



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 7, 2016
6:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

5. **BUSINESS ITEMS**

A. RECOMMENDATION TO THE CITY COUNCIL REGARDING CERTIFICATION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR), AMENDMENT TO THE SEASIDE GENERAL PLAN (GPA 12-01), ADOPTION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN (SPL 12-01), AND AMENDMENT TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE (Z 12-02)

PURPOSE: The purpose of this item is to provide the Planning Commission with an opportunity to receive public comment, and to review and consider making a recommendation to the City Council regarding certification of the Subsequent Environmental Impact Report (SEIR), approval of a General Plan Amendment and

adoption of a Specific Plan, and approval of a Zoning Ordinance Amendment.

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions regarding the subject applications:

1. Receive and consider the staff report and staff presentation;
2. Open the public hearing;
3. Receive the applicant's presentation;
4. Receive public comment;
5. Receive any rebuttal testimony from the applicant team;
6. Close the public hearing, consider the information received, and deliberate;
7. Adopt Resolution No. 16-XX recommending that the City Council make findings pursuant to CEQA, certify the SEIR for the Project, adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations (Attachment 1);
8. Adopt Resolution No. 16-XX recommending that the City Council approve the General Plan Amendment and adopt the Specific Plan (Attachment 2); and
9. Adopt Resolution 16-XX recommending that the City Council approve the Amendment to Title 17 of the Seaside Municipal Code (Attachment 3).

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 14, 2016
Seaside City Hall
7:00 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: September 7, 2016

SUBJECT: RECOMMENDATION TO THE CITY COUNCIL REGARDING CERTIFICATION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR), AMENDMENT TO THE SEASIDE GENERAL PLAN (GPA 12-01), ADOPTION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN (SPL 12-01), AND AMENDMENT TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE (Z 12-02)

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9. Adopt Resolution 16-XX recommending that the City Council approve the Amendment to Title 17 of the Seaside Municipal Code (Attachment 3).

BACKGROUND

Closure of Fort Ord

The 711-acre subject property is located on the former Fort Ord. It is identified as a development parcel in the Fort Ord Base Reuse Plan, which was adopted by the Fort Ord Reuse Authority in 1997. The predominantly undeveloped Project site contains only limited improvements associated with the site's former use as a military base and training facility, including approximately ten structures interspersed throughout the site and paved parking lots on a portion of the proposed Seaside corporation yard site. Four paved roads and numerous gravel/dirt roads traverse the Project site. Additionally, two overhead utility corridors traverse the Project site: one utility corridor through the center of the site in a north-south orientation; and one parallel to Gigling Road.

On September 16, 2010, the City, the Seaside Redevelopment Agency, and Monterey Downs, LLC (the "Applicant") entered into an Exclusive Negotiating Agreement (the "ENA") for the potential development of the land. The ENA was amended three times and expires on March 3, 2017.

Subsequently, the State of California dissolved redevelopment agencies effective February 1, 2012. As part of this dissolution, redevelopment agencies were required to establish a successor agency, which would be charged with handling any outstanding debts and winding down the activities of the former redevelopment agencies, under the direction of the Oversight Board. The City of Seaside has been established as the Successor Agency to the Redevelopment Agency of the City of Seaside.

Cemetery Endowment Fund

In compliance with AB 3035 requirements, the City of Seaside, County of Monterey, Central Coast Veterans Cemetery Foundation, and the Fort Ord Reuse Authority entered into a memorandum of understanding to cooperate in processing the cemetery plan and to establish an endowment fund for continued operation of the cemetery as required by the California Department of Veterans Affairs. These local agencies developed a strategy to meet AB 3035 requirements. Specifically, the strategy involved selling the portion of the total 178-acre cemetery site that was not necessary to meet the projected burial needs of the surrounding Veteran population, the proceeds from which would fund the endowment. As a result, an approximately 31.5-acre portion of the property (Endowment Parcel) was identified and included within the Specific Plan Area of the project site.

Applications

On June 5, 2012, the City received the following applications: Specific Plan; General Plan Amendment; Zoning Amendment; Sphere of Influence Amendment; Prezoning and Annexation;

and a Vesting Tentative Map. An application for a Master Tentative Map was received on November 18, 2015. The General Plan Amendment, Specific Plan, and Zoning Amendment are the applications being considered at this meeting. The other applications would be considered at a later date.

SITE LOCATION AND DESCRIPTION

A portion of the 711.1-acre project site (approximately 148.6 acres) is located within the city limits and a portion (approximately 562.5 acres) is located within unincorporated Monterey County. Exhibit A presents the location of the project site within the context of the City and the Fort Ord Base Reuse Plan. The predominantly undeveloped Project site contains only limited improvements associated with the site's former use as a military base, including approximately ten structures interspersed throughout the site and paved parking lots in the western and north-central. Four paved roads and numerous gravel/dirt roads traverse the Project site. Additionally, two overhead utility corridors traverse the Project site: one utility corridor through the center of the site in a north-south orientation; and one parallel to Gigling Road. Adjacent land uses are presented in Exhibit B, Surrounding Land Uses.

Of the nine habitat types that are present on the Project site, coast live oak woodland is the predominant habitat. Central maritime chaparral, central coast scrub, and non-native grassland, among others, are also present on the Project site. Trees within the Project site are comprised almost entirely of coast live oak (*Quercus agrifolia*), although a few Monterey pine (*Pinus radiata*) and Monterey cypress (*Cupressus macrocarpa*) are also present.

EXISTING LAND USE DESIGNATIONS

The project site is subject to various land use designations/concepts in the following plans: City of Seaside General Plan, the Fort Ord Base Reuse Plan, and the County of Monterey General Plan. City of Seaside land use designations are High Density Residential and Parks and Open Space (Veteran's Cemetery). The Fort Ord Base Reuse Plan land use concept and ultimate development designations are Public Facility/Institutional, High Density Residential, Monterey Horse Park, Oak Woodland Habitat Reserve, County Development Reserve, and Veterans Cemetery, as revised by the 2003 East Garrison/Parker Flats Land Use Modification Memorandum of Understanding, which affects much of the project site that is currently within unincorporated Monterey County. The Base Reuse Plan Land Use Concept is presented in Exhibit C. This MOU effectively reduced the acreage for low density residential uses, allowed for equestrian uses at the project site, and allowed for more development within East Garrison. As a result of this "land swap" MOU, the protected habitat on the former Fort Ord was increased by 246.7 acres (177.6 acres of maritime chaparral, 66.3 acres of oak woodland, and 2.8 acres of grassland).

The Monterey County General Plan land use designations are Low Density Residential, Business Park/Light Industrial Office/Research & Development, and Public Facility/Institution. These were the land use designations in the Base Reuse Plan as well, prior to approval of the 2003 East Garrison/Parker Flats Land Use Modification MOU.

PROJECT DESCRIPTION

General Plan Amendment

The Seaside General Plan is proposed to be amended to incorporate the Specific Plan. Amendments include both map and text amendments and are included as attachments to the General Plan Amendment and Specific Plan resolution.

Specific Plan

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision. Section 65451 of the California Government Code mandates that a specific plan include the following:

A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The City of Seaside currently has two adopted specific plans: the Projects at Main Gate Specific Plan, and the West Broadway Urban Village Specific Plan.

The draft Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan (Specific Plan) addresses approximately 711 acres, partially located within the city limits of Seaside and partially located in unincorporated Monterey County. If adopted, it would be the City's tool for implementation of the Seaside General Plan, as well as the Fort Ord Base Reuse Plan (BRP) for this property, upon annexation to the City. The Specific Plan includes a vision for the property, as well as goals, policies, and implementation measures. Policies focus on economics, education, the environment, and the Veterans Cemetery. The Specific Plan includes a land use plan, including a land use concept with specific planning areas, location of parks, open space, trails, and recreation areas, and land use regulations, including permitted uses within each planning area. The Specific Plan also includes a circulation plan, a public facilities and services plan, architectural design guidelines, development standards, and landscape and

grading standards. Finally, the Specific Plan includes implementation procedures including general phasing of development, the development review and approval process, summary of infrastructure improvements responsibility, infrastructure financing mechanisms, and impact fees.

The Specific Plan land use map (Exhibit D) includes Residential, Commercial, Recreational, Open Space, Veterans Cemetery, and Public Facilities Planning Areas. The land use plan envisions a mixed-use village consistent with the design principles outlined in the BRP and consistent with the goals and policies of the Seaside General Plan. In summary, the Specific Plan provides for 400 multi-family homes including student apartments on approximately 19 acres; 880 single-family homes including 26 detached courtyard homes on approximately 130 acres; 535,000 square feet of retail and commercial uses including two 200-room hotels on approximately 51 acres; an equestrian park on approximately 111 acres; an outdoor equestrian training/race track, indoor sports arena, and 256 worker lodging units on approximately 139 acres; the Veterans Cemetery with ancillary parcels on approximately 135 acres; public facilities including a City corporation yard and fire station on approximately 20 acres; approximately 34 acres of internal streets; and the 73-acre Oak Oval open space/habitat reserve. An illustrative plan of the Veterans Cemetery, which shows the location of the Endowment Fund Opportunity Parcel, is included as Exhibit E. An illustrative plan for the remainder of the Specific Plan area is included as Exhibit F.

The Specific Plan includes a table of permitted uses in the categories of recreation, education, and public assembly; residential; medical services; public cultural facilities; public facilities; religious; non-profit/service organizations; utilities; and commercial (Table 2.2, Permitted Uses). Adoption of the Specific Plan provides the tool for development consistent with the Specific Plan, but does not grant approval of development. All development within the Specific Plan area would be required to submit an appropriate application and be reviewed for consistency with the Specific Plan. Development review and application procedures are detailed in the Specific Plan, Section 8.3.3. This section identifies what types of applications are reviewed by the Board of Architectural review only, and which require review and approval by the Planning Commission and/or City Council. The Specific Plan has been previously distributed to the Planning Commission and can be reviewed at the following link (<http://seasidemontereydownsandveteranscemeteryspecificplan.com/>).

Staff is proposing modifications to the Specific Plan, which are included as Exhibit G. They consist of adding policies for consistency with the General Plan, clarifications, correcting typos, and eliminating horse racing as an allowed use in the Specific Plan.

Zoning Ordinance Amendment

Title 17 of the Seaside Municipal Code (Seaside Zoning Ordinance) is proposed to be amended to change the 149 acres currently in the Seaside city limits from High Density Residential and Parks and Open Space (Veterans Cemetery) to “Monterey Downs Specific Plan”. The Specific Plan would effectively become the zoning ordinance for development pursuant to the Specific Plan. Amendments to the Zoning Ordinance include both map and text amendments. The remainder of the Specific Plan area would require rezoning prior to annexation. Those applications will be considered by the Planning Commission and City Council at a later date.

ENVIRONMENTAL REVIEW

The Fort Ord Reuse Authority (FORA) adopted the Fort Ord Base Reuse Plan (BRP) in June 1997 to provide a framework for reuse of the former U.S. Army base. In accordance with the California Environmental Quality Act (CEQA), the Fort Ord Reuse Plan Environmental Impact Report (BRP PEIR) (SCH #96013022) was prepared to consider the potential environmental impacts that would result from implementation of the BRP. The BRP PEIR was certified by FORA on June 13, 1997.

The Project site is part of the larger approximately 27,964 acre Fort Ord BRP study area. To avoid repetition, a lead agency may “tier” EIRs for a sequence of actions so that the later EIRs incorporate and build on the information in the previous EIRs (PRC Sections 21068.5 and 21093, and CEQA Guidelines Section 15152).

Once a first-tier EIR, such as the BRP PEIR, has been certified for a program, plan, policy, or ordinance, the significant environmental effects of a later plan or policy of lesser scope or a later development project must be examined using a tiered EIR (PRC Section 21094(a)).

The second-tier EIR, here the Subsequent EIR for the Project, is limited to significant environmental effects that were (1) not examined in the BRP PEIR, or (2) previously examined and that are susceptible to substantial reduction or avoidance through project revisions, mitigation measures, or other means (PRC Section 21068.5 and CEQA Guidelines Section 15152(d)).

Additionally, CEQA Guidelines Section 15229(c) states “All public and private activities taken pursuant to or in furtherance of a reuse plan for which an EIR was prepared and certified pursuant to this section shall be deemed to be a single project. A subsequent or supplemental EIR shall be required only if the lead agency determines that any of the circumstances described in Section 15162 or 15163 exist.” The City of Seaside determined that subsequent environmental review was necessary to address the specific impacts of the proposed Project due to substantial changes in the Project, which would require major revisions of the previous EIR (as is discussed on DSEIR page 2-22, regarding the East Garrison – Parker Flats land use modifications) and the substantial changes that may have occurred with respect to the circumstances under which the Project would be undertaken including, but not limited to, various changes in the environmental and/or regulatory setting over the years. The BRP was certified in 1997, and the City of Seaside determined that the 1997 BRP EIR alone was not sufficient for the proposed Project’s CEQA compliance.

The City prepared a subsequent environmental impact report (SEIR), pursuant to the California Environmental Quality Act (CEQA), to evaluate the proposed project’s environmental impacts. The Draft SEIR (DSEIR) was circulated for public review from March 31, 2015 through June 19, 2015. The DSEIR was previously distributed to the Planning Commission and can be accessed by the following link:

(<http://seasidemontereydownsandveteranscemeteryspecificplan.com/>). A Final SEIR (FSEIR), responding to public comments and making minor modifications to the DSEIR, was prepared in

July 2016 and was previously distributed to the Planning Commission. It can be accessed by the following link: (<http://seasidemontereydownsandveteranscemeteryspecificplan.com/>). The DSEIR and the FSEIR constitute the projects review pursuant to CEQA.

The main purpose for preparation of the SEIR was to (1) disclose to the public detailed information regarding the environmental impacts associated with the proposed Project (a part of the BRP) and (2) provide the public all of the opportunities afforded to them with preparation of an EIR.

CEQA Guidelines section 15125 (c) states, “Where an advisory body such as a planning commission is required to make a recommendation on a project to the decision-making body, the advisory body shall also review and consider the EIR or Negative Declaration in draft or final form.” Therefore, it is requested that the Planning Commission consider the FSEIR and make a recommendation to the City Council to certify that the SEIR was adequately prepared in compliance with CEQA.

When approving projects subject to an SEIR, the City must make certain findings regarding the project’s environmental impacts. The findings are included as an attachment to the Resolution Recommending Certification of the FSEIR.

CONSISTENCY WITH THE SEASIDE GENERAL PLAN AND THE FORT ORD BASE REUSE PLAN

Consistency with the General Plan

The Specific Plan was evaluated for its consistency with relevant General Plan policies. The analysis is presented in Exhibit H. The analysis concludes that the Specific Plan is generally consistent with the relevant General Plan policies.

Consistency with the Base Reuse Plan

The Specific Plan was evaluated for its consistency with the Fort Ord Base Reuse Plan, using the FORA Consistency Determination Analysis Table. A draft of that analysis is presented in Exhibit I. The draft analysis concludes that the Specific Plan is generally consistent with the Base Reuse Plan.

BOARD OF ARCHITECTURAL REVIEW RECOMMENDATIONS

The Board of Architectural Review reviewed the Specific Plan’s architectural design guidelines, development standards, and landscape and grading standards on July 15, 2015 and again on August 17, 2016, and prepared recommendations to the Planning Commission and City Council. The recommendations are included as Exhibit J. The Draft Minutes from the August 17, 2016 BAR meeting are provided as Exhibit K.

PUBLIC NOTICE

A public notice for the Special Meeting was published in the Monterey Weekly on Thursday, August 25, 2016 and sent via email to all Public Agencies/Organizations/Individuals who

provided comments on the Environmental Impact Report. five written public comments were received in the response to the public notice for this meeting and are attached as Exhibit L.

FISCAL IMPACT

The applicant submitted the Monterey Downs Fiscal and Economic Impact Analysis Final Draft Report (August 2015) (the “Report”). This report can be accessed by the following link: <http://seasidemontereydownsandveteranscemeteryspecificplan.com/>. The fiscal analysis is an estimation of the project’s net impact on the City’s general fund. The economic analysis is an estimate of the new expenditures that will occur in the City as a result of the development of the project.

The Report projected the net fiscal impact to the City’s general fund in six phases, under the following three scenarios for providing fire services: 1) Presidio Fire Station Alternative (current conditions) (\$1.36 million); 2) Monterey Regional Fire Alternative (\$1.93 million); and 3) New Seaside Fire Station Alternative (\$0.7 million).

The Report projected the economic impact during the project construction period at \$261.1 million, and \$26 million annually after the end of the construction period.

EPS, the City’s consultant, conducted additional fiscal “sensitivity” analysis to present what may occur using other assumptions. The sensitivity analysis can be accessed by the following link: <http://seasidemontereydownsandveteranscemeteryspecificplan.com/>. EPS’s analysis included the following scenarios:

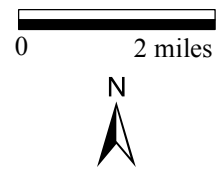
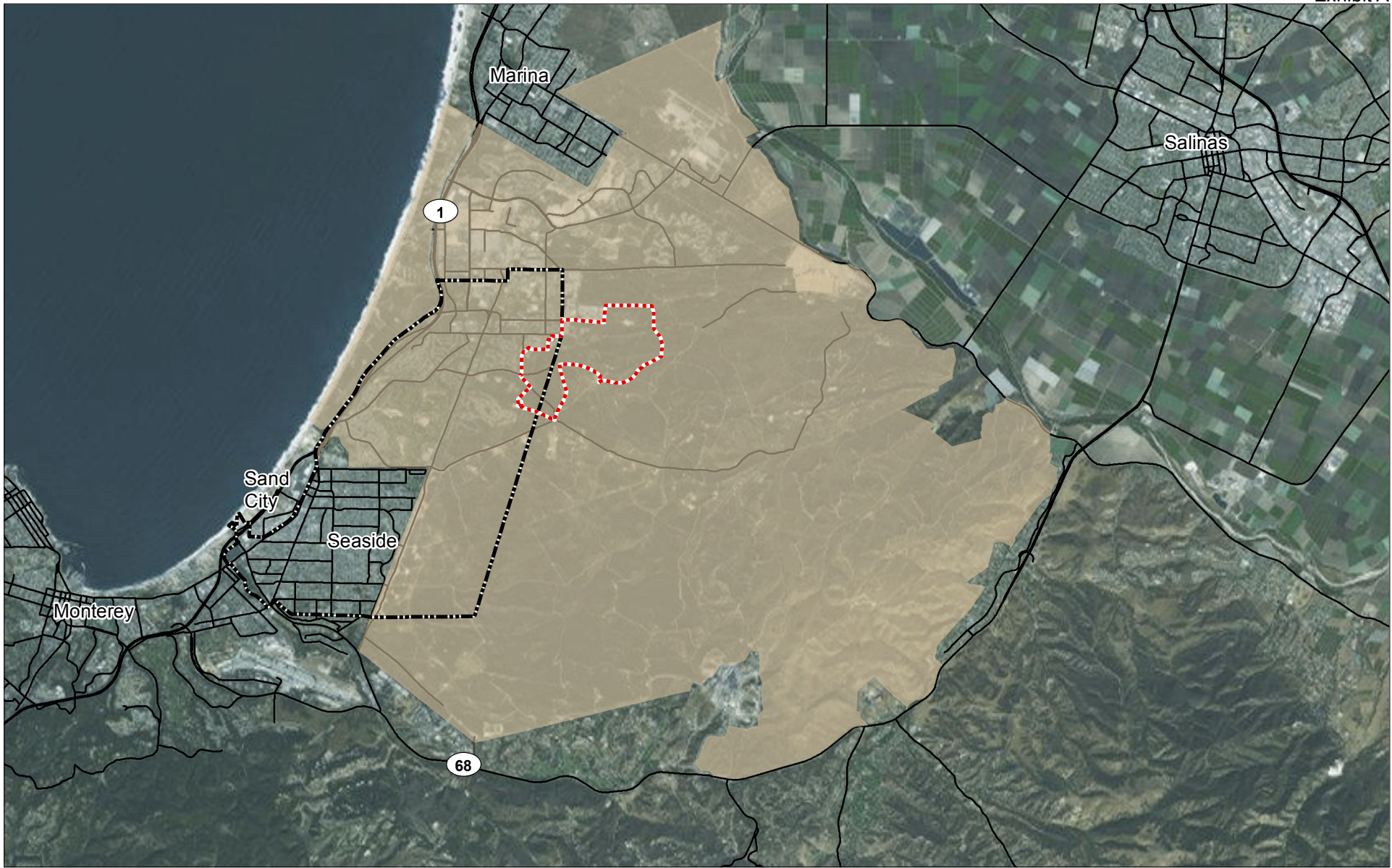
- no hotels;
- only one hotel;
- reduced assessed property values;
- FORA extension beyond 2020;
- tax sharing with County of Monterey; and
- accelerated provision of public safety services.

EPS also conducted additional economic “sensitivity” analysis to present how the economics may change with a decrease in the projected visitors to the Monterey Horse Park. Each of these sensitivity scenarios provides a “what if” for the City Council to consider the fiscal and economic impacts of the proposed project.

On March 3, 2016, the City Council reviewed the Report and sensitivity analysis, took public comment, and accepted the Report and sensitivity analysis as presented.

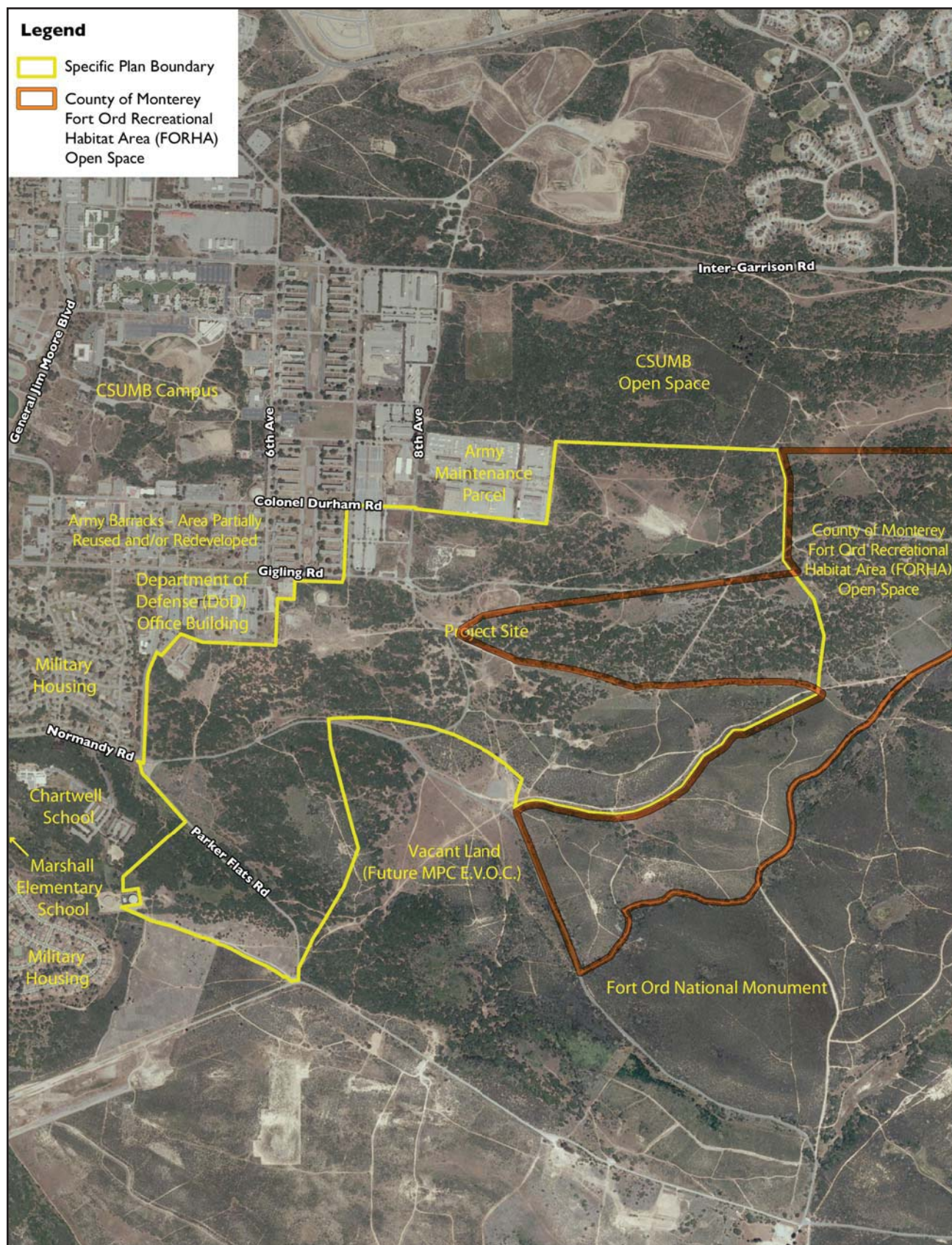
ATTACHMENTS

1. Exhibit A - Project Location
 2. Exhibit B - Surrounding Land Uses
 3. Exhibit C - Base Reuse Plan Concept Plan
 4. Exhibit D - Specific Plan Land Use Plan
 5. Exhibit E - Veteran's Cemetery Illustrative Plan with Endowment Parcel
 6. Exhibit F - Specific Plan Illustrative Plan
 7. Exhibit G - Staff Proposed Modifications to the Specific Plan
 8. Exhibit H - General Plan Consistency Analysis
 9. Exhibit I - Fort Ord Reuse Plan Draft Consistency Analysis
 10. Exhibit J - BAR Recommended Changes to the Specific Plan
 11. Exhibit K - Draft BAR Minutes August 17, 2016
 12. Exhibit L - Public Comment Letters
 13. Attachment 1 - Draft Resolution Recommending Certification of the Environmental Impact Report
 14. Attachment 2 - Resolution Recommending a General Plan Amendment a Adoption of the Specific Plan
 15. Attachment A - Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan
 16. Attachment B - General Plan Text Amendment
 17. Attachment B - General Plan Map Amendment
 18. Attachment C - Staff and Board of Architectural Review Recommended Modifications to the Draft Specific Plan
 19. Attachment D - Mitigation Monitoring and Reporting Program
 20. Attachment E - General Plan Consistency Analysis
 21. Exhibit F - Fort Ord Reuse Plan Consistency Analysis
 22. Attachment 3 - Resolution Recommending Amendment to Title 17 of the Seaside Municipal Code (Zoning Ordinance)
 23. Attachment A - Text Amendments to the Zoning Ordinance
 24. Attachment A - Zoning Map Amendment
-



-  Monterey Downs Specific Plan Boundary
-  Seaside City Limits
-  Fort Ord Area

Source: FORA, Monterey County GIS, ESRI



Source: Diamond West, 2013.

