated with past military activities at the former Fort Ord.

1.8 Hydrology and Water Quality

The City of Seaside's 2040 General Plan addresses Hydrology and Water Quality in the Land Use and Community Design Element, Mobility, Parks and Open Space Conservation, Community Facilities and Infrastructure, and Safety Element. The goals policies, and implementation plans include implementing flood control measures, managing stormwater runoff through urban design mechanisms, and encouraging water conservation. This General Plan is intended to provide comprehensive and periodic updates of the City's growth and planning strategies and as such provides revised and refined goals, policies, and implementation programs as appropriate, which are designed to avoid or mitigate environmental impacts

Goals, Policies, and Implementations related to Hydrology and Water Quality are listed below:

Land Use and Community Design Element Goals and Policies

Goal LUD-2: Increased employment opportunities in Seaside to meet the needs of existing and future residents.

Policy:
- **Non-polluting industries.** Promote development of non-polluting industries that are not major sources of air and water pollution or other negative externalities.

Goal LUD-20: New development supports the preservation or enhancement of the City's natural resources.

Policy:
- **Low-impact development.** Require new construction to use low-impact development techniques to improve stormwater quality and reduce run-off.

Mobility

Goal M-8: Well-managed commercial parking that supports Seaside's businesses and limits impacts on adjacent residential neighborhoods.

Policy:
- **Parking lot design.** Ensure parking lots for new development are carefully designed to reduce their overall impact by:

- Providing only the necessary parking supply to meet a demonstrated demand.
- Placing parking lots behind or on the side of buildings.
- Screening and buffering lots from adjacent residential areas, streets, and sidewalks.
- Promoting landscaping, especially stormwater detention areas in lots.
- Minimizing curb cuts to reduce conflicts between pedestrian and bicyclists.

Parks, Open Space + Conservation Element Goals and Policies

Goal POC-7: Environmental sustainability and awareness at new and existing park and recreational facilities.

Policy:
- **Stormwater Infiltration**. Design future parks to use natural processes to capture, treat, and infiltrate stormwater.

Goal POC-8: Sensitive species and habitat protected on former Fort Ord lands.

Policy:
- **Inland water resources.** Strive to protect and enhance creeks, lakes, and adjacent wetlands by eradicating non-native vegetation and restoring native vegetation.

Goal POC-9: New development supports the preservation or enhancement of the City's natural resources.

Policy:
- **Low-impact development.** Use low-impact development techniques to improve stormwater quality and reduce run-off quantity.
- **Stormwater area and wetlands.** Incorporate wetland features into stormwater control facilities to the extent possible.
- **Water quality.** Incorporate water quality and habitat enhancement in new flood management facilities.
- **Green streets.** When feasible, explore opportunities for green streets, and using natural processes to manage stormwater runoff. When green street demonstration areas are identified, include unobtrusive educational signage.

Goal POC-11: Pollutant discharge managed to minimize adverse impacts on water quality in the Monterey Bay, Robert's Lake, Laguna Grande and other bodies of water.

Policy:
- **Low–impact development practices.** Use and encourage the use of low-impact development techniques that may include improving soil health, providing soil cover and water-wise planting and irrigation, installing permeable pavements, building bio-retention areas to reduce runoff quantity, and improving storm water quality for new development and redevelopment projects.
- **Storm water runoff.** Enforce the reduction of storm water runoff consistent with local storm water permits.
- **Storm water facilities.** Incorporate storm water facilities into the design of parks and open spaces, using natural processes to capture, treat, and infiltrate

storm water to the extent feasible. Retrofit existing street. Explore the retrofit of streets with storm water treatment areas as existing streets are redesigned.

Community Facilities and Infrastructure Goals and Policies

Goal CFI-2: A sustainable water supply that supports existing community needs and long-term growth.

Policy:

- **Regional coordination.** Continue to work cooperatively with local and regional water utilities, suppliers and agencies to maintain an adequate water supply for existing uses and develop new water supplies for development of the former Fort Ord lands and redevelopment within the city.
- **New water sources.** Aggressively seek new water sources for the Seaside Municipal Water System service area.
- **City review of new development.** Continue to 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.
- **Water conservation.** Continue to actively promote water conservation by City residents and businesses through policies and programs outlined within the Climate Change and Sustainability Element.
- **Recycled water.** Continue to promote the use of recycled water for irrigation of parks, golf courses, and public and private landscaped areas in Seaside.
- **Stormwater infiltration.** Continue to promote recharge of drinking water aquifers by stormwater infiltration.

Goal CFI-3: Clean and sustainable groundwater.

Policy:

- **Groundwater recharge in new development.** Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements, including FORA development requirements.
- **Groundwater recharge in City projects.** Seek opportunities to incorporate groundwater recharge elements into City drainage projects and work with other agencies to implement regional groundwater recharge projects.
- **Level of Service.** Work with utility owners to maintain the existing water and sanitary sewer systems to provide a high level of service to Seaside's neighborhoods.
- **New development.** Require new development and redevelopment projects to provide adequate water distribution and sewage collection infrastructure.
- **Groundwater credits.** Seek opportunities to quantify groundwater recharge from stormwater infiltration projects and credit it towards the city's potable water allocation.
- **Groundwater monitoring.** Coordinate with local organizations to ensure the City periodically assesses, monitors, and manages the quality of groundwater.

Goal CFI-5: Safe and environmentally-sustainable stormwater management.

Policy:

- **Requirements for new development.** Require new development and redevelopment projects to meet federal, state, regional, and local stormwater requirements, including site design, stormwater treatment, stormwater infiltration, peak flow reduction, and trash capture.
- **Stormwater Utility Fee.** Implement a Stormwater Utility Fee to fund required capital improvement projects.
- **Stormwater capture.** Optimize stormwater capture and treatment through implementation of low-impact design techniques, stormwater treatment and infiltration in open spaces, and implementation of green streets.
- **Stormwater capture.** Require new development and redevelopment projects to reuse stormwater on-site to the maximum extent practical.
- **Flood control.** Require new development and redevelopment projects to provide adequate stormwater infrastructure for flood control.
- **Level of service.** Maintain, improve and expand the City's existing stormwater system to provide a high level of service to Seaside's neighborhoods and commercial corridors.
- **Regional stormwater collaboration.** Collaborate with regional agencies and neighboring jurisdictions to manage stormwater at Laguna Grande and Robert's Lake.
- **Public space design.** Seek opportunities to integrate stormwater facilities into public spaces as architectural design elements. Include informational and educational signs to raise public awareness of water use and water pollution issues.
- **Promote stormwater and watershed environmental education.** Increase public awareness through programs, partnerships, and signage of stormwater and watershed stewardship.

Safety Element Goals and Policies

Goal S-4: Safeguarding of lives, property, and essential facilities from coastal and inland flooding, including potentially exacerbated flooding due to sea level rise, and other hydrological hazards.

Policy:

- **Drainage improvements.** Provide drainage controls and improvements that enhance local conditions and are consistent with and complement the master drainage plans.
- **Flood control.** Require new development and redevelopment projects to provide adequate stormwater infrastructure for flood control.
- **Sea level rise.** Partner with USGS to continually update flood inundation maps for Seaside to identify areas prone to localized flooding.

1.9 Land Use/Planning

The City of Seaside's 2040 General Plan addresses Land Use and Planning in the Land Use and Community Design Element as well as the Parks and Open Space Element. The goals policies, and

implementation plans include overall city structure, new employment districts, iconic design, job generation, high density and mixed-use, pedestrian-supportive design, connectivity, area-wide coordination, gateway points, and coordination with CSUMB.