NOT TO SCALE

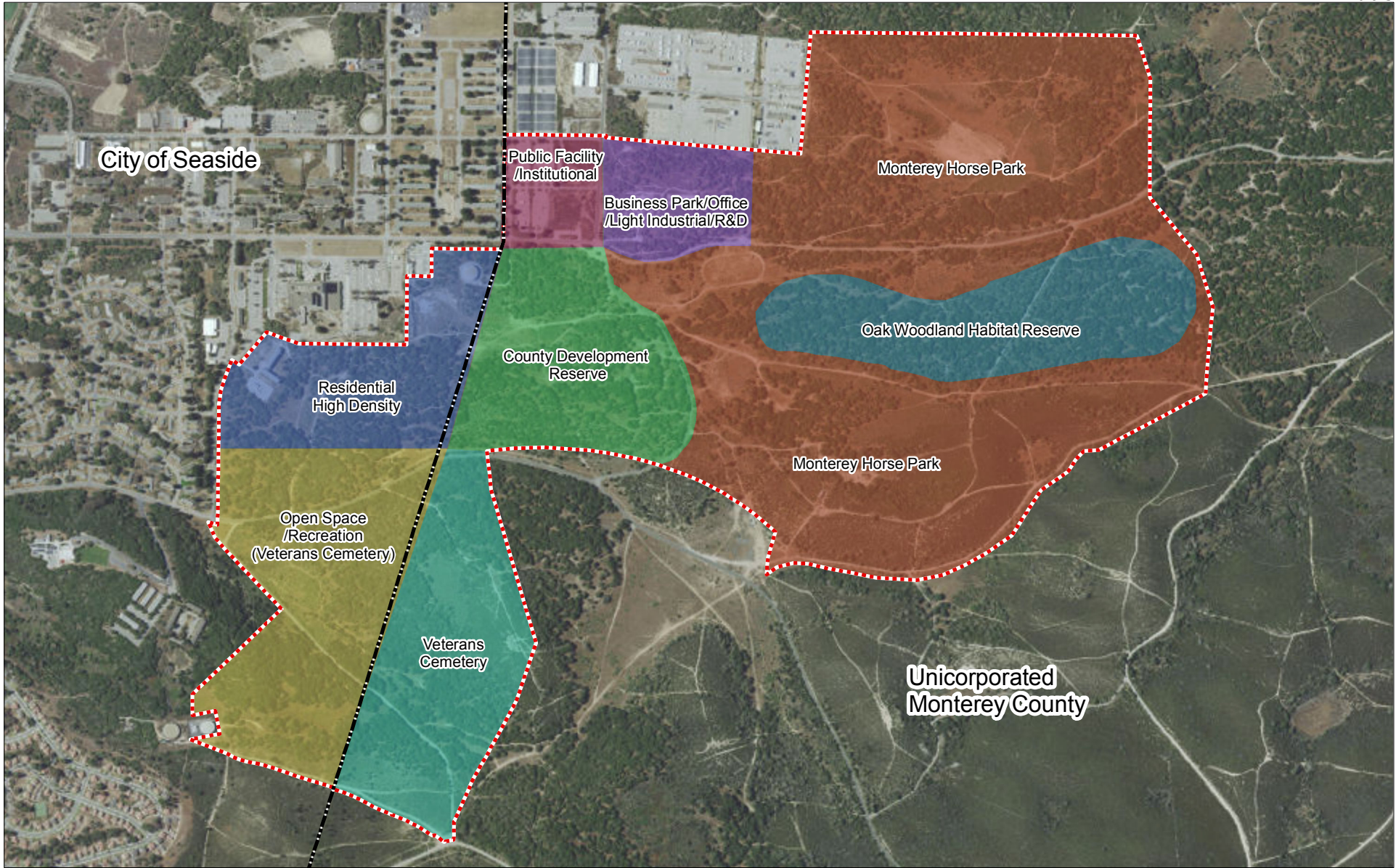


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MONTEREY DOWNS AND MONTEREY HORSE PARK AND
CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Surrounding Land Uses

Figure 2-12



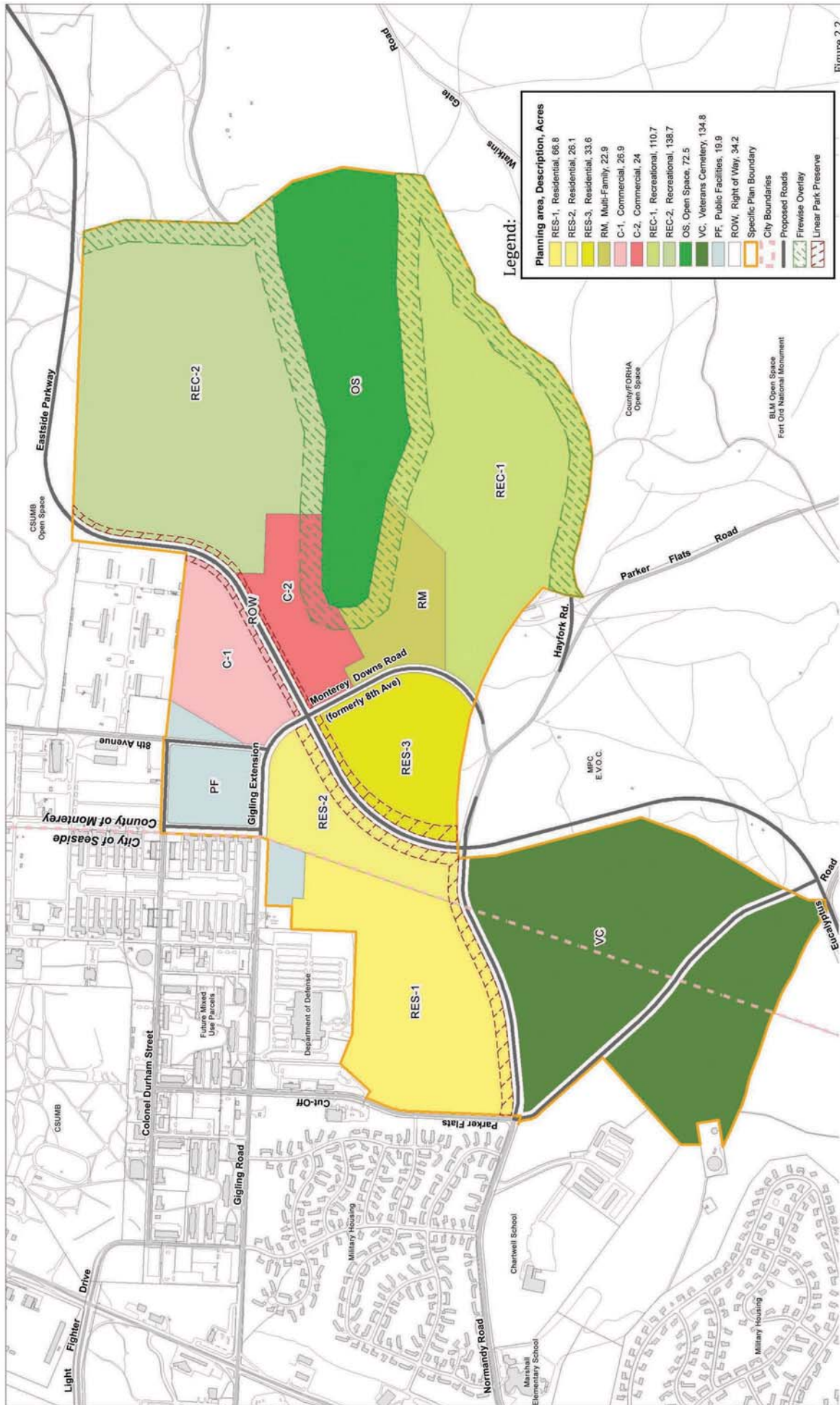


Figure 2.2



MONTEREY DOWNS & MONTEREY HORSE PARK & C.C.V.C. Specific Plan



0 400 800 1,600 Feet

Land Use Map

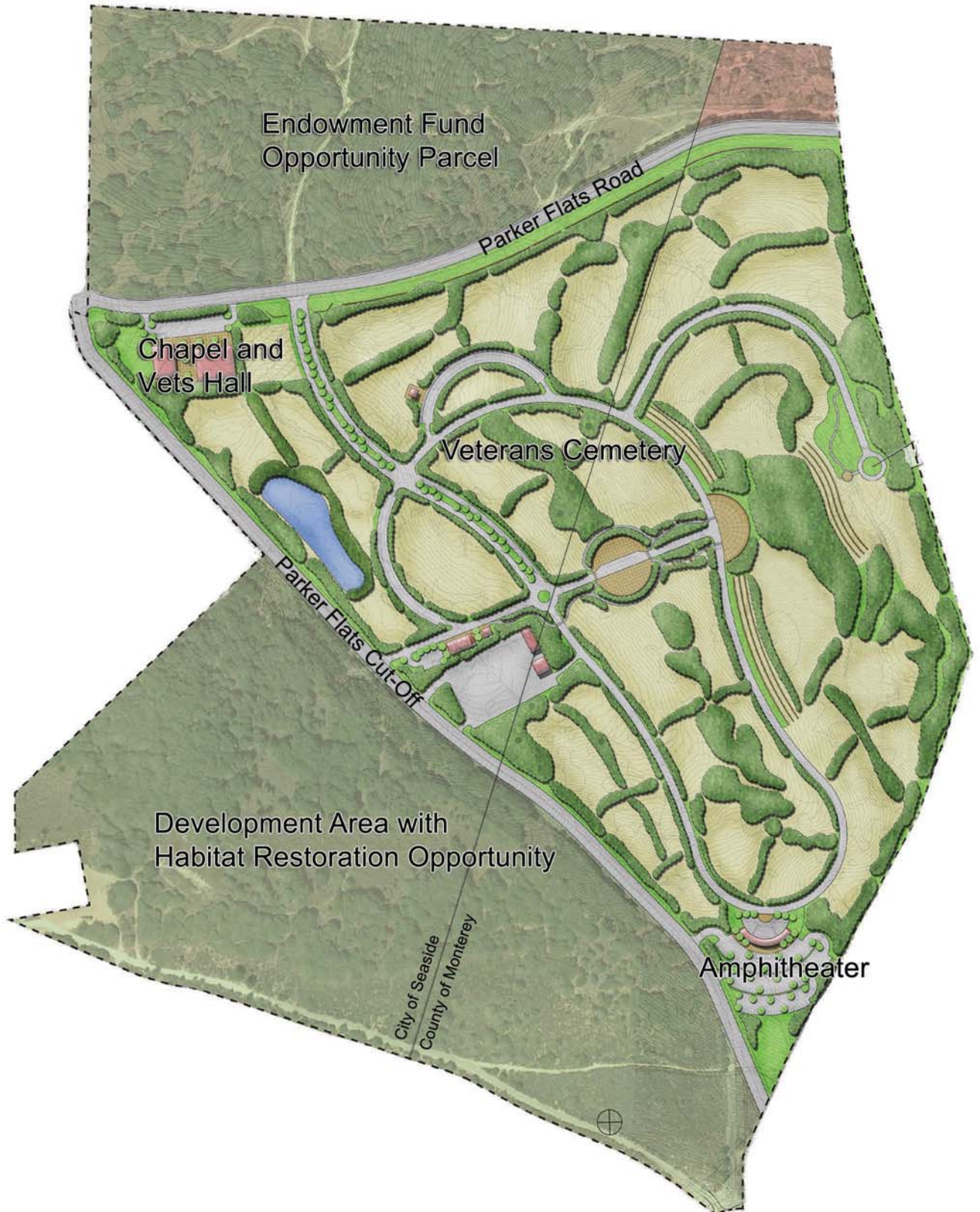


Figure 2.1



Figure 2.3



MONTEREY DOWNS & MONTEREY HORSE PARK & C.C.V.C. Specific Plan



Monterey Downs and
Horse Park Illustrative Plan

STAFF RECOMMENDED MODIFICATIONS TO THE DRAFT SPECIFIC PLAN

Staff recommends the following changes, clarifications, and corrections to the draft specific plan.

1. Chapter 1, Section 1.2, Specific Plan Policies and Implementation, Page 1-2, Policy EC-2, 4th bullet. Revise as follows “Equestrian facilities in Planning Area-2 REC-1 will provide for world-class equestrian events.” (typo)
2. Chapter 1, Section 1.2, Specific Plan Policies and Implementation, Page 1-2. Add a new economic policy regarding diversification of the local economy by encouraging businesses whose economic cycles are less likely to correspond to those of major retailers in the City. (Addition)
3. Chapter 2, Figure 2-2, Land Use Map. Use a different color for the RES-2 Planning Area to clearly differentiate between the RES-1 and RES-2 areas. (Clarification)
4. Chapter 2, Table 2.2, Permitted Uses. Eliminate horse racing as an allowed use within the Specific Plan and modify language throughout the Specific Plan where horse racing is referenced (modification).”
5. Chapter 5, Pages 5-23 and 5-24, Table 5.2, Change “Cluster” to “Courtyard”. (Consistency)
6. Chapter 6, Page 6-6, Table 6.1 title. Add “Res-3”. (typo)
7. Chapter 6, Development Standards. Add a standard that encourages the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities (Consistency with General Plan Policy H-2.9). (Addition)
8. Chapter 7, Landscape and Grading Design Standards. Add a landscape design principal that includes providing civic art into both public and private development projects (Consistency with General Plan Policy UD-4.1). (Addition)
9. Chapter 7, Landscape and Grading Design Standards. Add section 7.4.7, Civic Art and include a standard that requires providing civic art into both public and private development projects (Consistency with General Plan Policy UD-4.1). (Addition)
10. Chapter 8, Section 8.3.1, Tentative Map Review. The following shall be added after the 1st paragraph. “The process for identification of wooded areas and individual trees for development pursuant to the Specific Plan is as follows:
 - a. Tentative Maps shall identify the location of all wooded areas; and
 - b. Final Maps shall identify the locations, sizes, and types of existing trees that have circumference greater than 19 inches, and clearly identify which trees are proposed to be removed. (Clarification)
11. Chapter 8, Page 8-1, Section 8.1 Introduction, 4th paragraph. Change Section 8.2.2 to Section 8.3.2. (typo)
12. Chapter 8, Page 8-19, Table 8.1, Implementation Matrix. Add “including landscaping and lighting” to “Internal Private Streets”. (Addition)

CONSISTENCY WITH APPLICABLE SEASIDE GENERAL PLAN POLICIES

The Seaside General Plan was reviewed for policies that are applicable to the Specific Plan and a discussion of the Specific Plan's consistency with those policies is presented below.

Land Use Element

GOAL LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Consistency. According to AMBAG, in 2010, Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance and therefore, is consistent with this policy.

Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Consistency. The Specific Plan allows for 775,000 square feet of commercial/retail uses and about 250 acres of equestrian-related visitor-serving uses (Monterey Horse Park and the Monterey Downs Training Track). Therefore, the project is consistent with this policy.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Consistency. The Specific Plan would allow for 1,280 residential units, with an additional 256 units identified as "qualified worker lodging in a hotel format". The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from about 2,500 square feet to about 7,000 square feet. The project includes a variety of housing types, sizes, and prices, including both ownership and rental opportunities and is therefore, consistent with this policy.

Policy LU-1.5: Provide for a large-scale commercial recreational facility.

Consistency. The project includes two, large-scale commercial visitor-serving recreational facilities: the Monterey Horse Park, and the Monterey Downs Training Track (outdoor) and Sports Arena (indoor) complex. The Monterey Horse Park would be a non-profit equestrian facility that will host regional, state, national, and international events such as dressage, eventing, jumping, driving, vaulting, etc., the types of events one would see in the Summer Olympics. The Monterey Downs Training Track would be a world-class thoroughbred training facility.

The Sports Arena is a 6,500 seat venue for a wide variety of sporting and special events, such as ice hockey, basketball, semi-pro sports, trade shows, car shows, veteran's events, and graduation ceremonies. Therefore, the project is consistent with this policy.

GOAL LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure.

Consistency. The Specific Plan requires that development pursuant to the plan funds its share of community services and facilities. Additionally, the City will be negotiating a Disposition and Development Agreement that also solidifies the requirements for the development to fund its share of community services and facilities.

The Specific Plan includes a set of architectural design guidelines, development standards, and landscape and grading standards to ensure development uses quality design and materials. The EIR evaluated the project's compatibility (noise, safety, and other environmental issues) with surrounding land uses and concluded that there were no incompatibility impacts that could not be mitigated. Development within the Specific Plan area will be required to connect to existing infrastructure and extend such infrastructure where necessary.

GOAL LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.

Policy LU-5.1: Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.

Consistency. Water for development within the Specific Plan area will be supplied by the Marina Coast Water District. While there is currently only sufficient water supplies allocated to the City of Seaside and County of Monterey to serve Phases I through III of the project, the water district is in the process of studying supplemental water supply options through a MOU with the Fort Ord Reuse Authority (FORA) and the Monterey Regional Water Pollution Control Agency.

The Specific Plan EIR includes a mitigation measure that requires sufficient water supply be available prior to issuance of building permits. This mitigation measure will not allow development of Phases IV through VI to proceed without assurance that water supply is available. The provision of water to the project by the Marina Coast Water District will not affect water supply availability to the existing community. Therefore, the project is consistent with this policy.

Policy LU-5.3: Actively promote water conservation by City residents and businesses.

Consistency. The project will be required to comply with water conservation measures promulgated by the Marina Coast Water District.

Policy LU-5.4: Promote the use of recycled water for irrigation of parks, golf courses, and public landscaped areas in the community.

Consistency. The Marina Coast Water District is in the process of studying and planning for the use of recycled water for development on the former Fort Ord. The project will be designed to receive recycled water when it is available. The Marina Coast Water District estimates that the project could utilize 302.5 acre feet of recycled water per year. Therefore, the project is consistent with this policy.

GOAL LU-6: Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.

Policy LU-6.2: Ensure new development and redevelopment projects provide adequate sewage collection infrastructure.

Consistency. The Specific Plan includes a sewer collection infrastructure plan. The City will condition all development pursuant to the Specific Plan to provide the necessary sewer collection infrastructure. Therefore, the project is consistent with this policy.

GOAL LU-8: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Consistency. The Specific Plan includes a drainage plan that is consistent with the requirement of the Fort Ord Base Reuse Plan by retaining all storm water on site. City will condition all development pursuant to the Specific Plan to retain all storm water on site. Therefore, the project is consistent with this policy.

GOAL LU-9: Provide a sufficient level of fire protection, public education, and emergency response service (with a response time of five minutes) for all portions of the community.

Policy LU-9.1: Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Fire Department.

Consistency. The project would be served by the Seaside Fire Department, with assistance from the Presidio of Monterey station on General Jim Moore Boulevard and the new fire station planned for construction at East Garrison. If necessary to maintain acceptable levels of service, the project includes a site for a new Seaside fire station. Therefore, the project is consistent with this policy.

GOAL LU-11: Cooperate with local school districts and other educational organizations to ensure that a level of public education is provided that meets the community's educational needs.

Policy LU-11.1: Consider impacts of proposed projects on school enrollment and facilities.

Consistency. City staff contacted the Monterey Peninsula Unified School District in July 2015 pursuant to and the City's subdivision ordinance and California Government Code § 66455.7 soliciting information regarding the ability of the school district to adequately serve school children living within the residential portion of the project. Additionally, the school district was consulted regarding the project's anticipated student enrollment and was invited to comment on the Draft EIR. The EIR addresses the impacts of the project on school enrollment and facilities and therefore, is consistent with this policy.

Urban Design Element

GOAL UD-1 Create and maintain a positive image that also provides a clear identity for the community within the region.

Policy UD-1.1: Enhance the City's image and identity within the region's natural setting.

Consistency. The project is an approximate 576-acre mixed-use upscale equestrian-themed village with commercial/retail, a variety of new housing, quality recreational facilities, and Veterans Cemetery ancillary facilities. The project would provide a variety of jobs and provide two staging areas for improved access to the Fort Ord Habitat Recreation Area lands and beyond to the Fort Ord National Monument. The project would enhance the City's image and identity within the region's natural setting and therefore, is consistent with this policy.

GOAL UD-2 Create and preserve distinct neighborhoods and business districts.

Policy UD-2.2: Minimize potential light and sound impacts of new development and redevelopment on surrounding areas.

Consistency. The Specific Plan EIR addressed the issues of light and noise impacts of the project on the surrounding areas. The EIR concluded that all light and noise impacts can be mitigated. These mitigation measures (AES-3, NOI-1, NOI-2, NOI-3) will be included as conditions of approval for applicable projects within the Specific Plan. Therefore, the project is consistent with this policy.

Policy UD-2.3: Ensure projects use design and site planning facilities that reduce potential criminal activities.

Consistency. The Seaside Police Chief will be consulted with each development application pursuant to the Specific Plan to ensure project design and site planning does not facilitate criminal activities. Therefore, the project is consistent with this policy.

GOAL UD-4: Provide civic art and community design that instills pride and creates a sense of place.

Policy UD-4.1: Encourage the provision of civic art into public and private development and redevelopment projects.

Consistency. The Specific Plan does not address civic art. Therefore, staff is recommending adding a landscape design principle and a landscape design standard that requires providing civic art in both public and private development projects pursuant to the Specific

Plan. With the addition of this language in the Specific Plan, the project will be consistent with this policy.

Policy UD-4.3: Provide attractive community gathering places that meet the social, civic, cultural, and recreational needs of the community.

Consistency. The Specific Plan provides for development of community gathering places that meet the social, civic, cultural, and/or recreational needs of the community. Planning Area C-2, "Country Walk" includes 330,000 square feet of outdoor shopping, entertainment, and hotel uses. The vision is for an open-air plaza designed be walkable and without automobiles. Facilities for hikers, bikers, equestrians, and dog-owners would connect Country Walk with the adjacent open space and trails network. A staging area will be located in the southern portion of Country Walk and will include a bike center, dog barn, horse tie up, barn/livery, and restrooms. Allowed uses include, but would not limited to restaurants, outdoor cafes, local proprietors, museums, small office spaces, a movie theatre, hotel, and a farmer's market. Planning Area C-2 "Country Walk" is located immediately adjacent to Planning Area R-3, planned for multi-family residential projects.

A tennis and swim center and a community park is planned for the Planning Area C-1 and smaller parks are located throughout the residential development. Other recreational opportunities within the Specific Plan include two staging areas to the onsite and offsite trail system, an equestrian park, and a sports arena.

Associated with the Veterans Cemetery, the Specific Plan includes two separate parcels, totaling 5 acres, designated for cemetery ancillary uses. Permitted uses include cultural and nondenominational facilities, assembly facilities, and trails.

Finally, the Specific Plan allows for development of a new City corporation yard, as well as a fire station, if determined to be necessary. Therefore, the project is consistent with this policy.

Economic Development Element

GOAL ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.1: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Consistency. The project site is vacant and underutilized and is designated as development parcels in the Fort Ord Base Reuse Plan, as well as in the City of Seaside and County of Monterey general plans. The Specific Plan allows for 330,000 square feet of outdoor shopping, entertainment, and hotel uses (C-1 Planning Area) and approximately 205,000

square feet (26.9 acres) for commercial, office, and business traveler hotel uses (C-2 Planning Area). The Specific Plan also includes provisions for a sports arena, equestrian training track, and an equestrian park. Therefore, the project is consistent with this policy.

Policy ED-1.2: Diversify the local economy by targeting business development and attraction efforts toward businesses whose economic cycles are less likely to correspond to those of major retailers in the City.

Consistency. The Specific Plan allows for 330,000 square feet of outdoor shopping, entertainment, and hotel uses (C-1 Planning Area) and approximately 205,000 square feet (26.9 acres) for commercial, office, and business traveler hotel uses (C-2 Planning Area). Therefore, the project is consistent with this policy. The Specific Plan does not include a policy regarding encouraging businesses whose economic cycles are less likely to correspond to those of major retailers in the City. Therefore, staff is recommending adding a policy that does encourage such businesses. Therefore, the project would be consistent with this policy.

GOAL ED-3: Provide the necessary public facilities and infrastructure to support new commercial and industrial development.

Policy ED-3.1: Seek innovative ways of financing infrastructure provision without unduly transferring the cost burden to the residential sector.

Consistency. The Specific Plan includes a discussion of infrastructure improvement responsibilities, including possible methods of financing necessary infrastructure. Infrastructure necessary for the development in the Specific Plan area would be provided in a variety of ways including, but not limited to, improvements in the FORA capital improvement plan (funded by developer impact fees); funding by the developer paying fees to the City of Seaside in compliance with the provision of the Disposition and Development Agreement, as well as various assessment and/or financing districts that would be the responsibility of the developers and/or property owners. The cost of the project's infrastructure needs will be borne by all phases of the project and would not be unduly transferred to the residential portion of the project. Therefore, the project would be consistent with this policy.

GOAL ED-5: Attract new regional- and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Consistency. The Specific Plan provides for land to develop regional- and visitor-serving businesses: 50.9 acres for retail/commercial uses (535,000 square feet); a 110.7-acre equestrian park, and a 138.7-acre equestrian training track and sports arena, as well as two staging areas

encouraging local and visitor use of the trail system in the adjacent habitat reserve (Fort Ord Recreational Habitat Area) and further to the Fort Ord National Monument. The fiscal and economic impact analysis prepared for the Specific Plan projects that development within the Specific Plan area will employ approximately 2,758 persons on site, with 1,743 non-equestrian jobs and 1,015 equestrian jobs. These numbers do not include short-term construction jobs. Therefore, the project is consistent with this policy.

Policy ED-5.2: Highlight cultural events and attractions in Seaside to help project a high quality of life image to potential visitors and business prospects.

Consistency. The Specific Plan provides for the development of a 110.7-acre equestrian park, and a 138.7-acre equestrian training track and sports arena (to be used for a variety of community and cultural events), as well as two staging areas encouraging local and visitor use of the trail system in the adjacent habitat reserve (Fort Ord Recreational Habitat Area) and further to the Fort Ord National Monument. The project also includes 5 acres of uses ancillary to the Veterans Cemetery. Permitted uses include cultural and nondenominational facilities, assembly facilities, and trails. Therefore, the project is consistent with this policy.

GOAL ED-7: Use Seaside's labor force as an economic development and business attraction tool and increase the number of new jobs filled by Seaside residents by coordinating economic development efforts with employment placement.

Policy ED-7.1: Support job training for skilled labor through City- and employer-sponsored training or continuing educational programs.

Consistency. The Specific Plan provides for opportunities for job training for skilled labor. Specific Plan educational policy ED-1 states, "Assist local colleges in developing new educational opportunities in the animal sciences fields. The Monterey Horse Park (Planning Area Rec-1) will be available to a variety of educational groups such as high school Future Farmers of America (FFA), at risk youth programs and college students pursuing careers in the equine field. Facilities will also be available for sporting events run by local schools and youth organizations. The Training Track (Planning Area Rec-2) will provide internship and job opportunities for students in the animal science fields." Therefore, the project is consistent with this policy.

GOAL ED-8: Actively promote a balance between the numbers and types of workers residing in Seaside and the opportunities for employment in the city.

Policy ED-8.1: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Consistency. According to AMBAG in 2010, Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance and therefore, is consistent with this policy.

Circulation Element

GOAL C-1: Provide and maintain a City circulation system that promotes safety and satisfies the demand created by new development and redevelopment in Seaside.