Goals, Policies, and Implementations related to Land Use and Planning are listed below:

Land Use and Community Design Element Goals and Policies

Goal LUD-1: An urban form and structure that enhances the quality of life of residents, meets the community's vision for the future, and weaves new growth area together with long-established Seaside neighborhoods.

Policy:

- **Overall city structure.** Creating a "Campus Town" adjacent to CSUMB that provides for higher-density housing, R&D and employment areas, retail and entertainment uses, and active parks and recreation spaces to support CSUMB students and faculty, as well as permanent Seaside residents.

Goal LUD-2: Increased employment opportunities in Seaside to meet the needs of existing and future residents.

Policy:

- **New employment districts.** Create at least two new employment-designated areas in new growth areas of the City, with a minimum of one district in both Seaside East and Campus Town in accordance with the terms of the base closure agreement.

Goal LUD-9: A City with beautiful and vibrant architecture and building design that reflects the culture and character of Seaside.

Policy:

- **Iconic design.** Allow iconic and memorable building designs, particularly on larger non-residential properties in the Main Gate and Campus Town areas.

Goal LUD-18: Design new Seaside neighborhoods on former Fort Ord lands sustainably by linking land use, transportation, and infrastructure development to increase non-automobile travel, protect sensitive habitat, and reduce infrastructure costs.

Policy:

- **Job generation.** Create a least two new employment-designated areas, with a minimum of one district in both Seaside East and Campus Town, in accordance with the terms of the base closure agreement.

Goal LUD-23: Transform the City's northern area into a mixed-use, economically-vibrant Campus Town that serves the student population and leverages its geographic adjacency to CSUMB.

Policy:

- **Coordination with CSUMB.** Strengthen the relationship between the City and Cal State University-Monterey Bay, Marina, and other regional partners. Hold regular meetings with CSUMB to discuss plans for the "campus town" area.
- **High density and mixed-use.** Establish a coordinated, mixed use area that supports higher-density housing, shopping, services, jobs, offices, and open space. Future development shall accommodate the following uses:
  - High-density residential development, with some developments targeting students and/or CSUMB staff, as appropriate.

  - New R&D, flex space, live/work, and "markerspaces" close to CSUMB, to expand the number and diversity of jobs in Seaside.
  - A minimum of 1 to 2 acre community gathering space surrounded by retail and entertainment uses.
  - Dynamic research and development uses (including labs and light manufacturing) with easy access to the university. These uses will accommodate new public-private ventures and entrepreneurial activities.
  - Active recreation and gathering places, trails, and new parks, plazas and ground level landscaped open spaces to serve students, employees and residents.
- **Pedestrian-supportive design.** Require new projects to follow best practices for pedestrian-supportive design. Ground floors should be active along all primary frontages.
- **FORTAG trail.** Support implementation of the FORTAG regional trail and coordinate with FORTAG about trail design and connectivity, and art opportunities.
- **Intersection density.** Design street and block patterns to provide safe, convenient, and comfortable circulation for pedestrians and bicyclists. Intersection density should be at least 300 intersections per square mile (including both motorized and non-motorized segments).
- **Connectivity.** Improve access and connections for all modes to CSUMB.
- **Area-wide coordination.** Promote coordinated design and development between plans, new projects, and existing uses and properties.
- **Gateway points.** Signage and gateway elements should be implemented by new development to draw visitors to the Dunes State Beach and the National Monument. At these entry points, visitor-serving amenities, such as restaurants, bike and water sport rentals, and lodging are encouraged.

Housing Element Goals and Policies

Goal H-3: Ample new housing affordable available to extremely low, very low, low, and moderate-income households in Seaside.

Policy:

- **Multifamily housing construction.** Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multifamily neighborhoods, Campus Town, and Seaside East Specific Plan Areas.

Community Facilities and Infrastructure Element Goals and Policies

Goal CFI-10: An integrated and well-planned expansion of CSUMB.

Policy:

- **CSUMB expansion.** Continue to work with CSUMB to plan for the expansion of the campus in a way that supports the vision for a Campus Town, as described in the Land Use and Community Design Element.

Land Use and Urban Design Implementation Program

LUD4. Specific Plans. Create Specific Plans to bridge the policies of the General Plan with the standards of the zoning code for subareas of the City. Plans should address key opportunities for the area and include the following:

- The location, phasing, and amount of designated land uses, including parks and recreational uses
- Circulation network
- Open space and sensitive habitat
- Demand for new infrastructure and utility services
- An implementation program for public and private development

Plans should include a broad community engagement process tailored to surrounding neighbors, property owners, businesses, tenants, and other key community members and stakeholders. New Specific Plans should be created for Seaside East, Campus Town, Main Gate and Fremont Boulevard.

Mobility Implementation Program

M12. Campus Town Complete Streets Network & Pedestrian Improvement Focus Area. Construct the complete street improvements to serve Campus Town, concurrent with, and primarily funded by, new development.

1.10 Noise

The City of Seaside's 2040 General Plan addresses Noise in the Noise Element. The goals policies, and implementation plans include enforcing noise standards with prompt response to resident complaints, limiting hours of operation, and analyzing potential noise resulting from proposed projects. This General Plan is intended to provide comprehensive and periodic updates of the City's growth and planning strategies and as such provides revised and refined goals, policies, and implementation programs as appropriate, which are designed to avoid or mitigate environmental impacts

Goals, Policies, and Implementations related to Noise are listed below:

Noise

Goal N-1: Appropriate noise environments that are compatible with existing and proposed land uses based on guidelines provided in the Noise Element.

Policy:

- **Noise standards.** Adopt, maintain, and enforce planning guidelines that establish the acceptable noise standards identified in Table 1 [of the 2040 General Plan].
- **Compatible development**. Assess the compliance of individual developments, including new development and reuse/revitalization projects, with noise land use compatibility standards in Table 2 [of the 2040 General Plan]. Where proposed projects are not located in an area that is "clearly compatible," the City may require that an acoustical study be prepared as a condition of building permit approval demonstrating compliance with the noise standards shown in

Table 1.

- **Compatible development on former Fort Ord lands.** Ensure that new development in the City's portion of the former Fort Ord lands complies with the noise guidelines presented in the FORA Base Reuse Plan (Table 3) such that it does not adversely affect existing or proposed uses.
- **Noise sensitive land uses.** Protect noise-sensitive land uses or sensitive receptors, including residences, schools, hospitals, libraries, established religious gatherings, convalescent homes, community open spaces and recreation areas, and sensitive wildlife habitat on former Fort Ord lands, from high noise levels emitted by both existing and future noise sources.
- **Noise guidelines and local coordination.** Participate with other local jurisdictions in the FORA planning area to establish a consistent set of guidelines for controlling noise.
- **Enforcement of stationary noise standards**. Review and enforce the noise limits and construction and operation regulations contained in this Noise Element and in the City's Municipal Code.
- **Non-transportation related noise.** Encourage reduction of stationary noise impacts from commercial and industrial land uses, activities, events, and businesses on noise-sensitive land uses.
- **Limit on hours of operation.** Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas, such as residences, schools, hospitals, religious meeting spaces, and recreation areas.

Goal N-2: Minimal transportation-related noise impacts.

Policy:

- **Transportation-related noise.** Work with Caltrans and other agencies to enforce and reduce noise impacts associated with motorized vehicles.
- **Traffic and truck noise**. Regulate traffic flow to enforce speed limits to reduce traffic noise. Periodically evaluate and enforce established truck and bus routes to avoid noise impacts on sensitive receptors.
- **Noise enforcement.** Promptly investigate noise complaints and abate any noise impacts associated with commercial and other activities.
- **Noise reduction strategies.** Research and implement innovative noise reduction measures, such as asphalt rubber and living "green" noise barriers, to reduce noise on high volume streets in Seaside.
- **Coordination with Airport Land Use Commission**. Work with the Monterey County Airport Land Use Commission, the Marina Municipal Airport, and Monterey Regional Airport to monitor aircraft noise and make future updates to noise contours in Seaside.
- **Airport Master Plan**. Provide input on any update to the Monterey Peninsula Airport Master Plan, County Airport Land Use Plan, or California Airport Land Use Planning Handbook. Review and revise as necessary the goals, policies, and noise standards within the General Plan Noise Element to correspond with

updates to the Airport Master Plan

- **Noise barriers along future rail**. Should passenger rail service be initiated, the City shall work with TAMC to address noise and vibration considerations adjacent to the rail corridor.

1.11 Population and Housing

The City of Seaside's 2040 General Plan addresses Population and Housing in the Land Use and Community Design, Housing and Healthy and Sustainable Communities Elements. The goals policies, and implementation plans include encouraging infill development, ensuring adequacy and availability of housing for all of Seaside's citizens, including low-income, disabled and elderly residents. This General Plan is intended to provide comprehensive and periodic updates of the City's growth and planning strategies and as such provides revised and refined goals, policies, and implementation programs as appropriate, which are designed to avoid or mitigate environmental impacts

Goals, Policies, and Implementations related to Population and Housing are listed below:

Land Use and Community Design Element Goals, Policies, and Implementation Programs

Goal LUD-13: High-quality multifamily neighborhoods with a mixture of well-designed building types for a diversity of households.

Policy:

- **Housing diversity**. Permit a range of housing options in Seaside's multifamily neighborhoods to accommodate different economic levels, household sizes, and age groups.
- **Affordable by design**. Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller, more efficiently designed, and are not bundled with parking stalls.
- **Infill housing**. Encourage new infill housing in multifamily residential areas of the City in order to expand the amount and diversity of housing in exchange for community benefits.
- **Design of new multifamily buildings**. Design new multifamily housing in a way that creates attractive, quality-living environments for a variety of household types and contributes to the overall visual quality of the City.
- **Integration of new and old.** Promote new multifamily developments that are integrated with older development nearby, using transitions in scale, building proportions, and articulation and texture to reduce their apparent size.
- **Renovation**. Encourage and incentivize the renovation of older multi-family buildings to more contemporary standards.
- **Senior housing**. Encourage the development of senior housing in locations that are accessible to public transit, commercial services, and health and community facilities.

Goal LUD-18: Design new Seaside neighborhoods on former Fort Ord lands sustainably by linking land use, transportation, and infrastructure development to increase non-automobile travel, protect sensitive habitat, and reduce infrastructure costs.

Policy:

- **Diverse neighborhoods**. Create diverse mixed-income neighborhoods with a range of residential housing types for different economic levels, household sizes, and age groups.

Goal LUD-23: Transform the City's northern area into a mixed-use, economically-vibrant Campus Town that serves the student population and leverages its geographic adjacency to CSUMB.

Policy:

- **High density and mixed-use**. Establish a coordinated, mixed use area that supports higher density housing, shopping, services, jobs, offices, and open space. Future development shall accommodate the following uses:
  - High-density residential development, with some developments targeting students and/ or CSUMB staff, as appropriate.

Housing Element Goals and Policies

Goal H-1: Well-maintained neighborhoods and housing conditions support an improved quality of life.

Policy:

- **Improvement of existing housing**. Promote the repair, improvement, and rehabilitation of the City's housing stock and properties in order to enhance quality of life in the City and promote community identity and pride.
- **Adequate and decent housing**. Explore options for City policies and programs to reduce overcrowding and promote safe, affordable housing.
- **Residential hazards**. Promote the mitigation of residential hazards and safety issues (such as lead-based paint, molding, etc.)
- **Sustainability**. Promote sustainability through the use of green building techniques and materials for new construction and substantial rehabilitation of residential development.
- **Resource conservation.** Offer incentives to promote the use of energy-efficient and water-conserving features and materials for residential rehabilitation projects.

Goal H-2: Neighborhoods with a range of housing opportunities to meet existing and projected needs of all socioeconomic segments of the community.

Policy:

- **Variety of housing**. Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.
- **Affordability by design.** Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed
- **Aging in place**. Support the concept of "aging in place" by offering a range of

housing types and sizes that allows people to remain in the community as their housing needs change

- **Multifamily housing construction.** Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multifamily neighborhoods, Campus Town, and Seaside East Specific Plan Areas.
- **Density bonus**. Implement the State density bonus program to provide incentives for additional affordable housing.
- **Innovative housing options.** Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- **De-concentration of affordable units.** Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate-income households throughout the City.
- **Accessory dwelling units.** Allow the development of accessory dwelling units in existing single family neighborhoods as an affordable alternative.

Goal H-3: Ample new housing affordable available to extremely low, very low, and moderate-income households in Seaside.

Policy:

- **Multifamily housing construction.** Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multifamily neighborhoods, Campus Town, and Seaside East Specific Plan Areas.
- **Density bonus**. Implement the State density bonus program to provide incentives for additional affordable housing.
- **Innovative housing options.** Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- **De-concentration of affordable units.** Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate-income households throughout the City.
- **Accessory dwelling units.** Allow the development of accessory dwelling units in existing single family neighborhoods as an affordable alternative.
- **Acquisition and rehabilitation**. Partner with nonprofit housing developers to acquire and maintain property as affordable housing, actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.
- **Allocation of water and sewer services.** In compliance with State law, prioritize the allocation of water and sewer services for affordable housing.

Goal H-4: A streamlined development process to encourage housing production and reduce the costs of development.

Policy:

- **Adequate sites for Regional Housing Needs Assessment (RHNA).** Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected

housing needs of the City, including the City's share of regional housing needs.

- **Parcel consolidation.** Offer incentives and/or regulatory reliefs to encourage lot consolidation of small parcels for development and lot mergers of contiguous substandard lots with common ownership.
- **Development standards and procedures.** Regularly review the City's development standards and procedures to identify potential constraints to the production, maintenance, and development of housing, and to develop appropriate measures to mitigate constraints.

Goal H-5: A City that preserves and enhances housing affordability in the community, with an emphasis on promoting affordable housing for extremely low, low, and moderate income households.

Policy:

- **Incentives.** Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, and other financial assistance (as funding permits).
- **Long-term affordability**. Ensure that units produced for extremely low, very low, low and moderate-income households are maintained as long-term affordable units by adopting deed restrictions and other reasonable mechanisms to maintain the affordability for subsequent owners/ renters of below market-rate housing.
- **Monitor affordable housing.** Monitor affordable housing programs to ensure continued availability of below market rate housing in Seaside.
- **Short-term rentals**. Monitor short-term rentals that take housing units off the market for significant periods of time to better understand the impacts of the City's residential neighborhoods.

Goal H-6: A City that protects Seaside households from the risks of displacement.

Policy:

- **No net loss.** Require no net loss in the number of residential units during reconstruction or renovation in multifamily and mixed-use neighborhoods.
- **First right of refusal**. During housing redevelopment, provide displaced households with the first right to return to replacement units.
- **Condominium conversion.** Monitor the condominium conversion trends and devise appropriate actions to ensure a stable rental housing inventory.

Goal H-7: A diverse housing stock that meets the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.

Policy:

- **Special needs housing**. Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and transitional foster youth through transitional and supportive housing, ensuring reasonable accommodation, and provision of emergency shelters.
- **Incentives for housing for seniors and disabled**. Provide incentives to support senior housing, assisted living facilities, and housing for persons with

disabilities (including persons with developmental disabilities) on sites within proximity to supportive services, community facilities, and public transportation.