Policy C-1.1: Design roadway capacities and ensure transportation facilities that adequately serve planned land uses.

Consistency. The City of Seaside's standards for the area of the City within the former Fort Ord are the same as the FORA standards. The project roadways will be constructed to these standards and are planned to adequately serve the Specific Plan's land uses. Therefore, the project is consistent with this policy.

Policy C-1.2: Improve the Seaside circulation system in concert with public and private land development and redevelopment projects to maintain the City standard of Level of Service "C".

Consistency. A traffic impact analysis was conducted as part of the project EIR. The report concluded that all study intersections in the City of Seaside will operate at acceptable level of service C or better with implementation of required mitigation measures. Therefore, the project is consistent with this policy.

Policy C-1.4: Provide adequate access to the University, golf courses, and other uses in North Seaside.

Consistency. The project site is located in North Seaside and the unincorporated County immediately adjacent to North Seaside. Access to the project would be provided by General Jim Moore Boulevard and Eucalyptus Road, Gigling Road, Normandy Road and Parker Flats Road, and the Eastside Parkway, when constructed by FORA. Therefore, the project is consistent with this policy.

Policy C-1.5: Use traffic calming methods within residential and mixed use areas where necessary to create a pedestrian-friendly circulation system.

Consistency. Traffic calming mechanisms are integrated into the Specific Plan's overall circulation design. These features also provide for additional landscaping, which help to soften the streetscape. The Specific Plan preferred traffic calming mechanisms are traffic circles with compatible landscaping and signage in their centers. In addition, bulb-outs with enhanced intersection and mid-block paving will delineate pedestrian cross-walks, reduce the time needed to cross the street, and further define the pedestrian space. Figure 7.4 of the

Specific Plan provides conceptual illustrations of the proposed raised traffic circle. The Specific Plan includes traffic calming methods and therefore, the project is consistent with this policy.

GOAL C-2: Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.

Policy C-2.1: Coordinate planning, construction and maintenance of development projects and circulation improvements with adjacent jurisdictions and transportation agencies.

Consistency. The Specific Plan is bisected by the FORA-planned Eastside Parkway, which would be accessed by General Jim Moore Boulevard via Eucalyptus Road and Gigling Road. The City will continue to work with FORA and TAMC, where appropriate, to make the necessary improvements, which are included in the FORA capital improvement program. Therefore, the project is consistent with this policy.

Policy C-2.2: Support programs that help reduce congestion and encourage alternative modes of transportation.

Consistency. The Specific Plan is a mixed-use project adjacent to existing residential, planned commercial/retail (Surplus II) and in proximity to CSUMB. The Specific Plan includes the following alternative modes of transportation: approximately 4 miles of internal trails, and two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument; and provides for at least one transit stop, which would be located in the center of the project. Therefore, because the project is a mixed-use project and encourages alternative modes of transportation, it is consistent with this policy.

GOAL C-3: Promote the increased use of multi-modal transportation.

Policy C-3.3: Promote mixed use, higher density residential, and employment-generating development in areas where public transit is convenient and desirable.

Consistency. The Specific Plan is a mix of a variety of medium and high residential densities, as well as employment-generating and recreational development, and provides for at least one transit stop in the center of the project. The project is a mixed use, higher density residential and employment-generating project and therefore, is consistent with this policy.

Policy C-3.4: Support alternative modes of transportation that encourage physical activity, such as biking and walking.

Consistency. The Specific Plan includes approximately 4 miles of internal trails (pedestrian, biking, and equestrian), and two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument. Therefore, the project is consistent with this policy.

GOAL C-4: Ensure adequate parking is provided throughout Seaside.

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Consistency. The Specific Plan includes the requirement of adequate off-street parking in all land uses, as detailed in the Specific Plan, Chapter 6, Development Standards. Therefore, the project is consistent with this policy.

Policy C-4.2: Support the development of well-designed and aesthetically pleasing parking facilities in areas where current parking deficiencies exist or where substantial traffic generating uses are planned.

Consistency. The Specific Plan allows for uses (equestrian training track and sports arena, equestrian park, and the County Walk retail/commercial area) which are expected to generate substantial traffic when special events occur, and therefore, parking structures associated with these facilities would likely be proposed. The Specific Plan includes architectural guidelines that address form, height and massing; façade, features and details; materials and colors; roofs; utilities and mechanical equipment; and service, loading and storage areas. Parking facilities proposed within the Specific Plan area will be required to comply with the architectural guidelines and as with all development design, will be subject to review and approval by the City. Therefore, the project is consistent with this policy.

Policy C-4.3: Ensure well-landscaped parking lots that facilitate pedestrian movement and screen unattractive structures.

Consistency. In addition to the architectural design guidelines discussed above, the Specific Plan also includes landscape design standards. Parking lots proposed within the Specific Plan area will be required to comply with the landscape standards and will be subject to review and approval by the City. Therefore, the project is consistent with this policy.

Open Space and Conservation Element

GOAL COS-1: Provide and maintain a high quality parks and recreation system that meets the varying recreational needs of the community.

Policy COS-1.1: Provide a variety of well-maintained public parks and recreational facilities for Seaside residents.

Consistency. The project includes 12.7 acres of parks (mini, neighborhood, and community), 91 acres of open space (Oak Oval) and linear park preserve, approximately 4 miles of trails, two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument, an equestrian park, and an equestrian training track and sports arena. Therefore, the project is consistent with this policy.

Policy COS-1.3: Maximize pedestrian, transit, and bicycle access to parks and other local and regional activity centers as an alternative to automobile access.

Consistency. The Specific Plan's retail/commercial and equestrian recreational opportunities would be regional activity centers. The project includes 12.7 acres of parks (mini, neighborhood, and community), 91 acres of open space (Oak Oval) and linear park preserve, approximately 4 miles of trails, two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument, an equestrian park, and an equestrian training track and sports arena. The Specific Plan also provides for at least one transit stop, centrally located within the Specific Plan area. Therefore, the project is consistent with this policy.

GOAL COS-2: Provide a safe and adequate water supply to meet the needs of the community.

Policy COS-2.1: Work with regional and local water providers to ensure that adequate supplies of water are available to meet existing development and future growth.

Consistency. The EIR concluded that because sufficient water is not currently available for build-out of the Specific Plan, a significant and unavoidable impact would occur. The Marina Coast Water District has indicated that, until supplemental water supplies are developed and available, water is currently available for Phases I through III only. The water district, in cooperation with FORA and the Monterey Regional Water Pollution Control Agency, is in the process of studying and developing supplemental water supplies to provide sufficient water to projects on the former Fort Ord, including but not limited to development of the project site. Supplemental water supplies are also planned in an effort to reduce impacts to the Salinas Valley Groundwater Basin. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to develop supplemental water supplies.

Policy COS-2.2: Encourage the production, distribution, and use of recycled water.

Consistency. The Marina Coast Water District, FORA, and the Monterey Regional Water Pollution Control Agency are in the process of studying supplemental water supplies. One of these supplies is recycled water. The Monterey Regional Water Pollution Control Agency currently treats wastewater to a tertiary level and is providing recycled water. The agency plans to provide recycled water to the Marina Coast Water District when the water district constructs the delivery infrastructure. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to produce and distribute recycled water current and future projects in Seaside. Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available. Therefore, the project is consistent with this policy.

Policy COS-2.3: Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water.

Consistency. The Specific Plan includes sustainability requirements in the development standards that address, among other things, water conservation efforts including water efficiency plumbing fixtures and appliances, and landscaping that minimizes the need for irrigation (Specific Plan Chapter 6 and Chapter 7). Therefore, the project is consistent with this policy.

GOAL COS-3: Protect and enhance local and regional ground and surface water resources.

Policy COS-3.1: Eliminate long-term groundwater overdrafting as soon as feasible.

Consistency. The Marina Coast Water District, in cooperation with FORA and the Monterey Regional Water Pollution Control Agency, is in the process of studying and developing supplemental water supplies to provide sufficient water to projects on the former Fort Ord, including but not limited to development of the project site. Supplemental water supplies are also planned in an effort to reduce impacts to groundwater supplies in the Salinas Valley Groundwater Basin, as well as to provide sufficient water for full implementation of the Fort Ord Base Reuse Plan. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to develop supplemental water supplies and reduce groundwater overdrafting. Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available. Therefore, the project is consistent with this policy.

GOAL COS-4: Preserve and protect the sensitive habitats and species within the community.

Policy COS-4.1: Preserve ecological and biological resources by maintaining these resources as open space.

Consistency. The Specific Plan parcels are identified as development parcels in the Fort Ord Reuse Plan and the Fort Ord Habitat Management Plan (HMP). The HMP identifies and protects the most sensitive biological resources; i.e. those plant and wildlife species that are considered rare, threatened, or endangered. Fort Ord developers pay a FORA impact fee that, among other things, provides funding to maintain the sensitive resources protected by the HMP. Additionally, the Specific Plan land use plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal (Oak Oval) and adjacent property identified as Fort Ord Recreational Habitat Area, which is protected by the HMP. Therefore, the project is consistent with this policy.

Policy COS-4.3: Encourage the preservation and enhancement of oak woodland elements in the natural and built environments.

Consistency. The EIR concluded that the loss of oak woodland would result in both visual and biological significant and unavoidable impacts. Development of the Specific Plan area would result in the elimination of approximately 315 acres (approximately 77 percent) of the Project site's coast live oak woodland habitat. The EIR contains a mitigation measure (BIO-16) that requires habitat restoration efforts and creation of a conservation easement and/or participation in a mitigation bank or fee program to conserve oak woodlands. Therefore, as the project site is a development parcel in the Fort Ord Base Reuse Plan, substantial mitigation is required, and the project is consistent with the Fort Ord Habitat Management Plan, the project is consistent with this policy.

GOAL COS-5: Protect high sensitivity archaeological resources, architecturally significant buildings, and historic places.

Policy COS-5.1: Identify and conserve archeological, architectural, and historic resources within Seaside.

Consistency. According to the findings in the Base Reuse Plan EIR, supplemented by additional record searches and tribal consultation associated with preparation of the Specific Plan EIR, there are no known archaeological, architectural, or historic resources at the project site. However, the EIR does include standard mitigation measures (CR-1 and CR-2) to protect such resources if they are accidentally discovered during site grading and construction activities. Therefore, the project is consistent with this policy.

GOAL COS-6: Protect and improve local and regional air quality.

Policy COS-6.1: Integrate air quality planning with land use, economic development, and transportation planning.

Consistency. The EIR concluded that the Project would result in significant and unavoidable impacts on air quality, greenhouse gas emissions, and transportation infrastructure. The project provides for a mix of land uses (residential, retail, commercial, recreational, institutional) and therefore, could reduce vehicle trips and therefore, improve air quality. Other project components that work to reduce air quality impacts include provision for transit services and miles of trails. Therefore, the project is consistent with this policy.

GOAL COS-7: Encourage energy conservation.

Policy COS-7.1: Participate in local, regional, and State programs that promote energy conservation.

Consistency. All development within the Specific Plan shall incorporate the current Title 24, Part 6, California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 11, California Green Building Standards Code (CALGreen) requirements for low-rise residential apartments and dwellings. Additionally, the Specific Plan includes sustainability requirements in the development standards that address site design, construction sites, water conservation, equipment/appliances, indoor energy conservation, use of rapidly renewable construction resources, and water efficiency plumbing fixtures and appliances (Specific Plan Chapter 6). Therefore, the project is consistent with this policy.

GOAL COS-8: Encourage exterior lighting that preserves night skies.

Policy COS 8.1: Participate in local and regional efforts to reduce light pollution of night skies.

Consistency. Development of the Specific Plan area would result in exterior lighting. The Specific Plan lighting standards include requiring light fixtures that prevent light spillover onto adjacent properties and prevent light pollution of the night-sky. For example, all exterior floodlights, pole lights, and carriage lights shall include shielding in a manner such that all of the luminous flux falls upon either the surface of the structure to be illuminated or on the ground wholly on the property on which it is installed. The Specific Plan EIR addresses lighting impacts and includes a mitigation measure (AES-3) to further minimize exterior lighting and sky glow impacts. Therefore, the project is consistent with this policy.

Safety Element

GOAL S-1: Reduce the risks to people and property from hazards related to seismic activity, flooding, geologic conditions, and wildfires.

Policy S-1.1: Reduce the risk of impacts from seismic and geologic hazards.

Consistency. A geotechnical investigation and percolation testing was conducted on the Veterans Cemetery site, and a phase one geotechnical report and geologic hazards assessment was conducted for the remainder of the Specific Plan area. The reports concluded that the project site is not underlain by an active fault, but that the project site would be subject to ground shaking and possible ground failure during a strong earthquake. The EIR includes mitigation measures (GEO-1 and GEO-2) that require preparation of further design-level geotechnical investigations to identify design recommendations associated with, but not limited to earthwork, structure foundations, seismic considerations, slabs-on-grade, retaining water, pavement recommendations, etc. Utilizing industry standards for site preparation and construction would minimize damage to buildings and infrastructure and injury to people. Therefore, the project is consistent with this policy.

Policy S-1.2: Protect the community from flooding hazards.

Consistency. According to the Specific Plan EIR, the project site is not in a flood hazard area. The project site soils are sandy, and storm water runoff of these soils is slow to moderate. Additionally, the Specific Plan includes a storm water plan that ensures all storm water is retained in appropriately-sized basins on site. Therefore, the project is consistent with this policy.

Policy S-1.3: Reduce the risk of wildfire hazards in the community.

Consistency. The Specific Plan land use plan includes a Firewise Overlay, which consists of a 200-foot buffer along all of the internal (Oak Oval) and adjacent property identified as Fort Ord Recreational Habitat Area (habitat reserve). This buffer is designed to assist in reducing the potential for project activities to result in fires in the adjacent habitat areas, and to minimize the potential for fire that may occur in the adjacent habitat areas to affect the development. Additionally, if the project cannot be adequately served by existing/planned fire stations (e.g. the City station on Broadway Avenue, the Presidio station on General Jim Moore, or the planned County fire station in the East Garrison community), a site has been reserved in the Specific Plan area for a new fire station. Therefore, the project is consistent with this policy.

Policy S-2.2: Minimize the risk to the community associated with hazardous materials.

Consistency. Specific Plan land uses consist of residential, retail/commercial, and recreational. None of these land uses are expected to result in a risk to the community associated with hazardous materials. The City does plan to move its corporation yard to the project site in the future. A variety of hazardous materials may be used and/or stored at this location; however, the City stores and uses these materials in accordance with local, state, and federal laws.

Additionally, past use of the project site included military training and the use of munitions and explosives of concern, and although the property has undergone clearance of these materials, the potential remains for some of the materials to remain hidden in the soil. The Specific Plan EIR, as well as requirements of FORA, require measures (HAZ-1, HAZ-2, HAZ-3) that include preparation and implementation of a hazards and hazardous materials contingency plan for construction activities, a munitions and explosives safety briefing, and when necessary, remediation activities. Therefore, the project would be consistent with this policy.

Noise Element

GOAL N-1: Provide consistent and effective noise control through proper land use planning.

Policy N-1.1 Ensure that new development and reuse/revitalization projects can be made compatible with the noise environment and existing development.

Consistency. The Specific Plan EIR evaluate noise associated with development of the Specific Plan area and concluded that construction noise would be less than significant with implementation of a mitigation measure (NOI-1) that requires construction noise reduction measures to be implemented during construction activities. The EIR also concluded that noise associated with the equestrian training track, sports arena, and swim and tennis center would be mitigated to a less than significant level with implementation of measures (NOI-2 and NOI-3) that reduce noise associated with these activities. Therefore, the project is consistent with this policy.

GOAL N-2: Minimize transportation-related noise impacts.

Policy N-2.1: Reduce noise impacts associated with motorized vehicles, aircraft, and trains.

Consistency. The Specific Plan EIR evaluated the project's vehicle noise impact on area roadways and adjacent land uses and concluded that the increase in vehicle noise would not be significant. Therefore, the project is consistent with this policy.

GOAL N-3: Minimize non transportation-related noise impacts.

Policy N-3.1: Reduce the impacts of noise-producing land uses, activities, and businesses on noise-sensitive land uses.

Consistency. The Specific Plan EIR evaluated noise associated with development of the Specific Plan area and concluded that construction noise would be less than significant with implementation of a mitigation measure (NOI-1) that requires construction noise reduction measures to be implemented during construction activities. The EIR also concluded that

noise associated with the equestrian training track, sports arena, and swim and tennis center would be mitigated to a less than significant level with implementation of measures (NOI-2 and NOI-3) that reduce noise associated with these activities. Therefore, the project is consistent with this policy.

Housing Element

GOAL H-2: Maintain a range of housing opportunities to address the existing and projected needs of the community.

Policy H-2.1: Maintain 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.

Consistency. The Specific Plan would allow for 1,280 residential units, with an additional 256 units identified as “qualified worker lodging in a hotel format”. The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from about 2,500 square feet to about 7,000 square feet.

Residential projects within the Specific Plan are required to comply with Chapter 17.32 of the Seaside Municipal Code addressing affordable housing requirements. Residential projects shall provide at least 20 percent of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. Twenty percent of the 880 single-family lots equal 176 units. One-third (59 units) would be for very-low income, one-third (59 units) would be for low income, and one-third (58) would be for moderate income.

The project includes a variety of housing types, sizes, and prices, including both ownership and rental opportunities and is therefore, consistent with this policy.

Policy H-2.2: Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City.

Consistency. The most recent Regional Housing Needs Allocation Plan was adopted by the Association of Monterey Bay Area Governments (AMBAG) Board of Directors on June 11, 2014. The allocation plan identifies the following allocation for the City of Seaside from 2014-2023:

Income Category	Seaside Housing Allocation
Very Low	95
Low	62
Moderate	72

Above Moderate	<u>164</u>
Total	393

As presented in the discussion regarding Policy H-2.1 above, the project would include 59 units in the very low income category, 59 units in the low income category, 58 units in the moderate income category and the balance (704) as market rate units.

As the project includes annexation of a large portion of the project site from unincorporated Monterey County into the city limits, the allocation plan for unincorporated Monterey County is also relevant. The allocation plan identifies the following allocation for unincorporated Monterey County from 2014-2023:

Income Category	Unincorporated Monterey County Housing Allocation
Very Low	374
Low	244
Moderate	282
Above Moderate	<u>651</u>
Total	1,551

The project would assist the City of Seaside and the County of Monterey with facilitating housing production commensurate with the projected housing needs of the City, as well as of the County. Therefore, the project would be consistent with this policy.

Policy H-2.3: Encourage the construction of high-density, well designed housing and residential- commercial mixed use projects.

Consistency. The project accommodates the construction of 400 apartment units, including student housing and is a residential, commercial, and recreational mixed-use project. The Specific Plan includes architectural design guidelines, as well as development standards and landscape and grading standards to ensure development within the Specific Plan area is well designed. Therefore, the project is consistent with this policy.

Policy H-2.4: Maintain a geographic dispersal of units affordable to extremely low, very low, low, and moderate income households throughout the City.

Consistency. Residential projects within the Specific Plan are required to comply with Chapter 17.32 of the Seaside Municipal Code addressing affordable housing requirements. Residential projects shall provide at least 20 percent of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. Twenty percent of the 880 single-family lots equal 176 units. One-third (59 units) would be for very-low income, one-third (59 units) would be for low income, and one-third (58) would be for moderate income. The locations of these units must meet the requirements of the ordinance

and will be determined in the Disposition and Development Agreement. The project is consistent with this policy.

Policy H-2.6: Support the concept of “aging in place” by maintaining a range of housing types that allows people to remain in the community as their housing needs change.

Consistency. The project includes a variety of housing types including apartments, detached courtyard homes, and a variety of single-family lots sizes to accommodate a range of housing sizes. Therefore, the project is consistent with this policy.

Policy H-2.7: Ensure that new residential developments are adequately served by infrastructure, including water and sewer, park and recreation areas, libraries, transportation, public safety and other necessary community services.

Consistency. The City requires that adequate water and sewer service and the associated infrastructure be available for new development. While the Marina Coast Water District has indicated that there is currently not sufficient groundwater to serve the entire Specific Plan project, there is sufficient water available for approximately the first three phases. The City will require that sufficient water supplies be available prior to issuing building permits. The project includes sufficient park and recreation areas, as well as the necessary transportation infrastructure. Police service would be provided by the Seaside Police Department and fire services would be provided by either the Seaside Fire Department or the Monterey County Regional Fire District.

Policy H-2.8: Promote the use of green building techniques and materials for new residential development.

Consistency. Residential projects within the Specific Plan shall incorporate the current Title 24, Part 6, California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 11, California Green Building Standards Code (CALGreen) requirements for low-rise residential apartments and dwellings. Additionally, the Specific Plan includes sustainability requirements in the development standards that address site design, construction sites, water conservation, equipment/appliances, indoor energy conservation, use of rapidly renewable construction resources, and water efficiency plumbing fixtures and appliances (Specific Plan Chapter 6). Therefore, the project is consistent with this policy.

Policy H-2.9: Encourage the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities.

Consistency. The Specific Plan does not include any language or development standard that encourages universal design principles. Therefore, staff is recommending addition of a development standard encouraging universal design principles. With this modification, the project would be consistent with this policy.

Policy H-2.11: Encourage the use of master plan or specific plan as tools to facilitate development on Fort Ord.

Consistency. The project is on the former Fort Ord and a draft Specific Plan has been prepared as a tool to facilitate development consistent with the Fort Ord Base Reuse Plan and the Seaside General Plan. Therefore, the project is consistent with this policy.

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FORA Master Resolution criteria	Discussion
LEGISLATIVE LAND USE DECISION CONSISTENCY <i>Fill in Discussion cells below for all Legislative Land Use Decision consistency determinations (i.e. General Plan updates, Zoning amendments, etc)</i>	
8.02.010 (a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that	
(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;	The Specific Plan land use designations are consistent with the Reuse Plan, as modified by the Seaside General Plan (received FORA consistency determination December 10, 2004, by Resolution No. 04-6) and the East Garrison – Parker Flats Land Use Modification MOU (signed by FORA on October 3, 2005 and fully executed in December 2005). Seaside General Plan land use designations, for property currently within the Seaside city limits, are High Density Residential and Park and Open Space (Veterans Cemetery). Reuse Plan and County of Monterey land use designations, for property currently outside of the Seaside city limits in unincorporated Monterey County (per the East Garrison – Parker Flats Land Use Modification MOU) are Monterey Horse Park, Oak Woodland Habitat Reserve, County Development Reserve, and Veterans Cemetery. Reuse Plan land use designations, for property currently outside of the Seaside city limits in unincorporated Monterey County (not a part of the East Garrison – Parker Flats Land Use Modification MOU) are Public Facility/Institutional and Business Park/Light Industrial/Office/Research & Development. See the attached (Exhibit A, Seaside General Plan Land Use Map ; Exhibit B, East Garrison – Parker Flats Land Use Modification MOU ; and Exhibit C, Specific Plan Land Use Plan). These designations reflect all of the relevant land use legislative approvals associated with the Project site.
(2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory;	Development allowed by the Specific Plan would be consistent with the density of uses permitted in the Reuse Plan for the affected territory. See discussion (1) above.
(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;	SEE SEPARATE WORKSHEET BELOW

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(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;	The land uses allowed by the Specific Plan are consistent with the uses allowed by the City of Seaside General Plan, the County of Monterey General Plan, and the Reuse Plan. Existing (and planned) uses surrounding the project site are the Department of Defense building, Army buildings (Surplus II - Mixed Uses) an Army parcel on Joe Lloyd Way, and CSUMB Open Space to the north; undeveloped land (MPC EVOC and FORHA lands) to the south; undeveloped land (FORHA lands) to the east; and single-family Army housing to the west. The Specific Plan EIR evaluated the uses allowed by the Specific Plan for conflicts and incompatibilities, and concluded that any potential incompatibilities can be mitigated to a less than significant level.
(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and	The Specific Plan identifies responsible parties for all necessary installation, construction, and maintenance of infrastructure necessary to provide adequate public services to the property (Table 8.1 Implementation Matrix, included as Exhibit D.) The City of Seaside will require all development projects approved pursuant to the Specific Plan to provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the development project pursuant to the Specific Plan.
(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.	With the exception of the Oak Oval, the project site is designated as a development parcels within the installation-wide Multispecies Habitat Management Plan. The Specific Plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal and adjacent property identified as FORHA habitat reserve (refer to Exhibit C, Specific Plan Land Use Plan).
(b) FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased.	The transfer of intensity of land uses and/or density of development is not part of the proposal.

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(c) The Authority Board, in its discretion, may find a legislative land use decision is in substantial compliance with the Reuse Plan when the Authority Board finds that the applicant land use agency has demonstrated compliance with the provisions specified in this section and Section 8.020.020 of this Master Resolution.

8.02.020 (a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord Territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.

(1) Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.

The Specific Plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal and adjacent property identified as FORHA habitat reserve (refer to [Exhibit C, Specific Plan Land Use Plan](#)). Due to the high level of fuel that can accumulate in maritime chaparral, no flammable structures are allowed within this buffer. This area provides a suitable buffer to address potential land use incompatibilities.

(2) When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.

The City of Seaside will ensure these conditions of approval are required when development applications are received for projects adjacent to Habitat Management areas.

The Specific Plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal and adjacent property identified as FORHA habitat reserve (refer to [Exhibit C, Specific Plan Land Use Plan](#)).

(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and

The subject property is not within the coastal zone.