- **Continuum of care for the homeless**. Support a continuum of housing options for the homeless, ranging from rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing for homeless individuals and families.
- **Supportive services for the homeless**. Provide a range of supportive services for the homeless with an emphasis on homeless prevention.
- **Universal design**. Encourage universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.
- **Access to transportation and services.** Integrate special needs housing in close proximity to transit and public services.
- **Equal housing opportunity**. Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.

Goal H-8: The City of Seaside is a leader seeking regional solutions to housing issues in the Monterey Bay area.

Policy:

- **Collaborative partnerships**. Participate in collaborative partnerships of neighboring jurisdictions, non-profit organizations, affordable and for-profit housing developers, and major employers in the production of a variety of affordable housing opportunities in Seaside.
- **Regional planning.** Participate in regional planning efforts to address regional housing issues, such as Sustainable Communities Strategy, a jobs-housing balance, and homelessness.
- **Fair Housing**. Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Assessment of Fair Housing (AFH) process.

Goal H-9: An open process that facilitates community involvement in the development of housing policies and programs and enhances accountability.

Policy:

- **Accountability in implementation.** Maintain City leadership in helping attain the objectives of the City's Housing Element by following through on the prescribed actions in a timely manner and monitoring progress annually.
- **Collaborative planning.** Encourage and support early public participation in the development and review of City housing policy from all economic and demographic segments of the community, including the encouragement of neighborhood-level planning and working with community groups and other interest groups. as the Sustainable Communities Strategy, a jobs-housing balance, and homelessness prevention
- **Fair Housing.** Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Assessment of Fair Housing (AFH) process.

- **Community engagement by developers.** Encourage developers of any major project to have neighborhood meetings with residents early in the process to undertake early problem solving and facilitate a more informed, efficient, and constructive development review process.

Healthy and Sustainable Community

Goal HSC-2: Neighborhoods designed to encourage a healthy lifestyle for people of all ages, income levels, and cultural backgrounds.

Policy:

- **Housing options and affordability.** Promote development of a variety of housing types that meet the needs of residents of all income levels. This policy is implemented through the Housing Element.

1.12 Public Services and Recreation

The City of Seaside's 2040 General Plan addresses Public Services in the Healthy and Sustainable Community, Community Facilities and Infrastructure, as well as the Safety Element. The goals policies, and implementation plans include improvements to existing infrastructure, maintenance of the existing level of service, and providing education on recycling services to the public. This General Plan is intended to provide comprehensive and periodic updates of the City's growth and planning strategies and as such provides revised and refined goals, policies, and implementation programs as appropriate, which are designed to avoid or mitigate environmental impacts

Goals, Policies, and Implementations related to Public Services are listed below:

Healthy and Sustainable Community

Goal HSC- 12: A zero-waste program that increases recycling and reduces food scraps and green waste sent to the landfill.

Policy:

- **Commercial and multifamily recycling**. Promote GreenWaste Recovery's recycling programs expanding outreach to commercial and multifamily residences, including programs that convey the lifecycle effects from green purchasing and recycling.
- **Food and green waste**. Work with GreenWaste Recovery to expand green waste programs so they collect food waste and green waste from commercial and residential uses.
- **Green purchasing**. Promote green purchasing options across all City departments. Consider the lifecycle effects from purchases.
- **Passive solar techniques**. Encourage new development to reduce building energy use by: Maximizing interior daylighting. Using cool exterior siding, roofing, and paving materials with relatively high solar reflectivity to reduce solar heat gain. Planting shade trees on south- and west-facing sides of new buildings to reduce energy loads.
- **Education and training.** Partner with CSUMB and Rancho Cielo to encourage long-term green technology education and training.
- **Recycled and locally-sourced materials**. Encourage new construction projects

to use recycled and locally-sourced building materials in projects.

- **Salvage and recycle construction materials.** Ensure construction demolition achieves the State's 50 percent target for material salvage and recycling of non-hazardous construction materials.
- **Waste containers**. Promote waste reduction, recycling, and composting by making separate containers available in gathering areas of City owned facilities.
- **Community reuse**. Support community-based programs that promote food sharing, electronics recycling, and the reuse of consumer goods.

Community Facilities and Infrastructure

Goal CFI- 1: City-wide infrastructure to support existing development and future growth.

Policy:

- **Aging infrastructure**. Continue to manage and upgrade the City's aging infrastructure, as funds allow and leverage funds whenever possible.
- **Funding levels**. Explore options available to attain sustainable funding levels for maintaining existing infrastructure in the City.
- **Infrastructure for new development.** Require a plan to provide adequate infrastructure and utility service levels before approving new development.
- **Fair share.** Require that new and existing development pay its fair share of infrastructure and public service costs.
- **Utilities below grade**. To the maximum extent feasible, install infrastructure to facilitate the delivery of all utilities below grade when feasible.
- **Sustainable materials.** Promote the design of infrastructure projects that use sustainable materials and fewer natural resources during construction.
- **Climate change risks**. As feasible, identify the long-term risks from climate change, including changes in flooding, storm intensity, sea level rise, water availability, and wildfire, during infrastructure planning and design to adapt to those changes.

Goal CFI- 2: A sustainable water supply that supports existing community needs and long-term growth.

Policy:

- **Regional coordination.** Continue to work cooperatively with local and regional water utilities, suppliers and agencies to maintain an adequate water supply for existing uses and develop new water supplies for development of the former Fort Ord lands and redevelopment within the city.
- **New water sources**. Aggressively seek new water sources for the Seaside Municipal Water System service area.
- **City review of new development**. Continue to 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.
- **Water conservation**. Continue to actively promote water conservation by City residents and businesses through policies and programs outlined within the

Climate Change and Sustainability Element.

- **Recycled water**. Continue to promote the use of recycled water for irrigation of parks, golf courses, and public and private landscaped areas in Seaside.
- **Stormwater infiltration**. Continue to promote recharge of drinking water aquifers by stormwater infiltration.

Goal CFI- 4: Well-maintained water and sewer systems that meets the City's current and future needs.

Policy:

- **Level of Service**. Work with utility owners to maintain the existing water and sanitary sewer systems to provide a high level of service to Seaside's neighborhoods.
- **New development.** Require new development and redevelopment projects to provide adequate water distribution and sewage collection infrastructure.
- **Groundwater credits**. Seek opportunities to quantify groundwater recharge from stormwater infiltration projects and credit it towards the city's potable water allocation.
- **Groundwater monitoring**. Coordinate with local organizations to ensure the City periodically assesses, monitors, and manages the quality of groundwater.
- **Regional sanitary sewer.** Continue to monitor and coordinate with partners about the MRWPCA treatment plant as new development projects are proposed and treatment capacity needs expand.

Goal CFI- 6: A flexible and effective system that reduces solid waste and waste resources.

Policy:

- **Solid waste services**. Continue to coordinate solid waste and green waste recycling services to Seaside businesses and homes.
- **Waste reduction education**. Promote awareness about responsible waste management practices, including recycling, green waste collection, and composting.
- **Construction demolition**. Require construction demolition to meet or exceed the State's 50 percent targets for material salvage and recycling of nonhazardous construction materials.
- **Service levels**. Ensure that adequate utility and telecommunication infrastructure support future development.
- **Public-private broadband partnership**. Actively seek a public-private partnership to provide ultra-high speed fiber optic communications to businesses in Seaside.
- **Underground utilities**. When feasible, place new utilities underground to promote attractive neighborhoods and streetscapes.
- **Safe integration.** Ensure that public utilities
- **Separate containers.** Promote waste reduction, recycling, and composting by placing separate containers in all gathering areas of City-owned facilities and sites.
- **E-waste and hazardous waste campaign**. Continue to work with regional

agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid their disposal into the sewer system, waste stream, or open space areas.

Goal CFI- 7: City-wide access to high-quality energy utility and telecommunication services.

Policy:

- **Service levels**. Ensure that adequate utility and telecommunication infrastructure support future development.
- **Public-private broadband partnership.** Actively seek a public-private partnership to provide ultra-high speed fiber optic communications to businesses in Seaside.
- **Underground utilities**. When feasible, place new utilities underground to promote attractive neighborhoods and streetscapes.
- **Safe integration**. Ensure that public utilities
- **Separate containers**. Promote waste reduction, recycling, and composting by placing separate containers in all gathering areas of City-owned facilities and sites.
- **E-waste and hazardous waste campaign**. Continue to work with regional agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid their disposal into the sewer system, waste stream, or open space areas. Facilities and infrastructure are designed to be safe and compatible with adjacent uses. Consider aesthetic design, including well maintained grounds and fencing around substations.
- **Telecommunication facility siting.** Ensure that siting of telecommunication facilities provides efficiency and quality services to emergency response providers in the City.
- **Joint use of power line corridor.** Work with PG&E to encourage joint use of the power line corridor adjacent to General Jim Moore Boulevard.

Safety Goals and Policies

Goal S-1: A high standard of police services with a focus on community-based crime prevention

Policy:

- **Service levels**. Maintain sufficient levels of law enforcement services and facilities to support existing residents and future growth.
- **Service delivery and efficiency.** Strive to improve service delivery and efficiency of the Seaside Police Department.
- **Coordination.** Coordinate with local, state, and federal law enforcement agencies to reduce the risk of criminal activity. Coordinate with local partners to encourage community-based crime prevention efforts.

Goal S-2: Effective emergency response following a natural or human-caused disaster.

Policy:

- **Service levels.** Maintain sufficient levels of fire protection and emergency services to support existing residents and future growth.
- **Service delivery and efficiency.** Strive to improve service delivery and

efficiency of the Seaside Fire Department.

- **Coordinate emergency response.** Implement coordinated emergency response planning.

1.13 Utilities

The City of Seaside's 2040 General Plan addresses Utilities in the Land Use and Community Design, Housing, Parks, Open Space and Conservation and Community Facilities and Infrastructure Elements. The goals policies, and implementation plans include encouraging low impact, energy efficient development, promoting use of alternative energy sources, and conserving resources. This General Plan is intended to provide comprehensive and periodic updates of the City's growth and planning strategies and as such provides revised and refined goals, policies, and implementation programs as appropriate, which are designed to avoid or mitigate environmental impacts

Goals, Policies, and Implementations related to Utilities are listed below:

Land Use and Community Design Element Goals and Policies

Goal LUD-20: A new development supports the preservation or enhancement of the City's natural resources.

Policies:

- **Low-impact development**. Require new construction to use low-impact development techniques to improve stormwater quality and reduce run-off quantity.

Housing Element Goals and Policies

Goal H-1: Well-maintained neighborhoods and housing conditions support an improved quality of life.

Policies:

- **Resource conservation**. Offer incentives to promote the use of energy-efficient and water-conserving features and materials for residential rehabilitation projects.

Goal H-3: Ample new housing affordable available to extremely low, very low, low, and moderate-income households in Seaside.

Policies:

- **Allocation of water and sewer services**. In compliance with State law, prioritize the allocation of water and sewer services for affordable housing

Parks Open Space + Conservation Element Goals and Policies

Goal POC-7: Environmental Sustainability and awareness at new and existing park and recreational facilities.

Policies:

- **Conservation and efficiency**. Increase energy and water conservation and efficiency at new and existing park and recreation facilities.
- **Stormwater infiltration**. Design future parks to use natural processes to capture, treat, and infiltrate stormwater.

- **Solid waste diversion**. Promote solid waste diversion at City parks and recreation facilities through recycling and composting.

Goal POC-9: New development supports the preservation or enhancement of the City's natural resources.

Policies:

- **Low-impact development.** Use low-impact development techniques to improve stormwater quality and reduce run-off quantity.
- **Stormwater area and wetlands.** Incorporate wetland features into stormwater control facilities to the extent practicable.
- **Water quality.** Incorporate water quality and habitat enhancement in new flood management.
- **Green Streets.** When feasible, explore opportunities for green streets, and using natural processes to manage stormwater runoff. When green street demonstration areas are identified, include unobtrusive educational signage.

Goal POC-11: Pollutant discharge managed to minimize adverse impacts on water quality in the Monterey Bay, Robert's Lake, Laguna Grande and other bodies of water.

Policies:

- **Low-impact development practices**. Use and encourage the use of low-impact development techniques that may include improving soil health, providing soil cover and water-wise planting and irrigation, installing permeable pavements, building bio-retention areas to reduce runoff quantity, and improving storm water quality for new development and redevelopment projects.
- **Storm water runoff**. Enforce the reduction of storm water runoff consistent with local storm water permits.
- **Storm water facilities**. Incorporate storm water facilities into the design of parks and open spaces, using natural processes to capture, treat, and infiltrate storm water to the extent feasible.
- **Retrofit existing street**. Explore the retrofit of streets with storm water treatment areas as existing streets are redesigned

Healthy and Sustainable Community Goals and Policies

Goal HSC- 12: A zero-waste program that increases recycling and reduces food scraps and green waste sent to the landfill.

Policies:

- **Commercial and multifamily recycling**. Promote GreenWaste Recovery's recycling programs expanding outreach to commercial and multifamily residences, including programs that convey the lifecycle effects from green purchasing and recycling.
- **Food and green waste**. Work with GreenWaste Recovery to expand green waste programs so they collect food waste and green waste from commercial and residential uses.
- **Green purchasing**. Promote green purchasing options across all City departments. Consider the lifecycle effects from purchases.

- **Recycled and locally-sourced materials**. Encourage new construction projects to use recycled and locally-sourced building materials in projects.
- **Salvage and recycle construction materials**. Ensure construction demolition achieves the State's 50 percent target for material salvage and recycling of non-hazardous construction materials.
- **Waste containers**. Promote waste reduction, recycling, and composting by making separate containers available in gathering areas of City owned facilities.
- **Community reuse**. Support community-based programs that promote food sharing, electronics recycling, and the reuse of consumer goods.

Community Facilities and Infrastructure Goals and Policies

Goal CFI- 1: City-wide infrastructure to support existing development and future growth.

Policies:

- **Aging infrastructure**. Continue to manage and upgrade the City's aging infrastructure, as funds allow and leverage funds whenever possible.
- **Funding levels**. Explore options available to attain sustainable funding levels for maintaining existing infrastructure in the City.
- **Infrastructure for new development**. Require a plan to provide adequate infrastructure and utility service levels before approving new development.
- **Fair share.** Require that new and existing development pay its fair share of infrastructure and public service costs.

Goal CFI- 2: A Sustainable Water Supply that Supports Existing Community Needs and Long-term Growth

Policies:

- **Regional coordination.** Continue to work cooperatively with local and regional water utilities, suppliers and agencies to maintain an adequate water supply for existing uses and develop new water supplies for development of the former Fort Ord lands and redevelopment within the city.
- **New water sources.** Aggressively seek new water sources for the Seaside Municipal Water System service area.
- **City review of new development.** Continue to 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.
- **Water conservation.** Continue to actively promote water conservation by City residents and businesses through policies and programs outlined within the Climate Change and Sustainability Element.
- **Recycled water.** Continue to promote the use of recycled water for irrigation of parks, golf courses, and public and private landscaped areas in Seaside.
- **Stormwater infiltration.** Continue to promote recharge of drinking water aquifers by stormwater infiltration.