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Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.	
(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.	(this row does not apply to City proposals)
(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.	With the exception of the Oak Oval, the subject property is, and has been since adoption of the Reuse Plan in 1997, designated as development parcels. The Specific Plan does allow for the development of an equestrian trail within the Oak Oval, consistent with the East Garrison – Parker Flats Land Use Modification MOU and the Habitat Management Plan. The Specific Plan does not include any other development within areas identified as environmental sensitive.
(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new	The land uses allowed by the Specific Plan are consistent with the uses allowed by the City of Seaside General Plan, the County of Monterey General Plan, and the Reuse Plan. Existing (and planned) uses surrounding the project site are the Department of Defense building, Army buildings (Surplus II - Mixed Uses) an Army parcel on Joe Lloyd Way, and CSUMB Open Space to the north; undeveloped land (MPC EVOC and FORHA lands) to the south; undeveloped land

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land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.	(FORHA lands) to the east; and single-family Army housing to the west. The Specific Plan EIR evaluated the uses allowed by the Specific Plan for conflicts and incompatibilities (noise, light and glare) and identified mitigation measures to reduce the impacts to a less-than-significant level. The Specific Plan is consistent with the goals and policies of the 2004 Seaside General Plan. The Specific Plan is consistent with each of these compatibility criteria. The Project does require an amendment to the Seaside General Plan to incorporate the Specific Plan into the General Plan. The Specific Plan is also in conformance with the following applicable General Plan goals and policies: General Plan Goals and Policies <i>Land Use Element</i> <i>Goal LU-1:</i> Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play. <i>Policy LU-1.2:</i> Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1. Evidence. According to AMBAG, in 2010 Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance and therefore, is consistent with this policy. <i>Policy LU-1.3:</i> Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community. Evidence. The Specific Plan allows for 775,000 square feet of commercial/retail uses and about 250 acres of equestrian-related visitor-serving uses (Monterey Horse Park and the Monterey Downs Training/Race Track). Therefore, the project is consistent with this policy. <i>Policy LU-1.4:</i> Provide for a variety of housing that complements the employment opportunities in the community. Evidence. The specific plan would allow for 1,280 residential units, with an additional 256 units identified as “qualified worker lodging in a hotel format”. The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from
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	about 2,500 square feet to about 7,000 square feet. The project includes a variety of housing types, sizes, and prices, included both ownership and rental opportunities and is therefore, consistent with this policy. <i>Policy LU-1.5:</i> Provide for a large-scale commercial recreational facility. Evidence. The project includes two, large-scale commercial recreational facilities: the Monterey Horse Park, and the Monterey Downs Training/Race Track (outdoor) and Sports Arena (indoor) complex. The Monterey Horse Park is a non-profit equestrian facility that will host regional, state, national, and international events such as dressage, eventing, jumping, driving, vaulting, etc. The Monterey Downs Training/Race Track is a world-class thoroughbred training facility with potential racing meets, modeled after the Del Mar Thoroughbred Club in Del Mar, California. The Sports Arena is a 6,500 seat venue for a wide variety of sporting and special events, such as ice hockey, basketball, semi-pro sports, trade shows, car shows, veteran's events, and graduation ceremonies. Therefore, the project is consistent with this policy. <i>Goal LU-4:</i> Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods. <i>Policy LU-4.1:</i> Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure. Evidence. The Specific Plan requires that development pursuant to the plan funds its share of community services and facilities. Additionally, the City will be negotiating a Disposition and Development Agreement that also solidifies the requirements for the development to fund its share of community services and facility. The Specific Plan includes a set of architectural design guidelines, development standards, and landscape and grading standards to ensure development uses quality design and materials. The EIR evaluated the project's compatibility (noise, safety, and other environmental issues) with surrounding land uses and concluded that there were no incompatibility impacts that could not be mitigated. <i>Urban Design Element</i> <i>Goal UD-1</i> Create and maintain a positive image that also
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	provides a clear identity for the community within the region. <i>Policy UD-1.1:</i> Enhance the City's image and identity within the region's natural setting. Evidence. The project is an approximate 576-acre mixed-use upscale equestrian-themed village with commercial/retail, a variety of new housing, quality recreational facilities, and Veterans Cemetery ancillary facilities. The project would provide a variety of jobs and provide two staging areas for improved access to the Fort Ord Habitat Recreation Area lands, which provides access to the Fort Ord National Monument. The project would enhance the City's image and identity within the region's natural setting and therefore, is consistent with this policy. <i>Goal UD-2</i> Create and preserve distinct neighborhoods and business districts. <i>Policy UD-2.2:</i> Minimize potential light and sound impacts of new development and redevelopment on surrounding areas. Evidence. The project subsequent EIR addressed the issues of light and noise impacts of the project on the surrounding areas. The EIR concluded that all light and noise impact can be mitigated. All of the project mitigation measures will be included as conditions of approval for projects within the Specific Plan. Therefore, the project is consistent with this policy. <i>Policy UD-2.3:</i> Ensure projects use design and site planning facilities that reduce potential criminal activities. Evidence. The Seaside Police Chief will be consulted with each development application pursuant to the Specific Plan to ensure project design and site planning does not facilitate criminal activities. Therefore, the project is consistent with this policy. <i>Housing Element</i> <i>Policy H-2.3:</i> Encourage the construction of high-density, well designed housing and residential- commercial mixed use projects. Evidence. The project accommodates the construction of 400 apartment units, including student housing and is a residential-commercial-recreational mixed use project. The specific plan includes architectural design guidelines, as well as development standards and landscape and grading standards. Therefore, the project is consistent with this policy. Specific Plan Policies
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	The Specific Plan includes the following applicable policies: <i>Economic Policies</i> <i>Policy EC-2.</i> Strong tourism and recreational opportunities by providing venues for a number of visitor serving uses. ▪ Planning Area C-2, “Country Walk” includes 330,000 square feet of shopping, entertainment, and hotel uses. ▪ Planning Area C-1 provides for tennis and swim facilities and a hotel. ▪ The equestrian facilities and sports arena allowed in Planning Area Rec-1 and Rec-2 will provide venues for equestrian events, festivals, pro and semipro sports, fairs and a variety of local and regional shows and events. ▪ Equestrian facilities in Planning Area Rec-1 will provide for world-class equestrian events. ▪ Two staging areas, within the C-2 and Rec-1 Planning Area, along with a vast internal trails network, will provide ideal amenities for hikers, bikers and equestrians visiting the Fort Ord National Monument and surrounding open space and trail system. <i>Educational Policies</i> <i>Policy ED-1.</i> Assist local colleges in developing new educational opportunities in the animal sciences fields. ▪ The Monterey Horse Park (Planning Area Rec-1) will be available to a variety of educational groups such as high school Future Farmers of America (FFA), at risk youth programs and college students pursuing careers in the equine field. Facilities will also be available for sporting events run by local schools and youth organizations. ▪ The Training Track (Planning Area Rec-2) will provide internship and job opportunities for students in the animal science fields. <i>ED-2.</i> Provide retail and commercial job opportunities including part-time jobs that may be appropriate for high school and college students. ▪ The 330,000 square foot commercial center within the C-2 Planning Area and Office and Hotel uses in the C-1 Planning Area will offer a variety of employment opportunities at various skill levels. Additionally, the horse facilities in the Rec-1 and Rec-2 Planning Areas will offer an assortment of jobs.
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	<i>Policy ED-3.</i> Provide housing types suitable for college students and faculty. ▪ The Specific Plan offers a variety of housing choices including apartments, courtyard homes, and various styles of single family residences within biking distance or a short drive to CSUMB. <i>Environmental Policies</i> <i>Policy EV-1.</i> Achieve consistency with the Habitat Management Plan and the Habitat Conservation Plan developed as part of the Base Reuse Plan. ▪ The project includes the preservation of approximately 72.5 acres of land dedicated as open space in the area known as the “Oak Oval.” ▪ A Firewise Overlay (FW-O) has been established to address the location of structures, materials to be used for construction, fuel breaks and emergency ingress and egress. <i>Policy EV-2.</i> Preserve, restore and incorporate native habitats into the community’s open space network. ▪ More than 100 acres of open space and parks are planned within the project. ▪ The Linear Park Preserve Overlay zones will contain a combination of native habitat preservation, native habitat restoration, and multi-use trails <i>Policy EV-3.</i> Create landscape buffers around the community that help transition from the urban habitat/ecosystem to the native habitat/ecosystem. ▪ Open space buffers (Linear Park Preserve Overlay) will be provided along major roads, such as Eastside Parkway and Parker Flats Road to provide scenic routes and transitions between the developed and rural zones. ▪ Firewise Overlays are provided along the eastern boundary of the Specific Plan and around the Open Space Planning Area that will help transition to open space areas. <i>Policy EV-4.</i> Encourage non-motorized and multi-modal transportation opportunities, especially bicycle, pedestrian, equestrian, and public transportation by providing a mix of uses, interconnected streets, and convenient access to public transportation. ▪ The Specific Plan provides both residents and visitors with safe, close connections between residential, and commercial and recreational areas. Parks are also spread throughout the
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	residential communities and are connected by a paseo network (2.2, Land Use Concept). - Regional trail connections through the project sites and to the surrounding open space areas are established via trails and Class I and Class II bike lanes (3.5 Regional Pedestrian Circulation & Trails Planning). - The goal of the public transit system is to have a bus stop located within ½ mile, or a 10 minute walk, of all residential neighborhoods. One stop is proposed in the center of the Specific Plan area which will serve the immediate needs of the community. As site development expands, the Monterey-Salinas Transit (MST) will monitor the needs and expand accordingly. <i>Veterans Cemetery Policies</i> <i>Policy VC-2</i> Provide additional functions for the property, ancillary to burial, that honor the Veterans. - Two separate parcels, totaling 5 acres, are designated for ancillary use. Permitted uses include cultural and nondenominational facilities, assembly facilities, and trails. <i>Policy VC-3</i> Create an Endowment Fund to operate and maintain the Cemetery after construction. - A 31.4 acre parcel has been designated “the Endowment Fund Opportunity Parcel”. This parcel is intended to be sold in order to create the endowment fund required for maintenance and operation of the cemetery.
(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.	The Seaside General Plan includes the following applicable goals and policies: <i>Conservation and Open Space</i> <i>Goal COS-5:</i> Protect high sensitivity archaeological resources, architecturally significant buildings, and historic places. <i>Policy COS-5.1:</i> Identify and conserve archeological, architectural, and historic resources within Seaside. Evidence. The only buildings on the project site are the old nurse’s barracks, which are not considered historically significant. According to the Reuse Plan and Reuse Plan EIR, Stillwell Hall (no longer standing) and 35 structures in East Garrison are the only historically-significant properties at Fort Ord. Therefore, the subject property does not include historic resources. Additionally, it is not located in an archaeologically-sensitive area (Reuse Plan Figure 4.4-2). However, the

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	Specific Plan EIR does include mitigation measures (CR-1 and CR-2) to preserve significant resources if, during earthmoving activities they are accidentally discovered.
(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.	(this row does not apply to City proposals)
(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that 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.	The Seaside General Plan includes the following applicable goals and policies: <i>Land Use Element</i> <i>Goal LU-6:</i> Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment. <i>Policy LU-6.1:</i> Maintain the existing sewer system to provide a high level of service to community neighborhoods. <i>Implementation Plan LU-6.1.1</i> Monitor MRWPCA Treatment Plant. Continue to monitor the capacity of the MRWPCA treatment plant as new development projects are proposed, and identify required improvements to expand the plant's capacity. Evidence. The City of Seaside has adopted these goals, policies, and implementation plans to support actions necessary to ensure sewage treatment facilities operate in compliance with applicable regulations. Development pursuant to the Specific Plan would utilize existing wastewater collection system connections. The Marina Coast Water District operates the existing wastewater collection system, although the Seaside County Sanitation District has expressed an interest in expanding its service area to include annexing portions of the former Fort Ord, including the subject property. Wastewater is transported to

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	the Monterey Regional Water Pollution Control Agency's treatment plant north of Marina. The treatment plant's capacity has been sized to accommodate planned uses within the service area, and the Monterey Regional Water Pollution Control Agency monitors demands and develops plans for expansions to accommodate anticipated increases in demands. Expansions are funded through service capacity charges levied on new users. Therefore, the proposed project would not violate any water quality standards or waste discharge requirements.
(i) Each land use agency shall adopt the following policies and programs:	
(1) A solid waste reduction and recycling program applicable to Fort Ord Territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 <i>et seq.</i>	The Seaside General Plan includes the following applicable goals and policies: <i>Land Use Element</i> <i>Goal LU-7:</i> Collaborate effectively with local providers of solid waste collection and disposal to provide a sufficient level of solid waste disposal. <i>Policy LU-7.1:</i> Participate in local and regional programs that encourage the per capita reduction of solid waste in Seaside in order to meet State mandates for waste reduction. <i>Implementation Plan LU-7.1.1 Integrated Waste Management Act.</i> Continue to comply with the State's Integrated Waste Management Act, which requires cities and counties to divert at least 50 percent of its waste from area landfills, through 1) recycling and reuse educational brochures and 2) working with regional agencies to properly maintain and upgrade the City's recycling center. Evidence. Development pursuant to the Specific Plan will be required to adhere to waste management policies and participate in recycling programs in accordance with local and regional waste management guidelines. The Monterey Regional Waste Management District landfill has sufficient capacity to accommodate service needs in the service area to approximately 2090. The City of Seaside meets state mandated waste diversion rates through a franchise agreement with a private waste hauler.
(2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by	Water for the proposed project would be provided by the Marina Coast Water District. The City of Seaside would not be responsible for installation of water supply wells.

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the Monterey County Health Department; and	
(3) A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.	Water for the proposed project would be provided by the Marina Coast Water District. The City of Seaside would not be responsible for ensuring that distribution and storage of potable and non-potable water comply with State Health Department regulations.
(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:	
(1) Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development;	Seaside General Plan The Seaside General Plan includes the following applicable goals and policies: <i>Conservation and Open Space</i> Goal COS-2: Provide a safe and adequate water supply to meet the needs of the community. Policy COS-2.1: Work with regional and local water providers to ensure that adequate supplies of water are available to meet existing development and future growth. Implementation Plan COS-2.1.1 Consult Water Agencies. During the development review process, consult with local and regional water agencies to assess whether the water demand associated with the project is included in the agency's most recent Urban Water Management Plan and whether existing supplies can meet the project's demand for water. Implementation Plan COS-2.1.2 Water Supply Verification. Condition approval of all development plans on verification of an assured long-term water supply. Implementation Plan COS-2.1.3 Water Supply Projects. Continue to support efforts by Monterey Peninsula Water Management District (MPWMD) and Monterey County Water Resources Agency (MCWRA) to expand water supply through the development of new water sources, including new wells, desalination, importation of water, and water impoundment sites. Specific Plan. The Specific Plan identifies locations for both storm water and recycled water basins. Refer to Figure 4.2, Proposed Backbone Reclaimed Water Improvements, and

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	Figure 4.4, Proposed Backbone Stormwater Improvements. Evidence: The City of Seaside has adopted these goals, policies, and implementation program. Therefore, they are involved with identification of potential reservoir and water impoundment sites. The City of Seaside Zoning Ordinance includes a PI (Public/Institutional) zone. The PI zone is applied to the sites of existing and proposed public buildings and facilities, utility facilities, and similar and related facilities. The PI zone implements and is consistent with the Public/Institutional (PI) land use designation of the General Plan. Therefore, the City has appropriate zoning available for such sites. Finally, the Specific Plan locations for both storm water and recycled water basins.
(2) Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;	Seaside General Plan The Seaside General Plan includes the following applicable goals and policies: <i>Conservation and Open Space</i> <i>Policy COS-2.2:</i> Encourage the production, distribution, and use of recycled water. <i>Implementation Plan COS-2.2.1 Recycled Water.</i> In cooperation with the State, regional, and local water agencies and suppliers, participate in programs that seek to increase potable water supply and to limit the spread of seawater intrusion into the groundwater basins through the recycling of wastewater. Specifically, support the expansion of the use of recycled water for urban irrigation. Cooperate with these agencies to establish standards, fees, infrastructure provision requirements, and regulations for the use of recycled water in new development and redevelopment projects. Specific Plan. According to the Specific Plan water supply assessment prepared by the Marina Coast Water District, approximately 3 of 6 Specific Plan phases can be constructed prior to the availability of recycled water, desalinated water, or other supplemental water supply source. Therefore, complete buildout of the Specific Plan would rely of supplemental water supplies. Evidence. The City of Seaside has adopted these policies and implementation programs and are therefore, working with the Marina Coast Water District, the Monterey Peninsula Water Management District, and the Monterey Regional Water Pollution Control Agency to determine the feasibility of

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	developing additional water supply sources.
(3) Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.	The Seaside General Plan includes the following applicable policies: <i>Conservation and Open Space</i> <i>Policy COS-2.3:</i> Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water. <i>Implementation Plan COS-2.3.1 Water Conservation.</i> Encourage water conservation throughout Seaside through the City's municipal code, which requires new public and private development, and redevelopment projects to install and utilize water conservation measures. These measures include: ▪ The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction; ▪ The installation of low water-use plumbing fixtures in existing hotels and motels; and ▪ The retrofitting of plumbing fixtures in all existing residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use. (See also Implementation Plan LU-5.3.1.) Specific Plan. The following Specific Plan policies address reducing water demand: <i>Environmental Policies</i> <i>Policy EV-5.</i> Minimize groundwater consumption with water reclamation programs, drought-tolerant landscaping and use of reclaimed water. ▪ Landscaping shall include predominately drought tolerant native or naturalized plant materials with proven adaptation to the region's climate and capable of providing storm water filtration where appropriate (7.2 Landscape Design Principles) ▪ Commercial and multi-family landscaping shall use reclaimed water when available (6.3.1 All Development). ▪ Commercial buildings (excluding hotels) shall use reclaimed water for toilet flushing (6.3.1 All Development). <i>Policy EV-6.</i> Preserve groundwater quality by integrating Low Impact Development (LID) stormwater management solutions. ▪ In order to uphold the integrity of the drainage system and retain the effectiveness of the infiltration basins, stormwater BMP's, LID techniques, and erosion control devices are

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	required during construction and post-construction and shall be consistent with the most current City and Regional Water Quality Control Board standards. The Specific Plan includes the following development standards addressing reduced water demand: ▪ Commercial buildings shall use waterless urinals. ▪ 80% of single-family lots shall be non-turf. ▪ Any outdoor water features shall be designed for low flow pumps and placed where shading can be provided. Evidence. The Marina Coast Water District will be the water provider for development pursuant to the Specific Plan and has adopted a water conservation ordinance (Ordinance #40). Additionally, the City's Municipal Code Chapter 13.11 is a municipal water system water conservation program, which is consistent with Monterey Peninsula Water Management District's Regulation XV, "The 2016 Monterey Peninsula and Water Conservation and Rationing Plan". Additionally, the Specific Plan includes policies to reduce water use.
(4) Active participation in support of the development of "reclaimed" or "recycled" water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.	The Seaside General Plan includes the following applicable policies: <i>Conservation and Open Space</i> <i>Goal COS-3:</i> Protect and enhance local and regional ground and surface water resources. <i>Policy COS-3.1:</i> Eliminate long-term groundwater overdrafting as soon as feasible. <i>Implementation Plan COS-3.1.1 Halt Salt Water Intrusion.</i> Cooperate with the Monterey County Water Resources Agency (MCWRA), the Army Corps of Engineers (ACOE), State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB) to find a solution to halt seawater intrusion toward Seaside. <i>Policy LU-5.2:</i> Work cooperatively with local and regional water suppliers to ensure adequate water reserves. <i>Implementation Plan LU-5.2.1 MPWMD Water Supply Project.</i> Continue to work with the Monterey Peninsula Water Management District (MPWMD), other water agencies, and other entities to legalize the existing deficit that has been determined by the California Water Resources Control Board Order 95-10 and to augment the water supply to accommodate current and future water needs reflected in this General Plan.

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	<i>Implementation Plan LU-5.2.2:</i> Regional Urban Water Augmentation Project: Support efforts by the Marina Coast Water District to provide an augmented water source for the former Fort Ord, which may include desalinated water or recycled water. Once a new water source is created, cooperate with FORA and other agencies to approve the project's water allocation. <i>Policy LU-5.4:</i> Promote the use of recycled water for irrigation of parks, golf courses, and public landscaped areas in the community. <i>Implementation Plan LU-5.4.1 Recycled Water.</i> Coordinate with the MPWMD and the MCWD to extend recycled water infrastructure and determine user and connection fees. Seaside has adopted the General Plan goals, policies, and implementation programs and therefore, is in support of the development of “reclaimed” or “recycled” water supply sources by the Marina Coast Water District and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority. Specific Plan. According to the Specific Plan water supply assessment prepared by the Marina Coast Water District, approximately 3 of the 6 Specific Plan phases can be constructed prior to the availability of recycled water, desalinated water, or other supplemental water supply source. Therefore, complete buildout of the Specific Plan would rely of supplemental water supplies. The Specific Plan includes the following development standards regarding use of recycled or reclaimed water: ▪ Commercial and multi-family landscaping shall use reclaimed water when available. ▪ Commercial buildings (excluding hotels) shall use reclaimed water for toilet flushing. ▪ Single-family residential homes shall use reclaimed water for front yard landscaping. Evidence. Goals and policies in both the General Plan and the Specific Plan, as presented above, support development of “reclaimed” or “recycled” water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.
(5) Promotion of the use of on-site water collection,	The Specific Plan includes the following development standards regarding on-site water collection:

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incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.	• If cisterns are installed they shall be water tight with smooth interior surfaces with an appropriate filter. Cisterns shall be sized according to local rainfall and rooftop size. • Cisterns and wastewater pipes shall not be connected. • If a rainwater harvesting system is utilized it shall not be hooked to the public water supply system. Additionally, the Specific Plan EIR includes a mitigation measure (HYD-1) that requires applicants for projects pursuant to the Specific Plan to prepare and submit a Stormwater Control Plan that incorporates site design characteristics, landscape features, and engineered facilities, in order to accomplish the following: minimize imperviousness; detain and treat, and/or retain, the specified amounts of runoff; slow runoff rates; and reduce pollutants in post-development runoff. The Specific Plan promotes the use of on-site water collection including the use of cisterns by including the above-referenced development standards. Evidence. The Specific Plan promotes the use on on-site water collection, as evidenced by the development standards and mitigation measures discussed above.
(6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development of territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.	The City of Seaside allocates Salinas Valley groundwater to development within its jurisdiction on the former Fort Ord. As of August 2016, the City had allocated 792 AFY of the 1,012 AFY allocated to the City by FORA, leaving a balance of 220 AFY. The County of Monterey allocates Salinas Valley groundwater to development within its jurisdiction on the former Fort Ord. As of August 2016, the County had allocated 522.50 AFY of the 710 AFY allocated to the County by FORA, leaving a balance of 187.50 AFY. Combined, the City and the County have a balance of 407.50 AFY that could be allocated to development within the Specific Plan area. The SEIR concluded that because sufficient water is not currently available to serve build-out of the Specific Plan Area, a significant and unavoidable impact would occur. However, because development pursuant to the Specific Plan cannot proceed without sufficient water supplies, if water is not available, it cannot be allocated. Evidence. The City and the County have a process for allocating water to development on the former Fort Ord. Members of the City Council and the Board of Supervisors site on the FORA board. The FORA board receives regular updates from the Marina Coast Water District regarding

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	allocation of water, as well as actual water use.
(7) Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.	The Seaside General Plan includes the following applicable policy: General Plan Policy LU-5.1: Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community. Specific Plan. Water for development within the Specific Plan area will be supplied by the Marina Coast Water District. While there is currently only sufficient water supplies allocated to the City of Seaside and County of Monterey to serve Phases I through III of the project, the water district is in the process of studying supplemental water supply options through a MOU with the Fort Ord Reuse Authority (FORA) and the Monterey Regional Water Pollution Control Agency. The SEIR concluded that because sufficient water is not currently available to serve build-out of the Specific Plan Area, a significant and unavoidable impact would occur. However, because development pursuant to the Specific Plan cannot proceed without sufficient water supplies, if water is not available, it cannot be allocated. Evidence. The Specific Plan EIR includes a mitigation measure that requires sufficient water supply be available prior to issuance of building permits. This mitigation measure will not allow development of Phases IV through VI to proceed without assurance that water supply is available. The provision of water to the project by the Marina Coast Water District will not affect water supply availability to the existing community.
(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.	The Seaside General Plan includes the following applicable policy: Policy COS-2.2: Encourage the production, distribution, and use of recycled water. Evidence. Development of new water supplies will assist in reducing seawater intrusion into the groundwater basins, by reducing the amount of groundwater extracted. The Marina Coast Water District, FORA, and the Monterey Regional Water Pollution Control Agency are in the process of studying supplemental water supplies. One of these supplies is recycled water. The Monterey Regional Water Pollution Control Agency currently treats wastewater to a tertiary level and is providing recycled water. The agency plans to provide recycled water to the Marina Coast Water District when the water district

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	constructs the delivery infrastructure. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to produce and distribute recycled water current and future projects in Seaside. Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available.
(9) Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including; dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.	The Seaside General Plan includes the following applicable policies: Policy COS-2.3: Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water. Policy LU-5.3: Actively promote water conservation by City residents and businesses. Specific Plan. The Specific Plan includes sustainability requirements in the development standards that address, among other things, water conservation efforts including water efficiency plumbing fixtures and appliances, and landscaping that minimizes the need for irrigation (Specific Plan Chapter 6 and Chapter 7). Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available. Evidence. The City has adopted policies to conserve water and the Specific Plan includes sustainability requirements in the development standards.
(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:	
(1) Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.	The Seaside General Plan includes the following applicable policy: Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards. Additionally, the City of Seaside is designated as a Phase II MS4 general permit designee by the Regional Water Quality Control Board. Consistent with this designation, the City has adopted a storm water ordinance and participates in other measures to maintain the quality of storm water run-off. The proposed storm water collection and infiltration system is

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	consistent with Base Reuse Plan policies to detain storm water to the east of State Route 1, and with the Regional Water Quality Control Board requirements for low impact development techniques for storm water disposal. Specific Plan. The Specific Plan includes a drainage plan that is consistent with the requirement of the Fort Ord Base Reuse Plan by retaining all storm water on site. City will condition all development pursuant to the Specific Plan to detain all storm water on site. Evidence. The City has adopted policies and ordinances to ensure that development meets the existing regulatory requirements regarding storm water quality and detention, and the Specific Plan includes a drainage plan that is consistent with these regulations and the Base Reuse Plan's requirement to detain all storm water on site.
(2) Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.	The Seaside General Plan includes the following applicable policies: Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards. Additionally, in order to properly maintain the storm drain system, the City of Seaside has a Draft Stormwater Master Plan. This Master Plan identifies improvements and deficiencies for the City to prioritize and implement through the Capital Improvement Program. Specific Plan. The Specific Plan includes a drainage plan that is consistent with the requirement of the Fort Ord Base Reuse Plan by retaining all storm water on site. City will condition all development pursuant to the Specific Plan to detain all storm water on site. Evidence. The City has prepared a Draft Stormwater Master Plan, and the Specific Plan includes a drainage plan that is consistent with these regulations and the Base Reuse Plan's requirement to detain all storm water on site.
(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord Territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal	The City of Seaside has adopted an ordinance regulating digging and excavating on the former Fort Ord (Chapter 15.34 of the Seaside Municipal Code). The purpose and intent of the ordinance follows: The Army is in the process of transferring portions of the former Fort Ord to the city. Some parcels of the former Fort Ord were contaminated with ordnance and explosives (OE),

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regulation.	which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of OE to its standard. Even following the Army's completion of OE response activities, it is possible that some OE materials may remain on those parcels. The California Department of Toxic Substances Control (DTSC) has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all OE has been cleared and it will require a land use covenant to be recorded with the Monterey county recorder on these parcels to provide additional controls and restrictions to protect the public health and safety. The city will also enter into an agreement with DTSC to provide additional safety measures, reporting, etc. (Ord. 924 (part), 2004). Specific Plan. The Specific Plan acknowledges these issues in Section 1.3.3 Site Remediation. In addition, the Specific Plan EIR includes mitigation measures ((HAZ-1, HAZ-2, HAZ 3) that include preparation and implementation of a hazards and hazardous materials contingency plan for construction activities, a munitions and explosives safety briefing, and when necessary, remediation activities. Evidence. The City has adopted the necessary ordinance, and development pursuant to the Specific Plan will require compliance with that ordinance, as well as required mitigation measures from the project EIR.
(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control ("DTSC") to control and restrict excavation or any soil movement on those parcels of the Fort Ord Territory, which were contaminated with unexploded ordnance, and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.	See (l) above.