Goal CFI-3: Clean and Sustainable Groundwater

Policies:

- **Groundwater recharge in new development.** Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements, including FORA development requirements.
- **Groundwater recharge in City projects.** Seek opportunities to incorporate groundwater recharge elements into City drainage projects and work with other agencies to implement regional groundwater recharge projects.
- **Groundwater credits.** Seek opportunities to quantify groundwater recharge from stormwater infiltration projects and credit it towards the City's potable water allocation.
- **Groundwater monitoring.** Coordinate with local organizations to ensure the City periodically assesses, monitors, and manages the quality of groundwater.

Goal CFI- 4: Well-maintained water and sewer systems that meets the City's current and future needs.

Policies:

- **Level of Service**. Work with utility owners to maintain the existing water and sanitary sewer systems to provide a high level of service to Seaside's neighborhoods.
- **New development.** Require new development and redevelopment projects to provide adequate water distribution and sewage collection infrastructure.
- **Regional sanitary sewer**. Continue to monitor and coordinate with partners about the MRWPCA treatment plant as new development projects are proposed and treatment capacity needs expand.

Goal CFI- 5: Safe and environmentally-sustainable stormwater management.

Policies:

- **Requirements for new development**. Require new development and redevelopment projects to meet federal, state, regional, and local stormwater requirements, including site design, stormwater treatment, stormwater infiltration, peak flow reduction, and trash capture.
- **Stormwater Utility Fee**. Implement a Stormwater Utility Fee to fund required capital improvement projects.
- **Stormwater capture**. Optimize stormwater capture and treatment through implementation of low impact design techniques, stormwater treatment and infiltration in open spaces, and implementation of green streets.
- **Stormwater capture**. Require new development and redevelopment projects to reuse stormwater on-site to the maximum extent practical.
- **Flood control**. Require new development and redevelopment projects to provide adequate stormwater infrastructure for flood control.
- **Level of service**. Maintain, improve and expand the City's existing stormwater system to provide a high level of service to Seaside's neighborhoods and commercial corridors.
- **Regional stormwater collaboration**. Collaborate with regional agencies and

neighboring jurisdictions to manage stormwater at Laguna Grande and Robert's Lake.

- **Public space design**. Seek opportunities to integrate stormwater facilities into public spaces as architectural design elements. Include informational and educational signs to raise public awareness of water use and water pollution issues.
- **Promote stormwater and watershed environmental education**. Increase public awareness through programs, partnerships, and signage of stormwater and watershed stewardship.

Goal CFI-6: A Flexible and Effective System that Reduces Solid Waste and Waste Resources.

Policies:

- **Waste reduction education.** Promote awareness about responsible waste management practices, including recycling, green waste collection, and composting.
- **Construction demolition.** Require construction demolition to meet or exceed the State's 50 percent targets for material salvage and recycling of non-hazardous construction materials.
- **Separate containers.** Promote waste reduction, recycling, and compositing by placing separate containers in all gathering areas of City-owned.
- **E-waste and hazardous waste campaign.** Continue to work with regional agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid their disposal into the sewer system, waste stream, or open space areas.

Parks, Open Space, and Conservation Element Goals and Policies

Goal POC-7: Environmental Sustainability and Awareness at New and Existing Park and Recreational Facilities

Policy:

- **Solid waste diversion.** Promote solid waste diversion at City parks and recreation facilities through recycling and composting

Goal POC-12: An abundant, robust urban forest that contributes to Seaside's quality of life as it combats the effects of climate change.

Policy:

- **Sustainability in forest management.** Manage urban trees to achieve the City's environmental sustainability goals for water and energy conservation, stormwater management, and habitat protection.

2 1997 Fort Ord Base Reuse Plan

2.1 Aesthetics

Aesthetic goals, policies, and programs specific to the City of Seaside are found in the Land Use Element and the Recreation and Open Space Element of the BRP. Commercial Land Use Policy F-1 requires the City to support FORA in preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance. Recreation/Open Space Land Use Policy D-1 requires the City to protect the visual corridor along SR 1 to reinforce the character of the regional landscape at this primary gateway to the former Fort Ord and the Monterey Peninsula. In addition, Recreation Policy B-1 requires the City to create a Scenic Corridor adjacent to SR 1 to preserve and enhance its viewshed.

2.2 Air Quality

Air Quality goals, policies, and programs specific to the City of Seaside are found in the Conservation Element. Air Quality Policy A-1 requires the City to continue cooperation with MBARD and the Transportation Agency for Monterey County (TAMC) in carrying out the regional AQMP and Congestion Management Plan, respectively. Air Quality Policy A-2 requires the City to use the CEQA process to identify and avoid or mitigation potential air quality impacts associated with development and to use the Transportation Demand Ordinance to encourage commute alternatives. Air Quality Policy A-3 requires the City to integrate land use strategies established by CARB that encourage clustered development that maximize the efficient use of mass transit into local land use decisions.

2.3 Biological Resources

Conservation goals, policies, and programs are defined in the BRP to accomplish these objectives. Some of the main policies outlined for the City of Seaside are as follows. Policy A-4 requires the City to encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas. Policy B-1 requires that the City strive to avoid or minimize loss of any sensitive species occurring in areas planned for development. Policy B-3 requires the City to preserve, enhance and protect wetland areas. Policy C-2 requires the City to encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Policy D-2 requires the City to encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord. Policy E-1 requires that the City develop a plan describing how it intends to address the interim management of natural land areas for which the City is designated as the responsible party.

2.4 Cultural and Tribal Cultural Resources

Cultural Resource goals, policies, and programs specific to the City of Seaside are found in the Conservation Element. Cultural Resources Policy A-1 requires the City to provide for the protection

and preservation of archaeological resources at the former Fort Ord. Cultural Resources Policy A-2 requires the City to provide for protection and/or support of Native American cultural properties at the former Fort Ord. Cultural Resources Policy B-1 requires the City to provide for the identification, protection, preservation and restoration of the former Fort Ord's historically and architecturally significant resources.

2.5 Geology and Soils

The BRP contains specific guidelines, policies, and objectives to protect communities in the Fort Ord Planning Area from both natural and human-induced disasters. Seismic and Geologic Hazards Policy A-1 requires the City to develop standards and guidelines and require their use in new construction. Seismic and Geologic Hazards Policy A-2 requires the City to use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects. Seismic and Geologic Hazards Policy A-3 requires the City to designate areas with severe seismic hazard risk as open space or similar use to ensure structural stability of habitual buildings and ensure public safety. Seismic and Geologic Hazards Policy B-2 requires the City to develop an inventory of critical and sensitive buildings and structures on the former Fort Ord. Seismic and Geologic Hazards Policy C-1 calls for the City's cooperation with other appropriate agencies to create a public education program for earthquake preparedness.

2.6 Greenhouse Gas Emissions/Climate Change

Goals, policies, and programs specific to the City of Seaside related to the reduction of greenhouse gas emissions are found in the Land Use and Conservation Elements. Residential Land Use Policy E-3 requires the City to prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit. Commercial Land Use Policy D-1 requires the City to allow and support a mix of residential and commercial uses to decrease travel distances, encourage walking and biking, and help increase transit ridership.

Air Quality Policy A-1 requires the City to continue cooperation with MBARD and the Transportation Agency for Monterey County (TAMC) in carrying out the regional AQMP and Congestion Management Plan, respectively, which will support greenhouse gas emission reduction targets. Air Quality Policy A-2 requires the City to use the CEQA process to identify and avoid or mitigation potential air quality impacts associated with development and to use the Transportation Demand Ordinance to encourage commute alternatives. Lastly, Air Quality Policy A-3 requires the City to integrate land use strategies established by CARB that encourage clustered development that maximize the efficient use of mass transit into local land use decisions.

2.7 Hazardous Materials

Hazards goals, policies, and programs specific to the City of Seaside are found in the Safety Element. Fire, Flood, and Emergency Management Policy A-1 requires the City to reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of new developments. Fire, Flood, and Emergency Management Policy A-2 also requires the City to provide fire suppression water system guidelines and implementation plans for former Fort Ord lands. In addition, Hazardous and Toxic Materials Safety Policy B-1 requires the City to work with the U.S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials.

2.8 Hydrology and Water Quality

Hydrology and Water Quality goals, policies, and programs specific to the City of Seaside are found in the Conservation Element.

Policies

- Hydrology and Water Quality Policy A-1: At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimized and infiltration maximized in groundwater recharge areas.
- Hydrology and Water Quality Policy B-1: The City shall ensure additional water to critically deficient areas.
- Hydrology and Water Quality Policy B-2: The City shall condition approval of development plans on verification of an assured long-term water supply for the projects.
- Hydrology and Water Quality Policy C-1: The City shall comply with all mandated water quality programs and establish local water quality programs as needed.
- 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.
- Hydrology and Water Quality Policy C-3: The MCWRA and the City shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on Salinas Valley Basin Management Plan.
- Hydrology and Water Quality Policy C-4: The City shall prevent siltation of waterways, to the extent feasible.
- Hydrology and Water Quality Policy C-5: The City 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.
- Hydrology and Water Quality Policy C-6: In support of Monterey Bay's national marine sanctuary designation, the City shall support all actions required to ensure that the bay and intertidal environment will not be adversely affected, even if such actions would exceed state and federal water quality requirements.
- Hydrology and Water Quality Policy C-7: The City shall condition all development plans on verification of adequate wastewater treatment capacity.

The BRP and associated Draft Environmental Impact Report (DEIR) noted that, at full build-out, water demands would be approximately 18,300 acre-feet per year (AFY), or approximately 11,700 AFY in excess of water supply available at the time. In adopting a Final EIR, Reuse Plan, and Master Resolution governing redevelopment, FORA agreed to constrain redevelopment to 6,000 residential units until additional water supplies are identified. FORA is currently working with MCWD to develop 2,400 AFY of additional water supply through the Regional Urban Water Augmentation Project, which is discussed in more detail in *Water Supply*. (MCWD 2016b)

2.9 Land Use/Planning

As shown on Figure 3.3-1 of the Fort Ord BRP, Land Use Concept Ultimate Development, and Figure 3.3-2, Proposed Land Use and Regional Context, the Specific Plan Area is identified as Military

Enclave at the southeast corner of 1st Avenue and Lightfighter Avenue, as Neighborhood Retail at the northeast corner of General Jim Moore Boulevard and Gigling Road, and Planned Development Mixed Use District further east north of Gigling Road and south of Colonel Durham Road. Land Use and Planning goals, policies, and programs specific to the City of Seaside are found in the Land Use Element:

Policies

- **Residential Land Use Policy A-1:** The City of Seaside shall provide variable housing densities to ensure development of housing accessible to all economic segments of the community (refer to land use density table under Policy A-1). The Planned Mixed Use District, for example, requires a density of 8 to 20 actual density-units per gross acre.
- **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 close proximity to residential areas.
- **Residential Land Use Policy C-1:** The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.
- **Residential Land Use 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.
- **Residential Land Use Policy D-1:** The City of Seaside shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.
- **Residential Land Use Policy E-1:** The City of Seaside 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 public transportation routes.
- **Residential Land Use 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.
- **Residential Land Use Policy E-2:** The City of Seaside shall encourage convenience/specialty retail land use in residential neighborhoods.
- **Residential Land Use Policy E-3:** In areas of residential development, the City of Seaside shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths, and pedestrian walkways.
- **Residential Land Use Program E-1.3:** The City of Seaside shall encourage the development of an integrated street pattern for new developments which provide linkages to the existing street network and discourages cul-de-sac's or dead-end streets.
- **Residential Land Use Program I-1.2:** The City of Seaside shall review each development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Former Fort Ord Reuse Plan Framework.

2.10 Noise

The Fort Ord Reuse Authority (FORA) adopted the Fort Ord Base Reuse Plan (BRP) in June 1997, and a revised version of the BRP was published in digital format in September 2001, incorporating

various corrections and errata. The BRP was prepared by FORA pursuant to provisions of Senate Bill 899, and is the guiding policy document for the reuse and redevelopment of the former Fort Ord, with an emphasis on job creation, environmental preservation, education, and a jobs/housing balance. The Noise Element of the BRP provides guidelines for the future buildout noise conditions expected to occur with implementation of the plan. Pursuant to Noise Policy A-1, the City of Seaside shall coordinate with other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for controlling noise, which would include adoption of the land use compatibility criteria and noise ordinance. Moreover, additional noise policies in the BRP would ensure that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element. Table 1 below shows the BRP's noise compatibility guidelines for new development in the former Fort Ord area.

Table 1 Land Use Compatibility Criteria for Exterior Community Noise for Land within the Former Fort Ord

	Community Noise Equivalent Level (CNEL, dB)			
Land Use Category	**I**	**II**	**III**	**IV**
Passively Used Open Spaces	50	50-55	55-70	70+
Auditoriums, Concert Halls, Amphitheaters	45-50	50-65	65-70	70+
Residential Low-density Single Family, Duplex, Mobile Homes	50-55	55-60	70-75	75+
Residential Multi-Family	50-60	60-65	70-75	75+
Transient Lodging – Motels, Hotels	50-60	60-70	70-80	80+
Schools, Libraries, Churches, Hospitals, Nursing Homes	50-60	60-70	70-80	80+
Actively Used Open Spaces – Playgrounds, Neighborhood Parks	50-67	–	67-73	73+
Gold Courses, Riding Stables, Water Recreation, Cemeteries	50-70	–	70-80	80+
Office Buildings, Business, Commercial and Professional	50-67	67-75	75+	–
Industrial, Manufacturing, Utilities, Agriculture	50-70	70-75	75+	–

Notes:

Noise ranges are applicable at the property line.

Noise Range I - Normally acceptable: Specified land use is satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Noise Range II - Conditionally acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Noise Range III - Normally unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Noise Range IV - Clearly unacceptable: New construction or development should generally not be undertaken.

Note: The BRP does not identify whether low-density development would be conditionally acceptable or normally unacceptable for ambient noise levels between 60 dBA CNEL and 70 dBA CNEL, nor does it identify whether multi-family residential development would be conditionally acceptable or normally unacceptable for ambient noise levels between 65 dBA CNEL and 70 dBA CNEL. Pending clarification from FORA in the form of a revision to these noise levels, for the purposes of this EIR, we assume that such uses would be conditionally acceptable.

Source: FORA, BRP, Table 4.5-3, 1997

2.11 Population and Housing

Population and Housing goals, policies, and programs specific to the City of Seaside are found in the Land Use Element. Residential Land Use (RLU) Policy A-1 requires the City to provide variable housing densities accessible to all economic segments of the community. RLU Policy B-1 requires the City to encourage land uses compatible with surrounding districts or neighborhoods and discourage land uses close to residential areas that present the potential for nuisances and/or hazards. RLU Policy C-1 requires the City to encourage development of market-responsive housing in the Fort Ord planning area. RLU Policy D-1 requires the City to implement the Public Services and capital Improvement Program in the Fort Ord BRP to support residential development. RLU Policy F-1 requires the City to strive to meet the needs of Seaside's homeless population in its redevelopment of the former Fort Ord. RLU Policy H-1 requires the City to incorporate policies in its Housing Element consistent with Fort Ord policies for residential lands.