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(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency for Monterey County. Such policies and programs shall include:	
(1) Establishment and provision of a dedicated funding mechanism to pay for the “fair share” of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and	The City has adopted the City of Seaside Regional Development Impact Fee Ordinance (Chapter 3.32 of the Seaside Municipal Code). The ordinance requires a fair-share traffic impact fee to be levied upon new development pursuant to this chapter, which provides a mechanism to fund new developments’ share of regional transportation system improvements that are needed to mitigate congestion and related adverse impacts caused by the new development. Specific Plan. Development pursuant to the Specific Plan will be required to pay their fair share of fees to mitigation impacts to the regional transportation system. Evidence. The City has adopted the Regional Development Impact Fee Ordinance and will require development pursuant to the Specific Plan to pay the fees.
(2) Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord Territory.	Evidence. The City of Seaside supports and participates in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord territory by having one or more City Council members represent the City on the FORA, Transportation Agency for Monterey County, and AMBAG board of directors.
(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:	
(1) Preparation and adoption of policies and programs consistent with the Authority’s Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities:	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-1: Provide and maintain a City circulation system that promotes safety and satisfies the demand created by new development and redevelopment in Seaside. Policy C-1.1: Design roadway capacities and ensure transportation facilities that adequately serve planned land uses. Implementation Plan C-1.1.1: Capital Improvement Plan (CIP). Continue to update on an annual basis the Capital Improvement Plan to plan for and fund future improvements to the circulation system, as well as other public facilities, including improvements to the existing pedestrian and bicycle

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	system, within the community. Policy C-1.2: Improve the Seaside circulation system in concert with public and private land development and redevelopment projects to maintain the City standard of Level of Service "C". Implementation Plan C-1.2.1: Traffic Studies and Impact Assessments. Review development proposals for potential impacts to the transportation system. Require a traffic study for projects that generate 100 or more peak hour trips or that have the potential to impact adjacent roadway segments and intersections. Implementation Plan C-1.2.2: Transportation Financing and Traffic Fee Ordinance. Identify available funding sources and establish a financing plan to guide construction and funding of transportation system improvements. Require new development projects to construct and/or fund in whole or in part necessary traffic improvements associated with the proposed project. Transportation improvements should include both automotive, as well as alternative means of transportation. Consider adopting a Traffic Fee Ordinance to reflect projected circulation needs and apply the ordinance to applicable developments. Consider including alternative modes of transportation (bicycle and pedestrian) and public parking as projects eligible for use of Traffic Impact Fees. Policy C-1.3: Coordinate improvements to and maintenance of the City circulation system with other major transportation and infrastructure improvement programs. Implementation Plan C-1.3.1: During development of the CIP and prior to implementation of any major transportation project, coordinate with Caltrans, TAMC, MST, water and sewer service providers, the fire department, and developers to ensure all major infrastructure improvements are constructed efficiently and simultaneously, with as little delay and traffic and environmental disruption as possible. Policy C-1.4: Provide adequate access to the University, golf courses, and other uses in North Seaside. Implementation Plan C-1.4.1: North Seaside Transportation Improvements. Require public and private development projects to install or pay their fair share of the improvements in North Seaside identified in the General Plan on Figure C-4 and Table C-1. Major improvements (per Figure C-4 and Table C-1) that will improve access in North Seaside include: ▪ A-7: Highway 1/Fremont Boulevard Interchange
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	▪ A-8: Fremont Boulevard/Del Monte Boulevard/Military Avenue ▪ A-9: General Jim Moore Boulevard/Coe Avenue-Eucalyptus Road ▪ A-13: 1st Avenue/Lightfighter Drive ▪ A-14: 2nd Avenue/Lightfighter Drive ▪ A-15: 2nd Avenue/Campus Soccer Field Driveway ▪ A-16: 2nd Avenue/1st Street ▪ B-4: Lightfighter Drive ▪ B-5: Second Avenue north of Lightfighter Drive ▪ B-6: Gigling Road ▪ B-7: Eucalyptus Road ▪ D-1: Route 1 from Route 218 to Fremont Boulevard ▪ D-2: 8th Street Implementation Plan C-1.4.3 Connections to General Jim Moore: Ensure major east-west corridors operate acceptably and connect to General Jim Moore. Specific Plan. The Specific Plan includes a circulation plan that address planned vehicular circulations including the FORA CIP and other planned roadways. An extensive traffic impact analysis was conducted for the Specific Plan EIR. Mitigation measures were identified, and the City will continue to monitor and require supplemental traffic studies as development is proposed within the Specific Plan area. Evidence. The City has adopted policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities. An extension traffic impact analysis was conducted for the Specific Plan EIR, and development pursuant to the Specific Plan will be required to pay their fair share impact fees.
(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and	The Transportation Agency for Monterey County (TAMC) is responsible for the preparation of the Regional Transportation Plan (RTP) for Monterey County. The RTP's purpose is to provide policy guidance, plans, and programs for the next twenty years to attain a balanced comprehensive, multimodal transportation system; propose solutions to transportation issues; consider all modes of travel; and identify anticipated funding for projects and programs. TAMC is also responsible

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	for the preparation of the County Congestion Management Plan (CMP), as required by state law. The CMP represents an effort to manage traffic congestion by coordinating transportation, land use, and air quality in Monterey County. The Seaside General Plan Circulation Element works to foster a regional cooperation to address issues related to traffic and congestion. The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-2: Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community. Policy C-2.1: Coordinate planning, construction and maintenance of development projects and circulation improvements with adjacent jurisdictions and transportation agencies. Implementation Plan C-2.1.2: Highway 1 Improvements. Coordinate with Caltrans, the Transportation Agency for Monterey County, and adjacent jurisdictions to support the continued improvement of Highway 1. Implementation Plan C-2.1.3: Monitoring Regional Roadway Modifications and Development Projects. Continue to monitor proposed roadway modifications outside the City and revise the General Plan circulation system, if necessary, to reflect changes in these modifications. In addition, the impacts of discretionary development projects and major transportation projects outside the jurisdiction of the City will be monitored and mitigation may be requested. Specific Plan. The Specific Plan includes a circulation element that identifies relevant FORA regional transportation improvements, as well as local improvements that will be the responsibility of the Specific Plan developers. Evidence. The City has adopted General Plan policies regarding design and construction of an efficient system of arterials in order to connect to the regional transportation system and supports the regional agencies (TAMC, FORA) in designing and implementing an efficient transportation system. Additionally, the Specific Plan also includes development standards for transportation facilities located within the Specific Plan Area.
(3) Designate local truck routes to have direct access to regional and national truck routes and to	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-1: Provide and maintain a City circulation system that

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provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority.	promotes safety and satisfies the demand created by new development and redevelopment in Seaside. Policy C-1.7: Reduce impacts on residential neighborhoods from truck traffic and related noise. Implementation Plan C-1.7.1: Truck Routes. Work with the trucking industry, local businesses, and residents to establish truck routes through the City that minimize impacts to residential neighborhoods. Evidence. The City has adopted goals, policies, and implementation plans designating truck routes within the City.
(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-3: Promote the increased use of multi-modal transportation. Policy C-3.1: Support the provision and expansion of regional transit services and support facilities to serve the City. Implementation Plan C-3.1.1: Improved Bus Service. Work with MST to enhance transit service and encourage ridership through the following actions: ▪ Encourage MST to improve existing transit service by providing more bus stop locations and more frequent stops ▪ Coordinate with MST to expand transit routes to North Seaside ▪ Work with MST to identify and receive additional funding sources for expanded transit services. Implementation Plan C-3.1.2: Rail Service. Support the re-establishment of regional rail service on the existing Monterey Branch Line right-of-way. In consideration of this, the City shall consider the following factors during the review of development proposals. ▪ The need for grade separations at major thoroughfares-railroad crossings ▪ The need for improvements to existing at-grade highway-rail crossings due to increased traffic volume ▪ The need for fencing or other barriers to limit access by pedestrians and bicyclists Implementation Plan C-3.1.3: Transit Facilities. During the development review process, coordinate with MST to encourage the provision of park-and-ride lots, transit facilities, safe pedestrian access, transit-oriented development, and

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	other project and circulation design features that encourage fast, safe, and convenient transit service. Implementation Plan C-3.1.4: Transit Plans for Specific Plan Areas. Specific Plan documents shall include transit plans for streets, stops, traffic controls, pedestrian facilities, and signage. The transit plans shall estimate the amount of operating funds required to operate at desired levels of service within the Specific Plan Area. Implementation Plan C-3.1.5: Emerging Technologies in Public Transit. The City will coordinate with MST to pursue upcoming technologies in transportation systems. Policy 3.2: Work with MST to provide special transit services to meet community needs. Implementation Plan C-3.2.1 Special Transit Services: Collaborate with neighboring cities and regional transportation providers to encourage the provision of affordable transportation programs for elderly, the disabled, and youth to desirable locations in the region (e.g., malls, civic and public buildings, youth and senior program providers, CSUMB, community centers). The City should also consider promoting the use of public transit services to special events such as golf tournaments, Blues Festival, and other civic events. Policy C-3.3: Promote mixed use, higher density residential, and employment-generating development in areas where public transit is convenient and desirable. Implementation Plan 3.3.1: Transit-Oriented Development. Through the Specific Plan process, encourage transit-oriented development in the Gigling Specific Plan area (near CSUMB), the Broadway Corridor, the North and South Gateways, and other appropriate areas. Specific Plan. The Specific Plan provides for a transit stop in the center of the planning area to provide regional transit opportunities for those how would live, shop, and recreate in the Specific Plan area. Evidence. The City has adopted goals, policies, and implementation measures to promote the use of alternatives modes of transportation. Additionally, the Specific Plan encourages use of public transit, and also provides trails for pedestrian, bicyclists, and equestrians.
(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal S-3: Protect people and property from criminal activity.

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that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.	Policy S-3.1: Cooperate with local, state, and federal law enforcement agencies to reduce the risk of criminal activity. Implementation Plan S-3.1.1: Level of Service. During the budget process, ensure that adequate Police Department facilities and personnel are provided to meet adopted level of service standards. Implementation Plan S-3.1.2: Public Awareness. Hold public education seminars that improve public awareness of both the responsiveness of local law enforcement and ways to reduce criminal activity. Evidence. The City has adopted goals, policies, and implementation plans to cooperate with local, state, and federal law enforcement agencies and to ensure the City's Police Department is adequately funded to provide the adopted level of service standard.
(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.	Fire protection services to the Specific Plan area could be provided by the City of Seaside Fire Department, the Presidio of Monterey Fire Department (Army), the planned fire station in East Garrison (Monterey Regional Fire), or a combination of the three. The Specific Plan EIR requires preparation of a Fire Protection Services Plan prior to issuance of the first grading permit, to identify the most appropriate option for the provision of these services. The EIR also requires the applicant to enter into a DDA with the City to ensure the fees associated with fire protection services are provided. Evidence. Through this Specific Plan and EIR process, the City has coordinated with the various local and regional fire protection agencies and will continue to address this issue as development within the Specific Plan area occurs.
(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord Territory.	The Specific Plan includes landscape design standards that include providing plant materials and landscape design features that create long-term sustainability. The standards require landscaping include predominantly drought-tolerant native or naturalized plant materials with proven adaptation to the region's climate. Additionally, consistent with the requirements of the Fort Ord Habitat Management Plan (HMP), the Specific Plan EIR contains mitigation measure BIO/COMP-1, which requires salvage and relocation efforts for HMP species within the Specific Plan area. Evidence. The Specific Plan and Specific Plan EIR require landscaping efforts associated with development of the Specific Plan area to be consistent with the requirements of the

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	HMP.
(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which could result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.	The Seaside General Plan includes the following applicable goals and policies: GOAL LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play. Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1. Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community. Policy H-2.1: Maintain 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. Specific Plan. The specific plan provides for 1,280 housing units and 2,758 jobs (not including construction jobs). Evidence – Jobs/Housing Balance. According to AMBAG, in 2010, Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance. Evidence - Flexibility and Inclusionary Housing. The Specific Plan would allow for 1,280 residential units, with an additional 256 units identified as “qualified worker lodging in a hotel format”. The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from about 2,500 square feet to about 7,000 square feet. The project includes a variety of housing types, sizes, and prices, included both ownership and rental opportunities. Residential projects within the Specific Plan are required to comply with Chapter 17.32 of the Seaside Municipal Code addressing affordable housing requirements. Residential projects shall provide at least 20 percent of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. Twenty percent of the 880 single-family lots equal 176 units. One-third (59 units) would be for very-low income, one-third (59 units) would be for low income, and one-third (58) would be for moderate income. The project includes a variety of housing types, sizes, and

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	prices, included both ownership and rental opportunities.
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DRAFT

Board of Architectural Review Comments on Draft Specific Plan
August 17, 2016

1. On Table 6.1 of the Development Standards, modify the side setback standard for the construction of detached single family dwellings on lots less than 3,750 square feet to increase the minimum side setback from 3.5 feet to 4 feet.
2. On Table 6.1 of the Development Standards, modify the minimum building separation between buildings to increase the minimum separation from 7 feet to 8' and 10' on alternating lots.
3. On Table 6.1 of the Development Standards, insert language to provide for enhanced design consideration for the placement of windows between side yards on parcels of less than 3,750 square feet on the first story to maintain privacy.
4. On Table 6.1, Development Standards, SFD Courtyard Residential Building Height should not exceed two stories when located adjacent to a detached single family neighborhood.
5. Section 8.3.3.2, Development Review and Application Procedures, include requirements for the submittal of cross-sections as a design detail to provide perspective of the street contours and grading patterns between adjoining blocks.
6. Section 6.3.1, Development Standards, All Developments, include a new bullet stating, "Opportunities for the placement of solar energy products and installation of wind protection barriers should be considered in the Urban Design process for each development Phase."
7. The following residential design considerations were discussed:
 - Prefer to have a wider space so that they don't have that shared line.
 - Preference on craftsman and bungalow residential design, but is requesting staff to tell the Board what percentage mix would be in each phase, where you would use which style, and how you feel they would integrate and complement each other.
 - Require that the cluster housing adjacent to residential housing will have the three story units on the inside of the clusters and not the edges, but also no three story units will be near a two story single family residence. Want variation throughout the cluster of three and two story buildings.
8. The following commercial design considerations were discussed
 - Requested a different architectural style for the commercial area that was not western but is more consistent with the character of the area.
 - Board Member Ventimiglia questioned the commercial zone if it contained mixed use and if it was allowed. Staff responded it is allowed, but is not represented nor planned for. Beth Palmer said that applicant prefers a mixed use development but it is controlled by FORA and contingent

upon the munitions cleanup of the parcels. If certified allowable, they will incorporate mixed use.

- The Board requested to add more detail about the mixed use and include a recommend to the PC to require mixed use development, if possible at the location.
- Requested a mix of the 3 and 4 stories alternating, to keep in line with current uses and styles. Covered walk ways and awnings on the first floor are preferred.
- The citing of the buildings to the solar gain and wind is critical.
- Requested commercial areas pay attention to walkability and pedestrian access through the area, incorporate bike parking and amenities.
- Require that as each area is further developed to ensure connectivity with each of the areas, paying specific attention to all modes of transportation and how to get between each area safely, planning for connections for future uses.
- Requested consideration of lighting and bike lanes wherever possible.

DRAFT MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, August 17, 2016
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at :

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PRESENT: Keller, Khalsa, Ventimiglia

ABSENT: Mori, Rudisill

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **ORAL COMMUNICATION**

Chair Keller invited comments from the public.

- Peter Keiser questioned the status of the quorum, and his request to keep Seaside standards to maintain one story homes. He made a comment regarding item number three, and requested that developments at Fort Ord target developed areas first and the open space secondary. He closed by requesting there be no gambling or horse racing in the future developments.

5. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF MAY 4, 2016 AND JULY 6, 2016**

On motion by Board Member Ventimiglia and seconded by Board Member Khalsa and passed by the following vote the Board approved the minutes as presented.

RESULT:	Approved
MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

6. **BUSINESS ITEMS**

A. **ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-05. Art Sampognero (Property Owner) and Enrique Eckhaus, (Applicant) are requesting approval of a roof mounted structure to screen mechanical equipment at 1482 Fremont Boulevard, located in the Community Commercial (CC) Zoning District.**

Planner Bob Larson presented the staff report. Mr. Larsen stated that the project is located on Fremont Blvd and the applicant is requesting approval of a roof mounted structure to screen mechanical equipment. The applicant will be adding an outdoor condenser for refrigeration inside the building and desires to shield it aesthetically. Mr Larsen spoke to the details of the parcel including the fact that the outdoor equipment must be screened to the satisfaction of the BAR. He spoke to the materials to be used to screen the equipment and reported that the design meets all applicable design and noise standards and is categorically exempt from the California Environmental Quality Act. Therefore staff recommend approval, subject to standard conditions. Mr. Larsen answered questions from the Board.

Chair Keller questioned if the structure could be located on the back side of the facility as an alternative location. As proposed it would be in full view of the residences. The applicant was not present to answer.

Chair Keller invited comments from the public and had no requests to speak.

Mr. Keller requested to continue the project to the next meeting to be able to ask the applicant clarifying questions.

On motion by Board Member Ventimiglia and seconded by Board Member Khalsa and passed by the following vote the Board continued the item to the next meeting requesting the applicant be present to discuss and determine consistency alternatives.

RESULT:	Tabled
MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

B. SIGN PERMIT APPLICATION NO. MSP-16-03. Joseph Cardinale (Property Owner) and Cardinale Nissan, (Applicant) are requesting approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership located at 1661 Del Monte Boulevard, in the Automotive Regional Commercial (CA) Zoning District.

Associate Planner Bob Larsen presented the staff report requesting approval of a new wall sign for an existing business at 1660 Del Monte Boulevard. Mr. Larsen explained, that the existing Nissan Car dealership currently has five wall signs on the building and are requesting a sixth. There was no master sign plan established, so this application would establish a master sign plan for the car dealership. Staff analysis concurred that the sign request is supported by the design standards for new signs located with a new car dealership and the overall signage is less than the 150 maximum allowed under the commercial sign standards. He noted an additional planning condition was added to allow for subsequent signs to be reviewed and approved by the zoning administrator when a Master Sign Program has been approved. Staff recommended approval of the new sign as submitted. The Board questioned the applicant on details of the new sign location and height as compared to the other existing wall signs. Board Member Ventimiglia expressed concern that the size of the letters are not proportional to what is existing on the other elevations and requested that the letters to be consistent with the existing wall signs.

Chair Keller invited comments from the public and had no requests to speak

On motion by Board Member Ventimiglia and seconded by Board Member Bani Khalsa and passed by the following vote, the Board approved the Master Sign Program and the sign permit application with the exception that the letters be 18 inches rather than 24 inches as proposed and mounted to the left side of the building surface.

RESULT:	Approved
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MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

Chair Keller noted that any appeal must be submitted within 7 calendar days.

C. SPECIFIC PLAN APPLICATION #SPL12-01. The Board of Architectural Review will hold a public hearing to provide the City of Seaside Planning Commission and City of Seaside City Council with a recommendation on the proposed architectural guidelines, development standards and landscaping for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan.

Consultant Terri Wissler, contract planner for the City of Seaside, presented the item noting this is a continuation of the item that was presented originally to the Board on July 15, 2015. She indicated that the goal of the item was for the Board to review the development standards and guidelines contained in the Specific Plan for the Monterey Downs project and make recommendations to the Planning Commission and City Council for their independent review of the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan. Ms. Wissler then detailed the project explaining the project site with aerial photo and boundary map, spoke to the draft specific plan which allows for 400 multifamily homes, including student apartments, 880 single family homes, 256 worker lodging units, 53,500 ft. square commercial and retail including two 200 room hotels. The project also included a non-profit equestrian park (Monterey Horse Park) outdoor equestrian race track and sports arena, and public facilities including City Corporation yard and fire station. She noted that the applicant and representatives were available for questions.

Senior Planner Rick Medina then spoke to the draft specific plan elements and detailed the architectural guidelines for the Specific Plan describing the four element areas, outlined the phasing plan and the different architectural styles that would be used for the different residential and commercial areas. Mr. Medina informed the Board and public of the development standards and the proposed standards for residential, commercial and mixed use, recreational, landscape and streetscape, pedestrian access and street planting. He further detailed the parks planned and the pedestrian access ways through the neighborhood. Mr. Medina spoke to comments that were made during the July 2015 meeting whereby each development phase would have their own urban design program.. He spoke to concerns raised with courtyard/cluster housing development, lot sizes and the specific design amenities which would be added to the residential and commercial structures. The applicant has agreed with side setbacks at a minimum of 3.5' with 5' setbacks on the opposite side. If a setback is small on one side, the other side there would be a larger alternating setback of 7' on one side and 10' on the other side. Current City of Seaside setbacks is 5' on each side. The R1 section, smaller homes will have smaller setbacks and get larger as you progress toward the commercial.

Mr. Medina answered questions from the Board. Chair Keller clarified that the setback sizes are based on the lot sizes to which Mr. Medina agreed. The Board discussed the setback requirements from the curb to front of the house and requested clarification on the use of a 10-foot front yard setback. Mr. Medina explained there would be a 5' side walk with a 2' landscape utility area where the property line would then begin. The setback would be measured 10' from the main property line for a total of 18'. The garages would be setback the back of sidewalk by 20 feet so cars will not be intruding onto the sidewalk. The board confirmed that is ok at 20 feet.

The Board questioned if the design specifics would be carried out on all sides of the dwelling to which staff indicated that all designs would carry to the sides and if at the request of the board, would continue to the back. Corner lots would have a special facade including window treatments for corner lots. The Board questioned provisions of solar access and the response was the applicant

would not preclude solar access and will put it into the Urban Design Programs for each phase.

Next Ms. Ventimiglia inquired about bike and pedestrian connections to areas within Seaside proper, Marina and CSUMB to which staff said there are trails throughout the specific plan. Mr. Medina addressed this concern by citing that access ways and spines through the development, and that Imjin parkway would have trails that would connect to Seaside proper. The Specific plan includes a bike lane and trails plan that has class 1 and 3 bike ways and neighborhood trails. Dustin Wormer from Diamond West, answered questions, stating figure 3.4 A should answer the question on trail locations and their connection to the adjoining areas in Seaside, Marian and CSUMB. Mr. Wormer stated that on Figure 3.4.a if the trail is dashed it is planned, if it is existing today, it is a solid line. The primary northern connection on Giggling and 8th is planned for the future. The Giggling long term plan was to have a bike plan, built by FORA, and this would make connections to the project. Board Member Ventimiglia questioned if this plan has been incorporated with the FORTAG trails plan and Mr. Wormer stated that the trail system is supposed to go within the FORMA open space that connects with the Bureau of Land Management trails. Staff indicated FORTAG has not been overlaid with this specific plan. Beth Palmer, Development representative, has given the site plan to the FORTAG organization and has met with them to encourage incorporation within their planned trail system.

Next Chair Keller questioned the responsibility of property maintenance to which staff responded it would be maintained by the HOA, similar to the Seaside Highlands development, to include maintenance of green belts as well. Painting is not included, however, there are requirements to allow for flexible color selections, but each person is required to maintain their own house.

Ms. Ventimiglia questioned if the whole project was subject to the RUDG to which Mr. Medina responded RUDG only applies to certain portions of Fort Ord, it addresses towns and villages, gateway locations and regional circulation. None of the applicable parcels are associated with the project, except the Gateway project at 8th.

In recapping the designs the Board agreed the designs will promote a mix of transitional and contemporary styles with variation and encourages development of articulation, varying lot sizes and the smaller lot sizes allow for additional land to be allocated for open space including trails and other amenities. Commercial findings, the variation for design and differentiation of uses allow and provide for diversity and other elements to be incorporated into the project.

Board Member Ventimiglia questioned the residential garages, and if they are all facing the street, and if the housing lines would be staggered or if the designs allow articulation at the street edge so that there is less uniformity. Mr. Wormer indicated there is curvature in the street as well as opportunity to vary setbacks for articulation but all of that can be determined during the approval of the urban design program for each development phase. Mr. Wormer also confirmed the developer is planning to fence all of the property lines.

Chair Keller requested confirmation on the average size of the back yard of the small lots to which staff responded 10 ft. minimum, but most are to be in the 12 to 15 foot range and there is a condition that there is a minimum 15'x15' space in the rear yard. Mr. Keller then questioned the three story cluster homes requesting that it will not adjoin next to a residential area to make sure a three story does not over-look a two story house.

Board Member Ventimiglia requested to discuss the aspects of the commercial and arena areas, including height and grade impacts, arrangements, hotel aspect and more. Mr. Medina indicated that 6.2 of the Specific Plan outlines the development standards for the commercial section and indicated it does not conflict with the current zoning code.

The Board continued to question specific design elements including the width of all sidewalks being

5' wide, that the curbs are rolled curbs throughout the project site, access to the National Monument and the amenities available at the trail heads. On question, Mr. Medina clarified the setbacks on the parking structures - in C1 and C2 are 10' minimum on major thorough fares and 5' on private streets.

Chair Keller invited comments from the public.

- Bill Weigle encouraged the Board not to make any recommendations indicating that not all the Board members were present and there are things that not have yet been discussed, specifically the race track. He expressed concern that the housing is within 100 feet of the race track and the proximity of the houses to the arena and the traffic impacts that it will create for residents. He expressed frustration with the phasing program and that not all phases were discussed individually and the impacts of each phase on each other. He encouraged continuing the item.

The Board deliberated and discussed potential recommendations, considering what is under their jurisdiction including setback requirements and design guidelines. Chair Keller requested clarification regarding the phase 7 and questioned the workforce lodging for events and primarily of the workers for the training track. Consultant Dustin Wormer responded that the intention is to be a hotel format, furnished for shorter periods of living. Board Member Ventimiglia clarified if the grandstand was part of the guidelines to which Mr. Medina affirmed citing it has a height of 100' for the structure and including all accessory design features to a maximum of 150' in height. Applicant Beth Palmer also commented that the required clean up that has to be done will be changing the topography to get it ready for the development and that the structure may not be that tall in the end. The intent is to be approximately 100' to allow for the capacity of seating. She also clarified on the work force housing that the principal style in the horse racing and training industry is for the worker to follow the horses when they move to a different meet, similar to local agricultural housing. The priority and intent is to not restrict ownership or use and it would be controlled by a property manager.

Chair Keller reiterated that the jurisdiction of the Board is to discuss general guidelines and any architectural guidelines that we want the project to incorporate.

Board Member Ventimiglia questioned the parking availability and asking if the general areas are accounting for parking for the events and if they comply with current parking regulations. Mr. Medina responded that the standards are new for the Specific Plan, as the city code does not have any regulations for parking for arenas or similar developments. Ms. Wissler spoke to the special events component addressed in the EIR which has mitigation for the parking management plan.

Chair Keller questioned the phasing issues and the approval of the phases. Ms. Wissler, said that you typically have approvals requested at the time of the Specific Plan. Because it is a 10-year build out, the applicant identified what they thought the phases would be, based on existing infrastructure. In the draft Specific Plan, the hotel is in later phases, but staff will recommend moving one hotel into the first phase of the development, but that does not mean it will move into a new location. Board Member Ventimiglia questioned the presentation of the phases to the board to which Ms. Wissler indicated they may not be presented in order of the Specific Plan. Chair Keller questioned if the infrastructure components to be seen, as an overall plan to be able to make appropriate decisions for the full phasing, to ensure that the plans align and there is consistency, otherwise they are making decisions with incomplete information. Staff concurred that if the proposed phase will have impacts outside of the designated development phase, that those impacts will be included in the phase requirements.

Board Member Ventimiglia questioned if development impact fees were going to be collected, specifically determining when the parkway will be built to which Ms. Wissler affirmed at the time

the building permits are issued and the FORA fee is paid and until then, surface streets will be used to access the project site.

Chair Keller opened public comment again for additional comments regarding architectural features for recommendation.

- Christine Montief understands concerns regarding setbacks and usage of space. She spoke to the setback requirements and design guidelines in Pacific Grove and speaking as a realtor indicated some residents don't always desire significant outdoor space. The current design is a better carbon footprint. She spoke in support of the design.
- Bill Weigle commented on the question of topography, and to the topographical rearrangement that will have to occur for the development as proposed expressing concern a complete ridge would need to be removed for the arena and grandstand areas so that it would be seen from everywhere in the peninsula. He said it would be helpful to request a topographic map of pre and post grading prior to making a decision. He was frustrated that people were not fully prepared for the meeting.
- Kay Cline spoke to the enormity of the project and questioned the infrastructure of housing and hotels in different areas and how will they be connected. She expressed concern with the height of the grand stand as it will be dwarfing to all structures and uses around it and spoke to it being the first time that residential sections were referred to as college housing.
- Darrel Donnely spoke to living in Del Mar, CA, for over 35 years and eventually became land locked trying to get to locations during horse racing and special events. They moved to the area looking for a better quality of life, and are personally concerned about the quality of life impacts of the venue.
- Steve Bloomer spoke in support of the work of the Board and thanked them for their efforts to make good decisions. He spoke in support of the project requesting the Board take a global look, and review it as an architectural document.

Public Comment was closed.

Chair Keller indicated that for residential style his preference would be the bungalow preference. Board Member Ventimiglia spoke against the farmhouse style vision of the garages and driveways believing all the other elements will be lost. The Board discussed the preferences of each of the housing styles and questioned the mix of each of the styles. Board Member Ventimiglia expressed concern of the volume of each of the buildings and discouraged as much two story volumes with no undulation between the homes. Also previously discussed, she reiterated the need for the back and forth undulation so that it's not so linear on the street line setback.

Chair Keller recommend that it be added to the Urban Design Guidelines to include cross section and elevation diagrams to get a better understanding of the volume of spaces, to get a better cross section between the phases and different uses to have a visual understanding. Board Member Ventimiglia also requested a full site section, to outline the maximum heights and differences for the total project and a building view height, which can be included as an attached appendix in the specific plan.

The Board provided clarification on the setbacks requesting that 10' back yards maintain the 15x15 areas going forward. They agreed that the minimum setback of 3.5' between each house should be increased to 4'.

Chair Keller summed up the recommendations that were discussed by the Board.

Residential

- Prefer to have a wider space so that they don't have that shared line.
- Lot size - the overall lot size has good variety and heights are satisfactory.
- Preference on craftsman and bungalow residential design, but is requesting staff to tell the Board what percentage mix would be in each phase, where you would use which style, and how you feel they would integrate and complement each other.
- Require that the cluster housing adjacent to residential housing will have the three story units on the inside of the clusters and not the edges, but also no three story units will be near a two story single family residence. Want variation throughout the cluster of three and two story buildings.
- Recommend changing the setbacks from 3.5' to 4' for a minimum, resulting in a minimum total setback of 8' and 10' alternating.

Commercial

- Requested a different architectural style for the commercial area that was not western but is more consistent with the character of the area.
- Board Member Ventimiglia questioned the commercial zone if it contained mixed use and if it was allowed. Staff responded it is allowed, but is not represented nor planned for. Beth Palmer said that applicant prefers a mixed use development but it is controlled by FORA and contingent upon the munitions cleanup of the parcels. If certified allowable, they will incorporate mixed use.
- The Board requested to add more detail about the mixed use and include a recommend to the PC to require mixed use development, if possible at the location.
- Requested a mix of the 3 and 4 stories alternating, to keep in line with current uses and styles. Covered walk ways and awnings on the first floor are preferred.
- The citing of the buildings to the solar gain and wind is critical.
- Requested commercial areas pay attention to walkability and pedestrian access through the area, incorporate bike parking and amenities.
- Require that as each area is further developed to ensure connectivity with each of the areas, paying specific attention to all modes of transportation and how to get between each area safely, planning for connections for future uses.
- Requested consideration of lighting and bike lanes wherever possible.

On motion by Board Member Keller, seconded by Board Member Khalsa and passed by the following vote the Board approved the above recommendations and requested that they be passed on to the Planning Commission.

RESULT:	Approved
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-08. City of Seaside, property owner, and Pacific Gas and Electric, applicant, are requesting design review approval of a landscape restoration plan as mitigation for the removal of 15 City owned trees located within the public right-of-way at three separate areas on Fremont Boulevard and Monterey Road. The project is categorically exempt Class 4, Section 15304(b) from the California Environmental Quality Act Guidelines.

Senior Planner Medina presented the staff report explaining that tree removal that is planned along the PG& E community pipeline that PG&E is requesting to remove as part of the pipeline safety project. Joe Foster from PG&E gave a brief overview of the community pipeline safety initiative

including the assessment and analysis of vegetation located within 15 feet of the gas transmission lines. He delineated the difference between transmission line requirements and distribution line requirements. He closed by indicating he has worked with the City ensure the extractions are the least impacting to the City. He spoke to the three project sites and the site planting plans for replacement after tree extraction.

The Board discussed approving the request with the provision that PG&E continue to water locations A and B and install drip irrigation at location C, with an agreement for a 24-month period of monitoring and replacement.

Mr. Medina outlined the different types of landscape and irrigation that would be replacing the trees with the assurance that there will be a 24 month maintenance monitoring. Cal Am will provide the resources to water that. There is 24 months to monitor and replace if they die.

On motion by Board Member Ventimiglia and seconded by Board Member Khalsa and passed by the following vote the Board approved the request from PG&E with the provision that PG&E continue to water locations A and B and install drip irrigation at location C, with a 24-month period of monitoring and replacement.

RESULT:	Approved
MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES:	Mitsugu Mori, Ken Rudisill

7. **REPORTS FROM BOARD MEMBERS**

The Board requested more advanced notification for future meetings.

8. **REPORTS FROM STAFF**

There were no reports from staff.

9. **ADJOURNMENT**

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Toby Keller, Board Chair

Rick Medina - FW: Monterey Downs Noticing-Public Hearing

From: "Tiffany Robinson" <robinson@emcplanning.com>
To: "EMC" <wissler@emcplanning.com>
Date: 8/31/2016 4:03 PM
Subject: FW: Monterey Downs Noticing-Public Hearing

From: Custic Wolosin [mailto:custicwolosin@yahoo.com]
Sent: Friday, August 26, 2016 1:53 PM
To: Tiffany Robinson
Subject: Re: Monterey Downs Noticing-Public Hearing

Please remove me from your emailing list. Thank you

Sent from my iPhone

On Aug 25, 2016, at 12:53 PM, Tiffany Robinson <robinson@emcplanning.com> wrote:

Please see the attached notice.

Regards,

Tiffany Robinson
Administrative Assistant
EMC PLANNING GROUP INC.
301 Lighthouse Avenue, Suite C
Monterey, California 93940

Tel 831.649.1799 ext. 211
Fax 831.649.8399
Robinson@emcplanning.com
<http://www.emcplanning.com>

PLANNING FOR SUCCESS.

<Public notice PC 9 7 16.pdf>

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
 SAN LUIS OBISPO, CA 93401-5415
 PHONE (805) 549-3101
 FAX (805) 549-3329
 TTY 711
<http://www.dot.ca.gov/dist05/>



Serious drought
 Help save water!

August 30, 2016

SCH# 2012091056
 MON-1-R82.89

Rick Medina
 City of Seaside
 440 Harcourt Avenue
 Seaside, CA 93955

Dear Mr. Medina:

COMMENTS TO MONTEREY DOWNS AND CENTRAL COAST VETERANS CEMETARY
 FINAL EIR

Thank you for providing opportunity to review the Final Environmental Impact Report (FEIR) including the responses to our previous correspondence dated April 20, 2015. The California Department of Transportation (Caltrans), District 5, brings forward to your attention two significant and unresolved issues with the traffic impact study (TIS) and FEIR. Until these issues are dealt with to a satisfactory manner, the document could be at risk of legal challenge for not fully disclosing the entire breadth and depth of traffic impacts. The concerns are as follows:

1. Because Caltrans is responsible for the safety, operations, and maintenance of the State transportation system, our Level of Service (LOS) standards should be used to determine the significance of traffic impacts. As mentioned in all of our previous written correspondence (and in person at a scoping meeting on November 1, 2012), we endeavor to maintain a target LOS at the transition between LOS C and D on all State-owned roadways.

The FEIR incorrectly used LOS D as baseline for the analysis, justifying that method based on a 2006 Caltrans planning document. At that time, *for mainline planning documents only*, there might have been deviation from the LOS C/D standard. However, this was not applied then to traffic management or operations (including design, safety, construction, etc.) where the LOS C/D is adhered to, nor do current planning documents emphasize LOS as a metric.

2. The TIS relied upon the AMBAG travel demand model to project trip distribution patterns and internal capture rates. Caltrans had advised previously that the ITE trip generation manual was the acceptable methodology since it is consistent with current state of practice for traffic studies as well as the federally-accepted method. The current FEIR/TIS has an exaggerated internal capture rate of upwards of 30%; the Caltrans guide for preparing traffic studies (Page 4) states

*"Provide a safe, sustainable, integrated and efficient transportation system
 to enhance California's economy and livability"*

Rick Medina
August 30, 2016
Page 2

that more than 5% requires consultation, justification, and acceptance from Caltrans prior to being utilized.

While the AMBAG model technically may be able to perform a trip-capture calculation, it is not the current state of practice and has artificially lowered the extent of the projects impacts.

We look forward to working with you to resolve these issues; also, Caltrans requests notification of any future public meetings associated with this development. If you have any questions, or need further clarification on items discussed above, please don't hesitate to call me at (805) 542-4751.

Sincerely,



JOHN J. OLEJNIK
Associate Transportation Planner
District 5 Development Review Coordinator
john.olejnik@dot.ca.gov

cc: Todd Muck (TAMC)
Enrique Saavedra (Monterey Co DPW)
Josh Metz (FORA)
Lisa Rheinheimer (MST)

Rick Medina - Fwd: Fort Ord

From: "Rick Medina" <RMedina@ci.seaside.ca.us>
To: <wissler@emcplanning.com>
Date: 8/26/2016 8:49 AM
Subject: Fwd: Fort Ord
CC: <groves@emcplanning.com>

Teri,
Forwarding comment received via email.

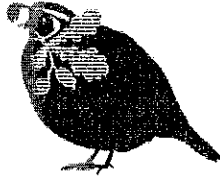
Rick Medina
Senior Planner
(831) 899-6726
rmedina@ci.seaside.ca.us

>>> Andreas Berger <captainberger@ymail.com> 8/26/2016 8:37 AM >>>

Supporting a project like this is short sighted. Most of the money for our region comes from tourism which is based on the beauty and bounty of the land and ocean surrounding us. Conservation of nature and undeveloped land will bring long term money instead of short term benefits for a few. The Marine Sanctuary of the Monterey Bay is the best example. We have the unique opportunity to go full circle and do the same to the land of former Fort Ord. We should embrace this responsibility. We owe it to our children and grandchildren.

Andreas Berger
Seaside Resident and Voter

CALIFORNIA WILDLIFE FOUNDATION
428 13th Street, Suite 10A
Oakland, CA 94612



WWW.CALIFORNIAWILDLIFEFOUNDATION.ORG
tel 510.208.4436
fax 510.268.9948

August 25, 2016

City of Seaside Resource Management Services
Attention Rick Medina, Senior Planner
440 Harcourt Avenue
Seaside, CA 93955

Re: DEIR -- Monterey Downs and Monterey Horse
Park and Central Coast Cemetery Specific Plan

Dear Mr. Medina:

I write to remind you of California Wildlife Foundation/California Oaks prior objections to the above-mentioned projects to the extent that they remove oak trees.

Oaks are California's primary old growth resource and must be conserved.

Oak woodland ecosystems provide healthy watersheds and sustainable habitat for 2,000 plants, 5,000 insects, 80 amphibians and reptiles, 160 birds and 80 mammals.

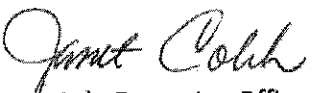
Two-thirds of California's water flows through oak woodlands. In order to meet the state's explicit goals of reducing green house gases by 2030 to below 1990 levels, the oak woodlands and the state's forested lands need to be protected. California oak woodlands and forests sequester a billion tons of carbon.

Please consider these factors in addressing the above-named projects.

Conserving oak woodlands and oak forested lands is the most economic means of stabilizing our climate, securing clean water for a growing population, and ensuring sustainable wildlife habitat.

Thank you for your consideration.

Sincerely,


Janet Cob, Executive Officer

Rick Medina - Fwd: Monterey Downs

From: "Rick Medina" <RMedina@ci.seaside.ca.us>
To: <wissler@emcplanning.com>
Date: 8/29/2016 1:31 PM
Subject: Fwd: Monterey Downs
CC: <groves@emcplanning.com>

Public comment letter received via email.

Rick Medina
Senior Planner
(831) 899-6726
rmedina@ci.seaside.ca.us
>>> Pam <pamela_alice2003@yahoo.com> 8/28/2016 6:35 PM >>>

Dear Mr. Medina,

I remember working with you about 18 years ago when we were seeking approval for an addition to our home on Judson Street. We are still happily living there!

I'm writing to express my severe concern about the Monterey Downs project. I think it is such a bad idea on many levels. The water use alone seems like it would be enough to prevent it. But there's also the impacts on traffic, which is getting worse all the time. Also I value the open space and habitat for native plants and animals and don't want it to be compromised.

I'm all in favor of affordable housing for working families, and smart growth, but the project as proposed is a bad idea and should be stopped.

Thank you for taking the time to listen to my concerns. Please don't allow this project to move forward.

Sincerely,

Pamela Rice
1274 Judson Street
Seaside, CA.

RESOLUTION NO. 2016-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

RECOMMENDATION TO THE CITY COUNCIL TO CERTIFY THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AS ADEQUATELY PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND TO TAKE ACTIONS RELATED THERETO

WHEREAS, Pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.*) (“CEQA”) and the State CEQA Guidelines (14 Cal. Code Regs. Sections 15000, *et seq.*), the City is the lead agency for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan Project (the “Project”); and

WHEREAS, On September 22, 2012 a Notice of Preparation (“NOP”) was distributed to responsible and trustee agencies, the State Office of Planning and Research, and members of the public who had requested such noticing. In addition, a public scoping meeting was held on October 9, 2012 to provide information on the Project and to receive comments on issues to be addressed in the Environmental Impact Report (“EIR”); and

WHEREAS, The City subsequently contracted for the independent preparation of a Draft Environmental Impact Report (the “DEIR”) for the Project, including all necessary technical studies and reports in support of the DEIR; and

WHEREAS, In March 2015, the DEIR was completed for the Project. In accordance with CEQA and the State CEQA Guidelines, the DEIR fully analyzed and disclosed the Project’s potential impacts on the environment, proposed mitigation measures where appropriate to reduce potentially significant impacts to the extent possible; and evaluated potential alternatives to the Project; and

WHEREAS, The City circulated the DEIR and its appendices to responsible and trustee agencies and other interested parties for an 80-day comment period from March 31, 2015 to June 19, 2015, in excess of the 45-day public comment period required by State CEQA Guidelines Section 15105. The City received 290 comment letters on the DEIR; and

WHEREAS, On April 30, 2015 the City conducted a study session on the DEIR and received oral public comments. The City received oral comments from 45 members of the public; and

WHEREAS, The City prepared written responses to all comments timely received on the DEIR, and those responses to comments are incorporated into the Final Environmental Impact Report (the “Final EIR”). The Responses to Comments were distributed to all public agencies and members of the public that submitted comments on the DEIR in August 2016, at least 10 days prior to certification of the Final EIR. In addition, the written responses to comments were made available for public review on the City’s web site and at the City offices; and

WHEREAS, The Final EIR is comprised of the DEIR dated March 2015 and all appendices thereto, and the Final EIR Volumes I and II which consist of the public comments, responses to those comments, and revisions to the DEIR; and

WHEREAS, A special meeting of the Planning Commission was duly noticed for September 7, 2016, at which time additional public testimony was taken and considered; and

WHEREAS, The Planning Commission has reviewed and considered the EIR in connection with the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Seaside hereby finds as follows:

Section 1. The Planning Commission hereby finds that the above recitals are true and correct, and hereby incorporates them into this Resolution by this reference.

Section 2. The Planning Commission hereby finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final EIR and the Project.

Section 3. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines. The Planning Commission has reviewed and considered the DEIR and the Final EIR and, in the exercise of its independent judgment, recommends that the City Council make appropriate environmental findings, certify the Final EIR, adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program for the Project. The Planning Commission recommends that the mitigation measures set forth therein be made applicable to the Project.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Seaside duly held on the 7th day of September 2016, by the following vote:

AYES:	PLANNING COMMISSIONERS:
NOES:	PLANNING COMMISSIONERS:
ABSENT:	PLANNING COMMISSIONERS:
ABSTAIN:	PLANNING COMMISSIONERS:

John Owens, Chair

ATTEST:

Rick Medina, Secretary to the Planning Commission

RESOLUTION NO. 2016-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

RECOMMENDING THAT THE CITY COUNCIL AMEND THE SEASIDE GENERAL PLAN AND ADOPT THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN

WHEREAS, on June 13, 1997, the Fort Ord Reuse Authority adopted the Fort Ord Base Reuse Plan, which identified the approximate 711-acre area now proposed as the Monterey Downs And Monterey Horse Park And Central Coast Veterans Cemetery Specific Plan (hereafter referred to as the “Specific Plan Area” and the “Specific Plan”, respectively) as a development parcel and identified various land use designations including Business Park/Light Industrial Office/R&D, Low Density Residential, Military Enclave (Veterans Cemetery), Public Facility/Institutional, Open Space Recreation; and,

WHEREAS, on December 10, 2004, the Fort Ord Reuse Authority made a consistency determination that the 2004 City of Seaside General Plan was consistent with the Fort Ord Reuse Plan, as required by FORA Master Resolution, Chapter 8; and,

WHEREAS, in December 2005, the Fort Ord Reuse Authority, the U.S. Department of the Army, the County of Monterey, Monterey Peninsula College, the U.S. Bureau of Land Management approved the East Garrison – Parker Flats Land Use Modification Memorandum of Understanding, which changed the land use designations within much of the Specific Plan Area located in unincorporated Monterey County to Monterey Horse Park, County Development Reserve, Veterans Cemetery, and Oak Woodland Habitat Reserve; and,

WHEREAS, on May 13, 2016, the Fort Ord Reuse Authority Board of Directors reaffirmed the land use designations identified in the East Garrison – Parker Flats Land Use Modification Memorandum of Understanding, some of which apply to the Specific Plan Area; and,

WHEREAS, on September 7, 2016, the Planning Commission of the City of Seaside held a duly noticed public hearing to consider, among other things, the Specific Plan, the related General Plan Amendment, and the related Supplemental Environmental Impact Report (SEIR) as prepared in compliance with the California Environmental Quality Act (CEQA); and,

WHEREAS, the Planning Commission, by Resolution No. 2016-____, has recommended that the City Council certify the Final SEIR prepared for the project, adopt findings pursuant to CEQA, adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; and,

WHEREAS, Specific Plan (attached hereto as Attachment A and incorporated herein by reference) provides for the development and implementation of 400 multi-family homes including student apartments on approximately 19 acres; 880 single-family homes including 26 detached courtyard homes on approximately 130 acres, 535,000 square feet of retail and commercial uses including two 200-room hotels on approximately 51 acres, an equestrian park on approximately 111

acres, an outdoor equestrian training track, indoor sports arena, and 256 worker lodging units on approximately 139 acres, the Veterans Cemetery with ancillary parcels on approximately 135 acres, public facilities including a City corporation yard and fire station on approximately 20 acres, approximately 34 acres of internal streets, and the 73-acre Oak Oval open space/habitat reserve; and

WHEREAS, the Specific Plan includes land use designations and maps that are specific to the planning area and will enable implementation of the Specific Plan consistent with the direction provided in the General Plan; and,

WHEREAS, it is necessary to amend the General Plan to include the portion of the Specific Plan area currently outside of the Seaside City limits ([Attachment B](#)); and,

WHEREAS, modifications to the Specific Plan as identified by staff and the Board of Architectural Review ([Attachment C](#)) are recommended; and,

WHEREAS, the Specific Plan conforms to the mandates of Government Code Section 65451 regarding the structure and content of specific plans; and,

WHEREAS, prior to development within the portion of the Specific Plan Area currently outside of Seaside's City boundary and sphere of influence it is necessary to amend the Seaside boundary and sphere of influence to include the entire Specific Plan Area, which requires a pre-sphere of influence agreement with the County of Monterey and approvals by the Monterey County Local Agency Formation Commission; and,

WHEREAS, it is necessary to prezone and annex to the City of Seaside the Specific Plan Area currently outside of its city boundary, which require approval by the Monterey County Local Agency Formation Commission; and,

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 et seq.) §21082.3 and the CEQA Guidelines §15097, a mitigation monitoring and reporting plan has been prepared ([Attachment D](#)) and all development pursuant to the Specific Plan will be required to implement mitigation measures applicable to that development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Seaside hereby finds and determines as follows:

Section 1. The Planning Commission recommends that the City Council amend the Seaside General Plan as set forth in Attachment A attached hereto, to accommodate development of the Specific Plan Area consistent with the proposed Specific Plan.

Section 2. The Planning Commission finds, and recommends that the City Council find, that the Specific Plan is consistent with the land use designations for the portion of the Specific Plan Area currently within the City limits, as well as the goals and policies of the Seaside General Plan as proposed to be amended, for the reasons set forth in the General Plan Consistency Analysis attached hereto as Attachment E, and incorporated by reference.

Section 3. The Planning Commission finds, and recommends that the City Council find, that the Specific Plan is consistent with the land use concept, goals, and policies of the Fort Ord Reuse Plan for the reasons set forth in the Fort Ord Reuse Plan Consistency Analysis attached hereto as Attachment F, and incorporated herein by reference.

Section 4. The Planning Commission hereby recommends that the City Council adopt the Specific Plan with the modifications set forth in Attachment C, contingent upon annexation of that part of the Specific Plan Area that is currently outside of the City's boundaries, and subject to all mitigation measures required by the SEIR prepared or the project.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Seaside duly held on the 7th day of September 2016, by the following vote:

AYES: PLANNING COMMISSIONERS:
NOES: PLANNING COMMISSIONERS:
ABSENT: PLANNING COMMISSIONERS:
ABSTAIN: PLANNING COMMISSIONERS:

John Owens, Chair

ATTEST:

Rick Medina, Secretary to the Planning Commission

Attachment A	Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan
Attachment B	Amendments to the General Plan
Attachment C	Staff and Board of Architectural Review Recommended Modifications to the Draft Specific Plan
Attachment D	Mitigation Monitoring and Reporting Plan
Attachment E	General Plan Consistency Analysis
Attachment F	Fort Ord Reuse Plan Consistency Analysis

GPA SP Resolution

Attachment A PLACEHOLDER

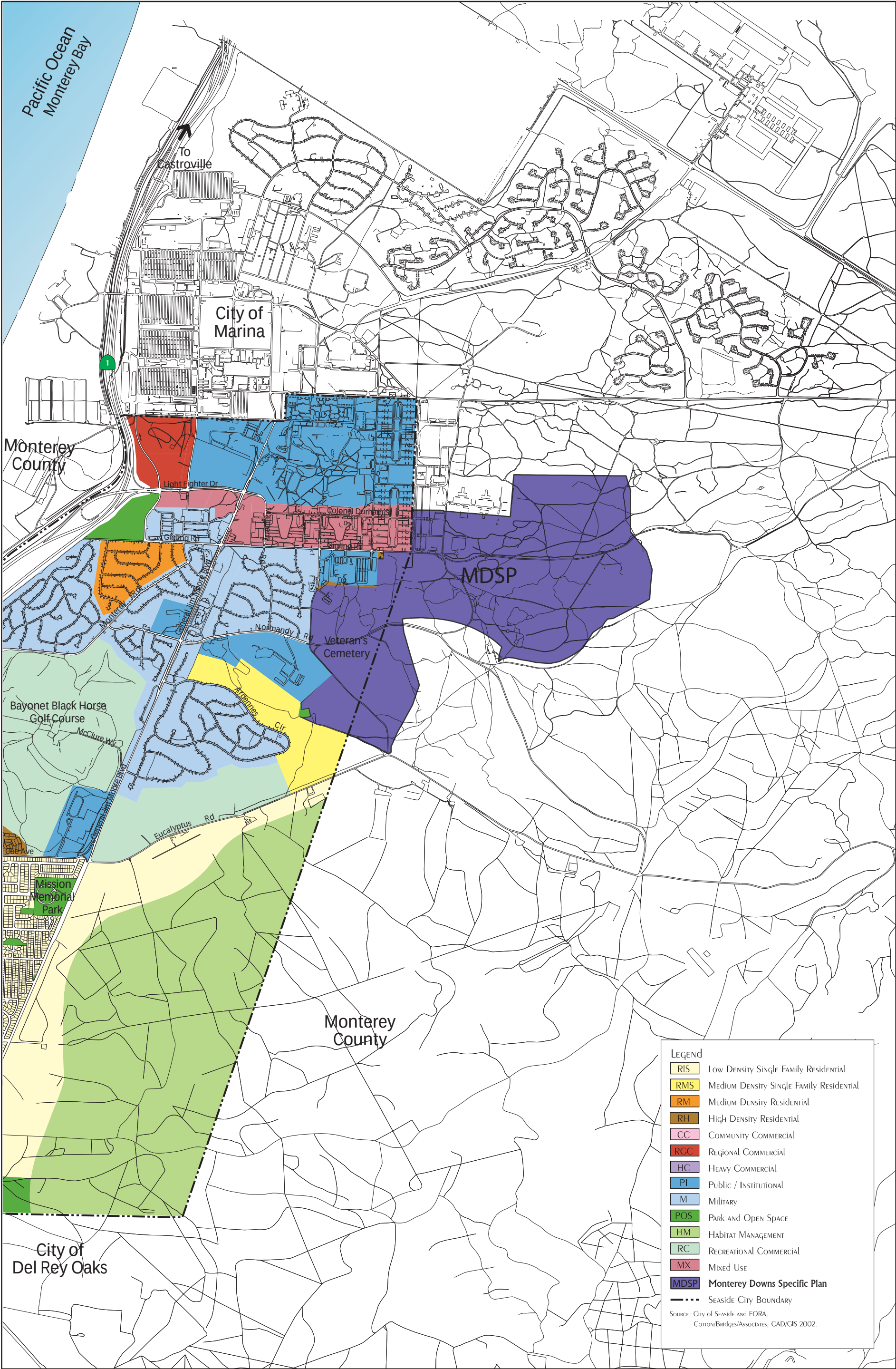
The Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan is not included here in order to minimize the bulk of the resolution and will be included in the final signed resolution should it be adopted. Web link to the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery is listed below:

<http://seasidemontereydownsandveteranscemeteryspecificplan.com>

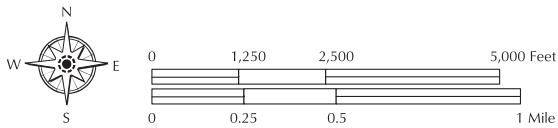
City of Seaside General Plan Text Amendment

The following changes would be made to the General Plan:

1. Figure LU-2, Land Use Policy Map. Add the portion of the Specific Plan Area currently not included on the map. Identify the entire project site with a new color. In the Legend, identify the entire project site as MDSP Monterey Downs Specific Plan. [See attached draft map.](#)
2. Page LU-14, add “Monterey Downs Specific Plan” at the end of the list under Specific Plan (SP) Overlay.
3. Figure LU-3, Specific Plan Areas. Add the portion of the project site currently not included on the map.
4. Figure LU-4, Neighborhoods. Add the portion of the project site currently not included on the map.
5. Figure LU-5, Water Districts. Add the portion of the project site currently not included on the map, and within the Marina Coast Water District Boundary.
6. Figure LU-6, Schools. Add the portion of the project site currently not included on the map.
7. Urban Design Element. Add a discussion about the Monterey Downs Specific Plan within the section subtitled “Specific Plan Areas”. “The 711.1-acre Specific Plan area provides for the development of 1,280 single-family and multi-family homes; 535,000 square feet of commercial, including two, 200-room hotels; a 256-unit qualified worker lodging facility; Monterey Horse Park equestrian facility; a 225,000 square foot sports arena, and a horse training/racing track; a 72.5-acre “Oak Oval” open space; a public facility area for the Seaside Corporation Yard; and the Veterans Cemetery. The Specific Plan includes a land use plan, circulation plan, public facilities and services plan, architectural design guidelines, development standards, landscaping and grading design standards, and an implementation plan to guide the development of the Project site.”
8. Figure UD-1, Urban Design Plan. Add the portion of the project site currently outside of the city limits. Identify the entire project area as the Monterey Downs Specific Plan.
9. Figure C-4, Planned Circulation System. Add the portion of the project site currently not included on the map.
10. Figure S-3, Fire Hazards. Add the portion of the project site currently not included on the map.
11. Figure S-4, Hazardous and Toxic Waste Sites. Add the portion of the project site currently not included on the map.
12. Figure S-5, Expected Locations of Unexploded Ordnance. Add the portion of the project site currently not included on the map.
13. Figure S-6, Evacuation Routes. Add the portion of the project site currently not included on the map.