2.12 Public Services and Recreation

Public Services goals, policies, and programs specific to the City of Seaside are found in the Safety Element. Fire, Flood, and Emergency Management (FFEM) Policy A-1 requires the City to inventory and assign risk levels for wildfire hazards and regulate both public and private development accordingly. FFEM Policy A-2 requires the City to provide fire suppression water system guidelines and implementation plans for former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study. FFEM Policy A-3 requires the City to develop a fire management plan, which would also include a "fuel management plan," in cooperation with the surrounding communities' fire protection agencies and other Fort Ord jurisdictions. FFEM Policy A-4 requires the City to evaluate the need for additional fire protection facilities and manpower within areas of the former Fort Ord. FFEM Policy B-1 requires the City to identify 100-year flood zone areas in the former Fort Ord and restrict construction of habitable building structures in such areas. FFEM Policy C-1 requires the City to develop an emergency preparedness and management plan, in conjunction with surrounding fire, medical, and law enforcement agencies.

Recreation goals, policies, and programs specific to the City of Seaside are found in the Recreation and Open Space Element. Recreation Policy A-1 requires the City to work with the California State Park System to coordinate the development of Fort Ord Beach State Park. Recreation Policy C-1 requires the City to establish an oak tree protection program and locate local and regional trails within this system. Recreation Policy D-1 requires the City to designate and locate park facilities to adequately serve the current and projected Seaside population in former Fort Ord lands for both active and passive recreation uses. Recreation Policy D-3 requires the City to maximize use of existing former military recreation facilities. Recreation Policy D-4 requires the City to develop a long-term maintenance plan for every public park prior to construction. Recreation Policy E-1 requires the City to identify commercial recreation opportunity sites. Recreation Policy G-1 requires the City to promote an integrated, attractive park and open space system on former Fort Ord lands. Recreation Policy G-2 requires the City to encourage the creation of private parks and open space within the former Fort Ord. Recreation Policy G-3 requires the City to coordinate the development of park and recreation facilities with neighboring jurisdictions. Recreation Policy H-1 requires the City to work with educational and environmental institutions and organizations in creating environmental learning opportunities in Seaside open space and recreation lands.

2.13 Utilities

Goals, policies, and programs specific to the City of Seaside and pertaining to utilities and service systems, including water supply, are found in the Conservation Element of the BRP. Hydrology and Water Quality Policy B-1 requires the City to ensure additional water is available to critically deficient areas. Hydrology and Water Quality Policy B-2 requires the City to condition approval of development on verification of an assured long-term water supply for the development project. Pursuant to Hydrology and Water Quality Policy C-5, the City must support actions necessary to ensure that wastewater treatment facilities operate in compliance with waste discharge requirements of the Central Coast RWQCB. Hydrology and Water Quality Policy C-7 requires the City to condition approval of development on verification of adequate wastewater treatment capacity.

3 2012 Fort Ord Reassessment Report

Redevelopment of the former Fort Ord from military use to primarily civilian uses is directed by the BRP, which was adopted by FORA in 1997, as described above. Reassessment of the BRP was mandated as a result of a lawsuit filed by the Sierra Club against FORA in 1997. The BRP reassessment process includes the preparation of three documents: the Fort Ord Reuse Plan Reassessment Scoping Report (Scoping Report); the *Fort Ord Reuse Plan Reassessment Market and Economic Analysis*; and the *Fort Ord Reuse Plan Reassessment Report* (Reassessment Report). The Reassessment Report describes topics and related potential options for modifications to the BRP or to FORA's operations procedures for the FORA Board's consideration. The topics and potential options derive from independent review and research conducted about the status of BRP implementation; review of the BRP itself; and from public input and FORA Board input gathered over the course of the reassessment process. The Reassessment Report, Category III – Implementation of Policies and Programs, includes a summary of all BRP policies and programs determined in the Scoping Report to be incomplete. The implementation of policies or programs is primarily the responsibility of local jurisdictions, though FORA has the role in implementing several policies or programs. The reassessment process was determined to be exempt from review under CEQA pursuant to CEQA Guideline sections 15262 and 15306.

3.1 Aesthetics

Land Use Element Program

Residential Land Use Program I-1.1: The [jurisdiction] shall prepare design 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.

Recreation and Open Space Element Policy

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 neighborhoods within the former Fort Ord (to encourage recreation and the conservation of natural resources).

3.2 Air Quality

Land Use Element Program

Residential Land Use Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.

Commercial Land Use Program E-2.2*:* The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.

Circulation Element

Circulation-Transit 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.

Circulation-Transit Program A-1.2: Each jurisdiction shall develop a program to identify locations for bus facilities, including shelters and turnouts, 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.

3.3 Biological Resources

Conservation Element Programs

Biological Resources 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.

Biological Resources 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.

Biological Resources Program C-2.1*:* The City shall adopt an ordinance specifically addressing the preservation of oak trees. At a 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.

Biological Resources 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.

Biological Resources 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).

Biological Resources 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.

Biological Resources 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.

Prevent the spread of non-native, invasive species that may displace native habitat.

Biological Resources Program E-1.2*:* For natural lands areas under [jurisdiction] 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.

Biological Resources 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.

3.4 Cultural and Tribal Cultural Resources

There are no policies or programs within the Post-Reassessment "Category III" B.R. P Policy/Program Completeness table related to cultural or paleontological resources.

3.5 Geology and Soils

Safety Element Programs

Seismic and Geologic Hazards 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 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.

Seismic and Geologic Hazards 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 no other measures are available to mitigate potential impacts.

3.6 Greenhouse Gas Emissions/Climate Change

Land Use Element Programs

Residential Land Use Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.

Commercial Land Use Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.

Circulation Element Programs

Circulation-Transit 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.

Circulation-Transit Program A-1.2*:* Each jurisdiction shall develop a program to identify locations for bus facilities, including shelters and turnouts, 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.

3.7 Hazardous Materials

Safety Element

Fire, Flood, and Emergency Management 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.

3.8 Hydrology and Water Quality

Conservation Element Programs

Hydrology and Water Quality 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.

Hydrology and Water Quality 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.

3.9 Land Use/Planning

Land Use Element Programs

Residential Land Use 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.

Residential Land Use 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.

Residential Land Use Program E-3.2*:* The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.

Residential Land Use Program I-1.1*:* The [jurisdiction] shall prepare design 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.

Commercial Land Use Program E-2.2*:* The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.

Recreational and Open Space Element Programs

Recreation/Open Space Land Use 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).

Recreation/Open Space Land Use 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.

Circulation Element Programs

Street and Highways Program C-1.5*:* Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.

Pedestrian and Bicycles 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.

Recreation and Open Space Element Policies and Programs

Recreation 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.

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 neighborhoods within the former Fort Ord (to encourage recreation and the conservation of natural resources).

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.

Recreation Policy G-4*:* The [jurisdiction] shall coordinate the 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.

Conservation Element Program

Biological Resources 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.

3.10 Noise

Noise Element Policies and Programs

Noise 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.

Noise 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 (of the BRP), for application in the former Fort Ord.

Noise 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.

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.

3.11 Population and Housing

Land Use Element Programs

Residential Land Use Program C-1.4*: T*he 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.

Residential Land Use Program F-1.1*:* The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.

Residential Land Use 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.

3.12 Public Services and Recreation

Recreational and Open Space Element Policies and Programs

Recreation/Open Space Land Use 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.

Recreation/Open Space Land Use 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).

Recreation/Open Space Land Use Program C-3.3*:* The City of Seaside shall attempt to work out a cooperative park and recreation facilities agreement with MPUSD and CSUMB.

Recreation/Open Space Land Use 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.

Recreation Policy D-4*:* The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.

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 neighborhoods within the former Fort Ord (to encourage recreation and the conservation of natural resources).

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.

Safety Element

Seismic and Geologic Hazards 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 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.

3.13 Utilities

Conservation Element

Hydrology and Water Quality 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.