Source: City of Seaside General Plan



STAFF RECOMMENDED MODIFICATIONS TO THE DRAFT SPECIFIC PLAN

Staff recommends the following changes, clarifications, and corrections to the draft specific plan.

1. Chapter 1, Section 1.2, Specific Plan Policies and Implementation, Page 1-2, Policy EC-2, 4th bullet. Revise as follows “Equestrian facilities in Planning Area-2 REC-1 will provide for world-class equestrian events.” (typo)
2. Chapter 1, Section 1.2, Specific Plan Policies and Implementation, Page 1-2. Add a new economic policy regarding diversification of the local economy by encouraging businesses whose economic cycles are less likely to correspond to those of major retailers in the City. (Addition)
3. Chapter 2, Figure 2-2, Land Use Map. Use a different color for the RES-2 Planning Area to clearly differentiate between the RES-1 and RES-2 areas. (Clarification)
4. Chapter 5, Pages 5-23 and 5-24, Table 5.2, Change “Cluster” to “Courtyard”. (Consistency)
5. Chapter 6, Page 6-6, Table 6.1 title. Add “Res-3”. (typo)
6. Chapter 6, Development Standards. Add a standard that encourages the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities (Consistency with General Plan Policy H-2.9). (Addition)
7. Chapter 7, Landscape and Grading Design Standards. Add a landscape design principal that includes providing civic art into both public and private development projects (Consistency with General Plan Policy UD-4.1). (Addition)
8. Chapter 7, Landscape and Grading Design Standards. Add section 7.4.7, Civic Art and include a standard that requires providing civic art into both public and private development projects (Consistency with General Plan Policy UD-4.1). (Addition)
9. Chapter 8, Section 8.3.1, Tentative Map Review. The following shall be added after the 1st paragraph. “The process for identification of wooded areas and individual trees for development pursuant to the Specific Plan is as follows:
 - a. Tentative Maps shall identify the location of all wooded areas; and
 - b. Final Maps shall identify the locations, sizes, and types of existing trees that have circumference greater than 19 inches, and clearly identify which trees are proposed to be removed. (Clarification)
10. Chapter 8, Page 8-1, Section 8.1 Introduction, 4th paragraph. Change Section 8.2.2 to Section 8.3.2. (typo)
11. Chapter 8, Page 8-19, Table 8.1, Implementation Matrix. Add “including landscaping and lighting” to “Internal Private Streets”. (Addition)

12. On Table 6.1 of the Development Standards, modify the side setback standard for the construction of detached single family dwellings on lots less than 3,750 square feet to increase the minimum side setback from 3.5 feet to 4 feet.
13. On Table 6.1 of the Development Standards, modify the minimum building separation between buildings to increase the minimum separation from 7 feet to 10 feet.
14. On Table 6.1 of the Development Standards, insert language to provide for enhanced design consideration for the placement of windows between side yards on parcels of less than 3,750 square feet on the first story to maintain privacy.
15. On Table 6.1, Development Standards, SFD Courtyard Residential Building Height should not exceed two stories when located adjacent to a detached single family neighborhood.
16. Section 8.3.3.2, Development Review and Application Procedures, include requirements for the submittal of cross-sections as a design detail to provide perspective of the street contours and grading patterns between adjoining blocks.
17. Section 6.3.1, Development Standards, All Developments, include a new bullet stating, "Opportunities for the placement of solar energy products and installation of wind protection barriers should be considered in the Urban Design process for each development Phase."

***City of Seaside
Mitigation Monitoring and Reporting Program***

Project Name: **Monterey Downs and Monterey Horse Park and
Central Coast Veterans Cemetery Specific Plan**

File No: **SPL 12-01**

Approval by: _____ **Date:** _____

Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
AES-1 <u>Construction Management Plan.</u> Prior to issuance of any grading permits for each development phase, a Construction Management Plan shall be submitted for review and approval by the City Engineer/Public Works Services Manager. The Construction Management Plan shall, at a minimum, indicate the equipment and vehicle staging areas, stockpiling of materials, fencing (i.e., temporary fencing with opaque material), and haul route(s). Staging areas shall be sited and/or screened in order to minimize public views to the maximum extent practicable. Construction haul routes shall minimize impacts to sensitive uses in the City.	Prior to the issuance of any grading permits for each development phase: 1. Submit Construction Management Plan to City Engineer/Public Works Service Manager for review for conformance with the criteria of the mitigation measure.	Applicant(s)	City of Seaside	
AES-2 <u>City's Eastern Gateway.</u> As part of the Site Plan review for development within the REC-1 and REC-2 Planning Areas, the Applicant shall prepare plans to relocate the City's eastern Gateway to the Specific Plan area's northeastern boundary at Eastside Parkway, in order to establish an entrance to the City. Such plans shall be submitted to the City Planning Department for review and shall include landscaping, design themes, landmark features, and signage in accordance with the Seaside General Plan Urban Design Element's Urban Design Plan UD-1.1.1.	Prior to approval of use permits for the REC-1 and REC-2 Planning Areas: 1. Submit plans to relocate the City's eastern Gateway to the Specific Plan area's northeastern boundary at Eastside Parkway to the City Planning Department for review for conformance with the criteria of the mitigation measure	Applicant(s) for REC-1 and REC-2 Planning Areas	City of Seaside	
AES-3 <u>Lighting Plan.</u> Prior to issuance of any construction permit for the REC-1 and REC-2 Planning Areas, the Applicant shall prepare a comprehensive Lighting Plan that shall be submitted to the Seaside Planning Department for review and approval by the Board of Architectural Review. The Lighting Plan shall:	Prior to the issuance of any building permit for the REC-1 and REC-2 Planning Areas: 1. Submit a Lighting Plan to the Planning	Applicant(s) for REC-1 and REC-2 Planning Areas	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
• Be prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America (IESNA) using guidance and best practices endorsed by the International Dark Sky Association; • Be based on a Photometric Study prepared by a qualified engineer who is an active member of the IESNA and provided as an attachment to the Lighting Plan; • Provide the specific technical data and performance criteria used as the basis for the Lighting Plan; • Demonstrate that the illumination levels are the maximum allowed by Seaside Municipal Code Section 17.30.070, Outdoor Lighting. • Direct views of all lighting sources downward. • Demonstrate that lighting in the REC-1 and REC-2 Planning Areas do not result in spill light onto the OS Planning Area. The Applicant shall be responsible for implementation of the Lighting Plan.	Department for review for conformance with the criteria of the mitigation measure			
AQ-1 <u>Implement Fugitive Dust Control Measures.</u> The Project Applicant shall not exceed MBUAPCD screening thresholds by limiting areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading) during all phases of construction activities. If the Project requires that grading and excavation exceed those acreages, the Project Applicant shall implement the following fugitive dust control measures: • Water all active construction areas at least twice daily (alternatively chemical dust suppressants or windbreaks may be used); • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites; • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install appropriate best management practices or other erosion control measures to prevent silt runoff to public roadways; • Replant vegetation in disturbed areas as quickly as possible; • Install wheel washers or track-out devices for all exiting trucks and equipment leaving the site; • Limit the area subject to excavation, grading and other construction activity at any one time;	Prior to the issuance of grading permits: 1. Submit construction plans that demonstrate that active areas of disturbance will be limited to no more than 2.2 acres a day for initial site preparation activities or; Daily during construction: 1. If the Project requires grading and excavation that exceed MBUAPCD screening thresholds for active disturbance per day for site preparation, maintain a log of daily construction activities, noting implementation of fugitive dust control measures identified in the mitigation measure.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall respond to complaints and take corrective action within 48 hours); and - Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance).				
AQ-2 <u>Vehicle Emission Reduction Measures.</u> Prior to issuance of any Grading Permit, the Seaside Director of Public Works Services Manager and Building Official shall confirm that the grading plan, building plans, and specifications stipulate that all off-road construction vehicles/equipment greater than 100 horsepower that will be used on site for more than one week shall: 1) be manufactured during or after 1996, and 2) shall meet the NOX emissions standard of 6.9 grams per brake-horsepower hour. Alternatively, the Project shall implement a combination of the following emission reduction measures on the above described vehicles and equipment: - Require diesel particulate matter filters on equipment; - Require diesel oxidation catalyst on equipment; - Install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors); - Enforce state required idle restrictions (e.g., post signs). Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they were onsite and staged away from residential areas; - Properly tune and maintain equipment; and - Stage large diesel-powered equipment at least 100 feet from any active land uses (e.g., residences)	Prior to the issuance of any grading permit: Submit grading plan, building plans, and specifications to Director of Public Works Services Manager and Building Official to review for conformance with the criteria of the mitigation measure for off-road construction vehicles.	Applicant(s)	City of Seaside	
AQ-3 <u>Preparation of an Equestrian Management Plan.</u> Prior to issuance of occupancy permits for any equestrian related facility, the Project Applicant shall consult with the MBUAPCD, as well as submit and receive approval for an Equestrian Management Plan (EMP) to the City of Seaside Planning Division that addresses and includes measures to control objectionable odors. The EMP is required to include the following: Erosion Control - Pasture Management - Site Drainage - Slope Stabilization - Horse Specific BMP's Water Quality/Runoff Mitigation - Roof Runoff - Facility Runoff General Housekeeping - Manure Management - Pest Management (IPM) - Wash Rack Design - Trash/Debris Collection - Hazardous Waste Disposal - Dust Control	Prior to the issuance of occupancy permits for any equestrian related facility: - Submit proof of MBUAPCD consultation regarding the Equestrian Management Plan in meeting MBUAPCD standards - Submit an Equestrian Management Plan to the Planning Department for review for conformance with the criteria of the mitigation measure	Applicant(s) for any Equestrian Related Facility	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
• Winterization - Emergency/Fire Safety • Access • Emergency Preparedness The following are the minimum requirements that shall be included in the EMP: • Clean up manure and soiled beddings daily and place in properly designed manure storage area. • Manure storage areas shall have a concrete (or similar) bottom and shall be covered during rain. • Provide berm or other design solution to keep runoff away from manure storage areas. • Manure from manure storage areas shall be disposed of weekly, preferable to a facility that will reuse for fertilizer or for mushroom farming. • Direct run-off away from corrals, paddocks, arenas, waste storage facilities and other areas that are likely to contain horse waste or be void of vegetation. • Provide grass filter strips, bio-swales or other LID facilities around and downstream of high-use areas. • During dry months, lightly water high use areas to minimize dust. By incorporating the applicable performance standards listed above and outlined in Mitigation Measure HYD-2 and Mitigation Measure BIO-5 (Borderland Requirements), the EMP shall address best management practices (BMPs), including proper installation/maintenance procedures, for odor control, manure/weed control, and runoff pollution site design/source control/treatment control in compliance with NPDES standards and EPA/RWQCB rules/regulations pertaining to water quality/CAFOs at the time of design/construction.				
BIO/COMP-1 <u>HMP Plant Species Salvage</u>. For proposed impacts to the Fort Ord Habitat Management Plan (HMP) plant species within the Project site that do not require take authorization from California Department of Fish & Wildlife (DFW) or U.S. Fish & Wildlife Service (FWS), salvage efforts for these species shall be evaluated by a qualified biologist in coordination with Project Proponent, DFW, and FWS per the HMP requirements and Biological Opinion (BO). Prior to commencement of vegetation removal and grading for the first development area within the Project site, an updated rare plant survey shall be performed and a salvage plan shall be prepared and implemented by a qualified biologist, in coordination with Project Proponent, DFW, and FWS, which shall include, but not be limited to: a description and evaluation of salvage opportunities and constraints for the entire site; the appropriate methods and protocols of salvage and relocation efforts; identification of relocation and restoration areas; and identification of qualified biologists approved to perform the salvage efforts, including the identification of any required collection permits from DFW and/or FWS. Seeds shall be collected during the appropriate time of year for each species by qualified biologists. The salvaged plants and collected seeds shall be used to revegetate temporarily disturbed construction areas as well as any other on or offsite reseeding and restoration efforts in habitat management areas, as determined appropriate in the salvage plan.	Prior to issuance of a grading permit for the first development area: 1. Submit a written report by a qualified biologist, including photographs, to the Community Development Department, describing the results of the rare plant survey. 2. Submit a letter from the Department of Fish and Wildlife or U.S. Fish and Wildlife Service certifying adequacy of the salvage plan for the protection of HMP plant species. 3. Submit a salvage plan prepared by a qualified biologist for review for conformance with the criteria of the mitigation measure.	Applicant(s), Qualified Biologist	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
BIO/COMP-2 <u>Salvage/Relocation Measures for California Legless Lizard</u>. Prior to commencement of vegetation removal and grading for the first development area within the Project site, the Project Proponent shall retain a qualified biologist to prepare and implement a legless lizard salvage/relocation plan in coordination with DFW, which shall include, but not be limited to, the protocols for pre-construction surveys, construction monitoring, and salvage and relocation. The DFW must be notified at least 48 hours before any field activity begins. The plan shall include, but not be limited to, the following: • Pre-Construction Surveys. Pre-construction surveys for legless lizards shall be conducted in all suitable habitat proposed for construction, ground disturbance, or staging. The qualified biologist shall hold or obtain a DFW scientific collection permit for this species. The preconstruction surveys shall use a method called “high-grading.” High grading samples the habitat where legless lizards are most likely to be found, and the survey must occur under the conditions when legless lizards are most likely to be seen and captured (early morning, high soil moisture, overcast, etc.). The intensity of a continued search may then be adjusted, based on the first survey’s results in the best habitat. A “three pass method” shall be used to locate and remove as many legless lizards as possible. A first pass shall locate as many legless lizards as possible, a second pass should locate fewer lizards than the first pass, and a third pass should locate fewer lizards than the second pass. All search passes shall be conducted in the early morning when legless lizards are easiest to capture. Vegetation may be removed by hand to facilitate hand raking and search efforts for legless lizards in the soil under brush. If lizards are found during the first pass, an overnight period of no soil disturbance must occur before the second pass, and the same requirement shall be implemented after the second pass. If no lizards are found during the second pass, a third pass is not required. Installation of a barrier, in accordance with the three pass method, may be required if legless lizards are found at the limits of construction (Project boundaries) and sufficient soft sand and vegetative cover are present to suspect additional lizards are in the immediate vicinity on the adjacent property. A barrier would prevent movement of legless lizards into the property. All lizards discovered shall be handled according to the salvage procedures outlined below. • Construction Monitoring. Monitoring by a qualified biologist shall be ongoing during construction. The onsite monitor shall be present during all ground-disturbing construction activities. To facilitate the careful search for lizards during construction, vegetation may need to be removed. If removal by hand is impractical, equipment such as a chainsaw, string trimmer, or skid-steer may be used, if a monitor and crew are present. The equipment shall be used to remove plants under the monitor’s direction, allowing the monitor to watch for legless lizards. After plants are removed, the monitor and crew shall search the exposed area for legless lizards. If legless lizards are found during construction monitoring, the protocols for salvage and relocation identified below shall be followed. • Salvage and Relocation. Only experienced persons may capture or handle legless lizards. The monitor shall demonstrate a basic understanding, knowledge, skill, and experience with this species and its habitat. Once captured, a lizard shall be placed in a lidded, vented box containing clean sand. Areas of moist and dry sand need to be present in the box. The boxes shall be kept out of direct sunlight and protected from temperatures over 72°F. The sand shall be kept at temperatures under 66°F. Ideal temperatures are closer to 60°F. On the same day as capture, the lizards shall be examined for injury and data recorded on location where found as well as length, color, age, and tail condition. Once data is recorded, lizards shall be relocated to appropriate habitat, as determined through coordination with the DFW, qualified biologist, and potential landowners. Suitability of habitat for lizard release shall be evaluated and presented in the plan. The habitat shall contain habitat factors most important to the species’ health and survival, such as appropriate habitat based on soils, vegetated cover, native plant species providing cover, plant litter layer and depth, soil and ambient temperature, quality and composition of invertebrate population and prey availability. Potential relocation sites that contain the necessary conditions may exist within the habitat reserves on the former Fort Ord,	Prior to issuance of a grading permit for the first development area within the Project site: 1. Submit a legless lizard salvage/relocation plan prepared by a qualified biologist to the City of Seaside for review for conformance with the criteria of the mitigation measure. 2. Submit a letter from the Department of Fish and Wildlife certifying adequacy of the legless lizard salvage/relocation plan. 3. Submit a written report by a qualified biologist, including photographs, to the Community Development Department, describing the results of the legless lizard pre-construction survey. During construction 1. Submit a written report by a qualified biologist to the Community Development Department certifying construction monitoring and implementation of the salvage and relocation plan according to the criteria in the mitigation measure.	Applicant(s), Qualified Biologist	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
including the Fort Ord National Monument. Release for every lizard shall be recorded with GPS. • Upon completion of pre-construction surveys, construction monitoring, and any resulting salvage and relocation actions, a report shall be submitted to the DFW. GPS locations shall be submitted, as part of the survey result report, to document the number and locations of lizards relocated.				
BIO-1 <u>Impacts to Monterey Spineflower and Sand Gilia</u>. The Project Proponent shall implement the following measures during site design phase for each development: • Monterey spineflower and sand gilia individuals and populations shall be avoided through Project design and modification, to the extent feasible while taking into consideration other site and engineering constraints; or • If impacts to Monterey spineflower and sand gilia cannot be avoided, in compliance with the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), and as required by the California Department of Fish and Wildlife (DFW) and U.S. Fish and Wildlife Service (FWS), incidental take permits for these species shall be obtained prior to issuance of grading permits for each development. Permit requirements typically involve preparation and implementation of a mitigation plan and mitigating impacted habitat at a 3:1 ratio through preservation and/or restoration. The mitigation plan would include, but is not limited to, identifying avoidance and minimization measures; a take assessment; compensatory mitigation lands and success criteria; and funding assurances. • Alternatively, ground-disturbing activities for each development may be delayed until the Fort Ord Habitat Conservation Plan (HCP) is approved and base-wide state incidental take permits are issued. If this alternative is chosen, project-specific incidental take permits shall not be necessary; however, all applicable HCP requirements shall be implemented.	Prior to approval of final site plans for each development: 1. Submit site plans that incorporate design features or modifications to avoid the spineflower and sand gilia individuals and populations. Prior to issuance of grading permits for each development: 1. If the spineflower and sand gilia cannot be avoided through Project design, submit proof that incidental take permits have been obtained as required by the California Department of Fish and Wildlife, U.S Fish and Wildlife Service, and this mitigation measure, or; 2. Delay ground disturbing activities until the Fort Ord Habitat Conservation Plan is approved and upon approval submit proof that development complies with all applicable HCP requirements.	Applicant(s)	City of Seaside	
BIO-2 <u>Construction Best Management Practices</u>. The following best management practices shall be written into construction permit documentation and implemented during construction to reduce impacts to special-status plant and wildlife species: • A qualified biologist shall conduct an Employee Education Program for the construction crew prior to any construction activities on the following items: 1) the appropriate access route(s) in and out of the construction area and review of Project boundaries; 2) how a biological monitor shall examine the area and agree upon a method which shall ensure monitor safety during such activities, 3) the special-status species that may be present; 4) the specific mitigation measures that shall be incorporated into the construction effort; 5) the general provisions and protections afforded by the California Department of Fish and Wildlife (DFW) and U.S. Fish and Wildlife Service (FWS); and 6) the proper procedures if a special-status species is encountered within the Project site. • Trees and vegetation not planned for removal or trimming, shall be protected prior to and during construction to the maximum extent feasible through the use of exclusionary fencing, such as hay bales for herbaceous and shrubby vegetation, and protective wood barriers for trees. Only certified weed-free straw shall be used to avoid the introduction of non-native, invasive species. A biological monitor shall supervise the installation of protective fencing and monitor at least once per week until construction is complete to ensure that the protective fencing remains intact.	Prior to issuance of any construction permits: 1. Submit construction plans that include best management practices identified in the mitigation measure Prior to commencement of development activities: 1. Submit a letter from a qualified biologist verifying that the educational program has been completed, noting date(s) subject(s) covered, material(s) distributed, and attendees and affiliation with the Project.	Applicant(s), Qualified Biologist, Responsible Contractor	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
• Grading, excavating, and other activities shall utilize standard erosion control techniques to minimize erosion and sedimentation. • No firearms shall be allowed within areas under construction, except for law enforcement and authorized security personnel. • All food-related and other trash shall be disposed of in closed containers and removed from the Project area at least once a week during the construction period, or more often if trash is attracting avian or mammalian predators. Construction personnel shall not feed or otherwise attract wildlife to the area. • Following construction, disturbed areas shall be restored to pre-Project contours to the maximum extent feasible and revegetated using locally-occurring and salvaged native plants/seeds and native erosion control seed mix, per the recommendations of a qualified biologist.	Monthly during construction: 1. Submit report, including photographs, by a qualified biologist or the responsible contractor to the Community Development Department certifying that the protection measures have been satisfactorily implemented.			
BIO-3 <u>Construction-Phase Monitoring.</u> Prior to the start of construction activities, the Project Proponent shall retain a qualified biologist to monitor all ground disturbing activities (i.e., vegetation removal, grading, excavation, or similar activities) to protect any special-status species encountered. Any handling and relocation protocols of special-status wildlife species shall be determined in coordination with U.S. Fish and Wildlife Service (FWS) prior to any ground disturbing activities, and conducted by a qualified biologist with appropriate scientific collection permit. After ground disturbing activities are complete, the qualified biologist shall train an individual from the construction crew to act as the onsite construction biological monitor. The construction biological monitor shall be the contact for any special-status wildlife species encounters, shall conduct daily inspections of equipment and materials stored onsite and any holes or trenches prior to the commencement of work, and shall ensure that all installed fencing stays in place throughout the construction period. The qualified biologist shall then conduct regular scheduled and unscheduled visits to ensure the construction biological monitor is satisfactorily implementing all appropriate mitigation protocols. Both the qualified biologist and the construction biological monitor shall have the authority to stop and/or redirect Project activities to ensure protection of resources and compliance with all environmental permits and Project conditions. The qualified biologist and the construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the Project's construction phase. The log shall also include any special-status wildlife species observed and relocated.	Prior to issuance of grading permits: 1. Submit proof that a qualified biologist has been retained to monitor all ground disturbing activities 2. Submit a letter from the U.S. Fish and Wildlife Service that protocols for handling and relocation of special-status species have been established Prior to issuance of construction permits: 1. Submit proof that any handling or relocation of special-status wildlife was conducted by a qualified biologist with an appropriate scientific collection permit 2. Submit proof that the qualified biologist trained an individual from the construction crew to act as the onsite construction biological monitor During construction: The qualified biologist and construction monitor shall complete daily logs summarizing activities and environmental compliance through the construction phase and identifying any special-status wildlife species observed and relocated Submit monthly reports from the	Applicant(s); Qualified Biologist, Trained Construction Monitor	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
	qualified biologist that certify that regular scheduled and unscheduled visits were conducted to ensure that the construction monitor is satisfactorily implementing all appropriate mitigation protocols			
BIO-4 <u>Non-Native, Invasive Species Controls</u>. The following measures shall be written into construction permit documentation and implemented during construction to reduce the introduction and spread of non-native, invasive species: - Any landscaping or replanting required for the Project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA), California Invasive Plant Council (http://www.cal-ipc.org/ip/inventory/index.php), and Fort Ord Weed Management Group (Recommendations for Invasive Plant Species to Control on the Former Fort Ord, February 2013). - Bare and disturbed soil shall be landscaped with CDFA recommended seed mix or locally-occurring and salvaged native plants/seeds and native erosion control seed mix, per the recommendations of a qualified biologist, to preclude the invasion on noxious weeds in the Project site. Examples of local sources of appropriate seed mixes include, but are not limited to, Return of the Native Nursery, Watershed Institute Nursery, California State University at Monterey Bay, and Bureau of Land Management/Fort Ord National Monument (BLM/FONM). - Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site. - All non-native, invasive plant species shall be removed from disturbed areas prior to replanting.	Prior to issuance of grading permits: 1. Include measures for invasive species controls identified in the mitigation measure in the construction permit. Monthly during construction: 1. Submit a report by a qualified biologist to the Community Development Department certifying that the protection measures identified in the mitigation measure have been satisfactorily implemented.	Applicant(s), Qualified Biologist	City of Seaside	
BIO-5 <u>Implement Borderland Requirements</u>. Borderland requirements shall be implemented prior to issuance of any grading permit within Army Parcel Number E19a.3, which consists of Planning Areas REC-1, REC-2, C-2, RM, and VC. The Project Proponent shall prepare a Fire Protection/Management Plan for Planning Areas REC-1, REC-2, C-2, RM and VC and submit to the City of Seaside Planning Division and Fire Department for approval prior to approval of final maps for Army Parcel Number E19a.3. The Fire Protection/Management Plan shall include the following measures: - Establish and maintain fuelbreaks. Fuelbreaks shall be established within Borderlands and habitat management areas, which include the parcels adjacent to the BLM Natural Resource Management Area (NRMA) and adjoining habitat areas (within Army Parcel Number E19a.3, which consists of Planning Areas REC-1, REC-2, C-2, RM, and VC). Fuelbreaks shall be located at the urban/wildland interface (not necessarily at the parcel boundary), shall be installed on the Borderland parcel (not in the adjacent habitat management area), and shall be contiguous. The fuelbreak's size shall be determined by fire-wise planning. Fuelbreaks or fuel buffers (e.g., parking areas, irrigated lawns/fairways, or cleared land) must be incorporated into the boundary plans for Borderland parcels. The following measures shall be required as part of fuelbreak establishment and maintenance: - Establish fuelbreaks within existing roads and trails to the extent possible. - Conduct maintenance of fuelbreaks during summer months to the maximum extent possible within potential California tiger salamander (CTS) upland habitat to avoid impacts on this species. - Maintain fuelbreaks necessary to support a prescribed burn or to contain a potential wildfire to	Prior to approval of final site plans for REC-1, REC-2, C-2, RM, and VC: 1. Submit a Water Quality Management Plan, or functional equivalent, to the City for review for conformance with the criteria in the mitigation measure. 2. Include storm water detention/retention features in the construction plans according to the criteria in the mitigation measure. Prior to issuance of a grading permit for REC-1, REC-2, C-2, RM, and VC: 1. Submit proof that borderland requirements were implemented. 2. Submit a Fire Protection/ Management Plan to the Seaside Planning Division and Fire Department for review for	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
the habitat management areas, not for other uses. - Remove vegetation with hand tools, chainsaws, ASV equipment, or tractor operated mowers where possible. - Manage cut vegetation to avoid impacts on HMP species. Within potential CTS habitat, do not pile cut vegetation for longer than 3 months. Cut vegetation or burn or grind in place during the wet season. - Limit placement of chipped vegetation in areas cleared for fuelbreaks to allow for reestablishment of annual HMP plant species. - Avoid mowing or use of heavy equipment in maintaining fuelbreaks during the wet season. - Maintain fuelbreaks to ensure fuel loads are kept low enough to prevent the spread of fire. • Establish and maintain fuel management buffer to protect habitat management areas and property. Borderland parcels shall establish a fuel management buffer between the development's edge and the habitat management area boundaries. • Invasive Species Control: The Project Proponent shall implement the following measures and incorporate these measures into final development plans within Army Parcel Number E19a.3, which consists of Planning Areas REC-1, REC-2, C-2, RM, and VC; and submit to the City of Seaside Planning Division for approval prior approval of final maps. - Conduct an access assessment to identify necessary access controls for Borderland parcels. In some cases, structures including fences or other appropriate barriers may be required within the new development parcel to control access into the habitat management areas. An assessment of access issues and necessary controls shall be completed as part of the planning process for Borderland parcels and submitted to the City of Seaside for review and approval, prior to development, and shall include review through the Coordinated Resource Management and Planning Program (CRMP). Signs, interpretive displays, trailhead markers, or other information shall be installed and maintained at the urban/wildland interface that illustrate the adjacent habitat management area's importance and prohibit trespass, motor vehicle entry, dumping of trash or yard wastes, off-leash pets, capture or harassment of wildlife, the collection of HMP plant species, and other unauthorized activities. - Incorporate non-native species control features into final site design. Detention ponds, ornamental lakes, and other water features associated with new development shall be sited as far from the urban/wildland interface as possible. Suitable barriers shall be located between these features and the habitat management area boundary to prevent these features from becoming "sinks" for HMP animal species, as well as sources for invasive non-natives that could then move into the adjacent habitat management area. - If detention ponds, artificial ponds or other water bodies must be located at the urban/wildland interface, a specific management program addressing control of non-native animals (e.g., bullfrogs) shall be prepared and submitted to the governing jurisdiction for review and approval, including review through the CRMP program, prior to development. The governing jurisdiction shall require that the Project Proponent design detention basins to drain rapidly after a storm event so that these water features minimize attracting breeding of nonnative CTS and other invasive species, such as bullfrogs. Design features shall be subject to review and approval by the U.S. Fish & Wildlife Service (FWS), California Department of Fish & Wildlife (DFW), and City of Seaside. Stormwater system design shall be part of an approved stormwater pollution prevention program (SWPPP). - All proposed permanent aquatic features shall be designed with the ability to be drained if necessary to control invasion by invasive aquatic species.	conformance with the criteria in the mitigation measure.			

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
• Consistent with BRP Objective A, Biological Resources Policy A-1, Program A-1.2, a suitable barrier shall be constructed where vehicle access would occur along the urban/wildland interface where habitat in the Borderlands no longer exists and where this interface comes within 1 2 kilometers of a known CTS breeding pool, unless CTS absence has been demonstrated using the survey protocol approved by FWS and DFW, or if FWS determines this barrier is unlikely to substantially minimize take of CTS. • Landscaping and Lighting: The Project Proponent shall prepare a landscaping and lighting plan for approval by the City of Seaside Planning Division prior to approval of final maps. The landscaping and lighting plans shall incorporate the following measures into the final development plans within Army Parcel Number E19a.3, which consists of Planning Areas REC-1, REC-2, C-2, RM, and VC: - Landscaping within the Borderlands (within Army Parcel Number E19a.3, which consists of Planning Areas REC-1, REC-2, C-2, RM, and VC) shall consist of native or non-invasive non-native plant species. Any landscaping or replanting required for the Project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA). - During construction activities, artificial lighting shall be limited at the urban/wildland interface. - Outdoor lighting associated with new development shall be low intensity, focused, and directional to preclude night illumination of the adjacent habitat management area. Outdoor lighting shall be placed as far from the urban/wildland interface as possible given safety constraints. Public facilities such as ball parks and fields that require high intensity night lighting (i.e., flood lights) shall be sited as far from the urban/wildland interface as possible. High-intensity lighting facing the habitat management areas shall be directional and as low to the ground as possible to minimize long distance glare. The Project Proponent shall prepare a Water Quality Management Plan, or functional equivalent, prior to approval of final development plans. Storm water detention/retention features shall also be included in the Construction Drawings to mitigate impacts of changes in imperviousness, as identified in the site-specific hydrology study. The Water Quality Management Plan shall include BMPs designed to collect, detain, treat, infiltrate/evapotranspire, and discharge runoff onsite before discharging into the City storm drain system. To the maximum extent practical, storm water quality treatment shall be provided with infiltration. The treatment methods shall include but are not limited to: infiltration wells, infiltration basins, high-efficiency planter boxes, and surface planting areas. Additionally, stormwater detention basins or other water features created on the property shall be designed so that they do not attract breeding CTS, unless designed to function as a population source, which shall be determined through consultation with FWS and DFW. Accordingly, the eventual number of adult CTS produced at the site must exceed mortality such that breeding effort is not wasted. If CTS are found on the property, the owner shall work with the CRMP to implement monitoring and management actions as necessary. The Project Proponent shall provide education materials. The following Borderland requirements shall be implemented for the Monterey Horse Park (REC-1 Planning Area) and Monterey Downs Planning Areas REC-2, C-1, C-2, RM, R-1, R-2, R-3, OS and PF: • Prior to construction activities, the City shall provide educational materials to property owners in Borderland parcels. • The City shall provide educational materials (e.g., newsletters), annually, to all new property owners in Borderland parcels, to ensure compliance with design and management requirements. • Prior to issuance of occupancy permit(s), the Project Proponent shall install interpretive signage at aquatic features accessible to the public regarding the environmental consequences of releasing non-native species				

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
into aquatic features.				
BIO-6 <u>Avoidance of impacts to Kellogg's horkelia</u> within the Monterey Downs residential areas (R-1, R-2, R-3, and RM Planning Areas) and commercial areas (C-1 and C-2 Planning Areas). - Impacts to individuals shall be avoided through Project design and modification, to the extent feasible while taking into consideration other site and engineering constraints; or - If avoidance is not feasible, the area of impacted species shall be replaced at a 1:1 ratio through preservation, restoration, or combination of both. A Rare Plant Restoration Plan, which outlines the success criteria for implementation, shall be prepared and implemented by a qualified biologist and submitted to the City of Seaside for approval prior to issuance of a grading permit. The plan shall include, but not be limited to, the following: - A detailed description of onsite and/or offsite mitigation areas, salvage of seed and/or soil bank, plant salvage, seeding, and planting specifications, including, if appropriate, increased planting ratio to ensure the applicable success ratio. Specifically, seed shall be collected from the onsite individuals that shall be impacted and grown in a local greenhouse, and then transplanted within the mitigation area. Plants shall be transplanted with a minimum five-gallon specimen tree and in a location approved by the board of architectural review in order to develop a good root system. - A description of a three-year monitoring program, including specific methods of vegetation monitoring, data collection and analysis, restoration goals and objectives, success criteria, adaptive management if the criteria are not met, reporting protocols, and a funding mechanism shall be prepared. - The mitigation area shall be preserved in perpetuity through a conservation easement or other legally enforceable land preservation agreement. Exclusionary fencing shall be installed around the mitigation area to prevent disturbance until success criteria have been met.	Prior to approval of final improvement plans or R-1, R-2, R-3, RM, C-1, and C-2 Planning Areas: - Incorporate design features or modifications to avoid the Kellogg's horkelia individuals and populations. Prior to issuance of grading permits for each development: - If the Kellogg's Horkelia cannot be avoided through Project design, a Rare Plant Restoration Plan shall be prepared by a qualified biologist and submitted to the City for review for conformance with the criteria of the mitigation measure. - A report shall be submitted by a qualified biologist certifying implementation of the Rare Plant Restoration Plan according to the mitigation measure criteria. Upon completion of the three year monitoring program: - Submit a report to the City detailing the three-year monitoring program, including specific methods of vegetation monitoring, data collection and analysis, restoration goals and objectives, success criteria, adaptive management if the criteria are not met, reporting protocols, and a funding mechanism.	Applicant(s), Qualified Biologist	City of Seaside	
BIO-7 <u>Avoidance and Minimization Measures for California Tiger Salamander</u>. For construction activities proposed within potential California tiger salamander upland habitat in the Monterey Horse Park (REC-2), Monterey Downs Planning Areas REC-2, C-1, C-2, RM, R-1, R-2, R-3, OS and PF, excluding Seaside corporation yard site, and Oak Oval (see Figure 4.3-5, Upland CTS Habitat within Monterey Downs - DFW Analysis) and in the CCVC (see Figure 4.3-6, Upland CTS Habitat within CCVC - DFW Analysis), one of the following measures shall be implemented: In compliance with the Federal Endangered Species Act (FESA) and California Endangered Species Act (CESA), and as required by the California Department of Fish and Wildlife (DFW) and U.S. Fish and Wildlife Service (FWS), incidental take permits for California tiger salamander shall be obtained prior to issuance of any grading permit for the Monterey Horse Park REC-2), Monterey Downs Planning Areas	Prior to the issuance of any grading permits for the Monterey Horse Park (REC-2), Monterey Downs Planning Areas REC-2, C-1, C-2, RM, R-1, R-2, R-3, OS and PF, excluding Seaside corporation yard site, and Oak Oval (see Figure 4.3-5, Upland CTS Habitat within Monterey Downs - DFW Analysis) and in the CCVC: Submit proof that incidental take	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
REC-2, C-1, C-2, RM, R-1, R-2, R-3, OS and PF, excluding Seaside corporation yard site, Oak Oval, and CCVC. Permit requirements typically involve preparation and implementation of a mitigation plan and mitigating impacted habitat at a 3:1 ratio through preservation and/or restoration. The mitigation plan shall include, but is not limited to, identifying avoidance and minimization measures; a take assessment; compensatory mitigation lands and success criteria; and funding assurances; or, 2. Alternatively, ground-disturbing activities for each development may be delayed until the Fort Ord Habitat Conservation Plan (HCP) is approved and base-wide federal and state incidental take permits are issued. If this alternative is chosen, project-specific, individual incidental take permits shall not be required; however, all applicable HCP requirements shall be implemented.	permits for California tiger salamander have been obtained as required by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and this mitigation measure; or, 2. Delay ground disturbing activities until the Fort Ord Habitat Conservation Plan is approved and upon approval submit proof that development complies with all applicable HCP requirements.			
BIO-8 <u>Pre-Construction Surveys for Special-Status Bats</u>. To avoid and reduce impacts to hoary bat and other special-status bat species, the Project Proponent shall retain a qualified bat specialist or wildlife biologist to conduct a survey during the reproductive season (May 1 through September 15) to characterize bat utilization of the work site (and up to 100 feet of construction limits) and potential species present (techniques utilized shall be determined by the biologist) no more than 30 days prior to removal of any vegetation or building or any other suitable roosting habitat. Based on the results of this pre-construction survey, one or more of the following shall occur: • If bats and/or bat signs are not present, no additional mitigation is required. • If bats and/or bat signs are observed, removal of trees, buildings, or other suitable habitat may proceed after the bats have been safely excluded from the roost. Exclusion techniques shall be determined by the biologist and depend on the roost type; the biologist shall prepare a mitigation plan for provision of alternative habitat to be approved by U.S. Department of Fish and Wildlife (FWS) prior to commencement of bat exclusion activities. • If bats and/or bat signs are observed that are associated with a maternity roost, an appropriate no-disturbance buffer shall be imposed within which no construction activities or disturbance shall take place (buffer width shall be determined by biologist) until the biologist monitoring the roost determines that the young have fledged and are no longer dependent on the roost. The monitor shall ensure that all bats have left the area of disturbance prior to initiation of limbing and/or removal of trees. If avoidance is not feasible and a maternity roost must be disrupted by a qualified biologist, a written authorization from CDFW permit would be required prior to “take” of the roost.	Prior to issuance of grading permits, and no more than 30 days prior to removal of any vegetation, building, or any other suitable roosting habitat, during construction: 1. Submit a written report by a qualified biologist, including photographs, to the Community Development Department, describing the results of the special status bat pre-construction survey. 2. If bats and/or signs of bats are observed, submit a report by a qualified biologist that bats have been safely excluded from the roost. 3. Submit a mitigation plan according to the mitigation measure criteria for provisions of alternative habitat with proof of approval of the plan by the U.S. Department of Fish and Wildlife. 3. If bats and/or signs associated with maternity roost are observed, submit a report from a qualified biologist that appropriate no-disturbance measures were imposed according to the criteria contained in the mitigation measure.	Applicant(s), Qualified Biologist	City of Seaside	
BIO-9 <u>Pre-Construction Surveys for Monterey Dusky-Footed Woodrat</u>. To avoid and reduce impacts to the Monterey dusky-footed woodrat, the Project Proponent shall retain a qualified biologist to conduct a survey in suitable habitat proposed for construction, ground disturbance, or staging within three days prior to these activities to search for woodrat nests within the Project area and in a buffer zone 100 feet out from the limit of disturbance. All woodrat nests observed within the work site (and up to 25 feet of construction limits) shall be flagged for avoidance of direct construction impacts, where feasible. Nests that cannot be avoided shall be manually deconstructed by a qualified biologist prior to land clearing activities to allow	Prior to issuance of grading permits, and within three days prior to construction, ground disturbance, or staging activities: 1. Submit a written report by a qualified biologist, including photographs, to the	Applicant(s), Qualified Biologist	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
animals to escape harm. If a litter of young is found or suspected, nest material shall be replaced, and the nest left alone for 2-3 weeks before a re-check by a qualified biologist to verify that young are capable of independent survival before proceeding with nest dismantling.	Community Development Department, describing the results of the Monterey dusky-footed woodrat pre-construction survey. 2. If evidence of woodrats or nests are found, submit written verification by a qualified biologist that protection measures according to the criteria in the mitigation measure were implemented.			
BIO-10 <u>Pre-Construction Surveys for American Badger.</u> To avoid and reduce impacts to the American badger, the Project Proponent shall retain a qualified biologist to conduct a focused pre-construction survey for badger dens in all suitable habitat proposed for construction, ground disturbance, or staging no more than two weeks prior to construction. If no potential badger dens are present, no further mitigation is required. If potential dens are observed, the following measures shall be implemented to avoid potential significant impacts to the American badger: • If the qualified biologist determines that potential dens are inactive, the biologist shall excavate these dens by hand with a shovel to prevent badgers from re-using them during construction. • If the qualified biologist determines that potential dens may be active, the den entrances shall be blocked with soil, sticks, and debris for three to five days to discourage their use, prior to site disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens within the Project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction.	Prior to issuance of grading permits, and no more than two weeks prior to construction, ground disturbance, or staging activities: 1. Submit a written report by a qualified biologist, including photographs, to the Community Development Department, describing the results of the American Badger focused pre-construction survey 2. If evidence of badgers or dens are found, submit written verification by a qualified biologist that protection measures according to the criteria in the mitigation measure were implemented	Applicant(s), Qualified Biologist	City of Seaside	
BIO-11 <u>Pre-Construction Surveys for Protected Avian Species.</u> Construction activities that may directly (e.g., vegetation removal) or indirectly (e.g., noise/ground disturbance) affect protected nesting avian species shall be timed to avoid the breeding and nesting season. Specifically, vegetation and/or tree removal can be scheduled after September 16 and before January 31. If construction occurs between February 1 and September 15, a qualified biologist shall be retained by the Project Proponent to conduct a pre-construction survey for nesting raptors and other protected avian species within 500 feet of proposed construction activities. The pre-construction survey shall be conducted no more than 14 days prior to the start of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). As determined necessary by a qualified biologist, surveys for nesting birds may be required to continue during construction to address new arrivals and unique species breeding seasons. The necessity and timing of these continued surveys shall be determined by the qualified biologist based on review of the final construction plans and in coordination with the California Department of Fish & Wildlife (DFW) and U.S. Fish & Wildlife Service (FWS), as needed. If raptors or other protected avian nests are identified during the above surveys, the qualified biologist shall notify the Project Proponent and an appropriate no-disturbance buffer shall be imposed within which no construction activities or disturbance shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.	Prior to approval of final improvement plans: 1. Construction plans must include a provision that vegetation and or tree removal will be scheduled after September 16 and before January 31; or, Prior to issuance of grading permits, and no more two weeks prior to construction, ground disturbance, or staging activities and during construction: 1. If construction occurs between February 1 and September 15, submit a written report by a qualified biologist, including photographs, to the Community Development Department, describing the results of the American Badger focused pre-construction survey.	Applicant(s), Responsible Contractor	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
	2. If evidence of badgers or dens are found, submit written verification by a qualified biologist that protection measures according to the criteria in the mitigation measure were implemented.			
BIO-12 <u>Avoidance and Minimization Measures for Burrowing Owl.</u> In order to avoid impacts to active burrowing owl nests, a qualified biologist shall conduct pre-construction surveys in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 30 days prior to the start of construction. If ground disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed. The survey shall conform to the California Department of Fish and Wildlife (DFW) 1995 Staff Report protocol. If no burrowing owls are found, no further mitigation is required. If it is determined that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be necessary to ensure that the owls are not harmed or injured during construction. Once it has been determined that the owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If after completion of the pre-construction passive relocation effort described above, new occupied burrows become established within the construction footprint or immediately adjacent lands (i.e., within 250 feet of the footprint) during construction activities within the breeding season (February 1 to August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.	Prior to issuance of grading permits, and no more thirty days prior to construction, ground disturbance, or staging activities and during construction: 1. Submit a written report by a qualified biologist, including photographs, to the Community Development Department, describing the results of the burrowing owl pre-construction survey conducted in conformance with the criteria of the mitigation measure. 2. Submit proof from the California Department of Fish and Wildlife that the pre-construction survey conforms to the 1995 Staff Report protocol. 3. If burrowing owls are found to occupy the site during non-breeding season then demonstrate proof of a passive relocation effort in conformance with the criteria in the mitigation measure. 4. If after the relocation effort, new occupied burrows become established within the construction footprint or immediately adjacent lands during breeding season, submit proof that a construction-free buffer is established around all active owl nests in conformance with the criteria in the mitigation measure.	Applicant(s), Qualified Biologist, Responsible Contractor	City of Seaside	
BIO-13 <u>Post-Construction Indirect Effects to Special-Status Species.</u> The following Project design features shall be implemented prior to grading permit issuance within the Monterey Horse Park, Monterey Downs, the CCVC, and Oak Oval, to ensure compliance with relevant BRP Policies and Programs: Conservation Element (Policy A-5, Program B-2.1, Program C-2.5, Policy C-3, Program D-2.1, and Program D-2.3); BRP Land Use Element Program B-2.5 and Policy E-1; and BRP Recreation and Open Space Element Policy C-2. • In accordance with BRP Conservation Element Biological Resources Policy A-5, the City shall ensure that habitat management areas as identified on Figure 4.3-4 are protected from degradation due to	Prior to issuance of grading permits: 1. Submit site plans to the City of Seaside that incorporate the design features identified in the mitigation measure.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
development in, or use of adjacent parcels within its jurisdiction. This could be accomplished, for example, through the use of signs and barriers prohibiting dumping of trash, mountain bike use, equestrian use, off-road vehicle use and off-trail activities within adjacent habitat management areas. • In accordance with BRP Conservation Element Biological Resources Program B-2.1, for lands that are components of the designated oak woodland conservation (Fort Ord BRP Figure 4.4-1) area, these areas must be managed to maintain or enhance suitable habitat for the range of sensitive species known or expected to use those oak woodland environments. Management measures shall include, but not be limited to, maintenance of a large, contiguous block of oak woodland habitat, access control, erosion control, and non-native species eradication. Specific management measures shall be coordinated through the CRMP. • Appropriate barriers shall be installed along the development area boundaries adjacent to habitat management areas (see Figure 4.3-4) to discourage unregulated movement of people and pets into habitat management areas not identified as recreational areas; and to discourage unregulated movement of special-status species into developed areas. • In accordance with BRP Conservation Element Biological Resources Program C-2.5, paving shall be avoided within the dripline of preserved oak trees wherever possible. To minimize paving impacts, the surfaces around tree trunks shall be mulched, paving materials shall be used that are permeable to water, aeration vents shall be installed in impervious pavement, and root zone excavation shall be avoided. • In accordance with BRP Conservation Element Biological Resources Policy C-3, lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable adjacent to undeveloped natural lands. See Borderland requirements (Mitigation Measure BIO-5) regarding artificial lighting. • In accordance with BRP Conservation Element Biological Resources Program D-2.1, interpretive signs shall be placed in habitat management areas (see Figure 4.3-4) to describe the resources that are present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected. • In accordance with BRP Conservation Element Biological Resources Program D-2.3, where development would be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, Project Proponents shall prepare a Homeowner's Brochure, which describes the adjacent land areas' importance and provides recommendations for landscaping (use of natives) and wildfire protection, as well as measures for protecting wildlife and vegetation in the adjacent habitat management areas such as access and pet controls. • Where feasible, buffers shall be established inside development area boundaries adjacent to habitat management areas to reduce noise levels associated with urban uses. Buffers may be landscaped (using local native plants) or paved (parking areas). According to BRP Land Use Element Program B-2.5, when buffers adjacent to habitat management areas are required as a condition of Project approval, the buffer shall be designed in a manner consistent with HMP guidelines. Roads shall not be allowed within buffer areas adjacent to habitat management areas except for restricted access maintenance or emergency access roads. • In accordance with BRP Land Use Element Recreation/Open Space Land Use Policy E-1, recreation in environmentally sensitive areas (such as areas with rare, endangered, or threatened plant or animal communities) shall be limited to passive, low-intensity recreation dependent on the resource and compatible with its long-term protection. • In accordance with BRP Recreation and Open Space Element Recreation Policy C-2, all proposed recreational uses shall be reviewed for compatibility with the adopted HMP to ensure long-term protection of sensitive resources. Recreational uses would be prohibited if the FORA Board finds that such uses could compromise the ability to maintain and preserve an environmentally sensitive resource.				

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
Speed limit signs shall be installed to reduce travel speeds for the increased number of vehicles using the area roadways, with the goal of reducing roadkills.				
BIO-14 <u>Oak Oval Biological Assessment</u>. The future trail system in the Oak Oval Habitat Preservation Area shall be designed to avoid or reduce impacts to special-status species. The following measures shall be implemented to minimize the effects of constructing the future trail system on special-status species: The Project Proponent shall retain a qualified biologist to conduct a biological assessment to support the design and planning process for a future trail system through the Oak Oval Habitat Preservation Area to avoid potential impacts to special-status species. The assessment shall include conducting focused rare plant and reconnaissance-level wildlife surveys to determine occupied or potential special-status species habitats prior to trail development. The assessment shall include, but not be limited to, a description of the baseline habitat conditions, known or potential sensitive biological resources that may be impacted by the trail, potential impacts that may result, and any avoidance and minimization measures necessary. The assessment shall be provided to the California Department of Fish and Wildlife (DFW), U.S. Fish and Wildlife Service (FWS), governing jurisdiction, and Coordinated Resource Management and Planning Program (CRMP) members. If impacts to listed species requiring take authorization cannot be avoided, in compliance with the Federal Endangered Species Act (FESA) and California Endangered Species Act (CESA), and as required by the California Department of Fish and Wildlife (DFW) and/or U.S. Fish and Wildlife Service (FWS), one of two measures shall be required: - Incidental take permits shall be obtained prior to issuance of a grading permit for the future trail system in the Oak Oval Habitat Preservation Area. Permit requirements typically involve preparation and implementation of a mitigation plan and mitigating impacted habitat at a 3:1 ratio through preservation and/or restoration. The mitigation plan shall include, but is not limited to, identifying avoidance and minimization measures; a take assessment; compensatory mitigation lands and success criteria; and funding assurances; or, - Alternatively, if the listed species is a proposed Habitat Conservation Plan (HCP) species ground-disturbing activities may be delayed until the Fort Ord HCP is approved and base-wide federal and state incidental take permits are issued. If this alternative is chosen, project-specific, individual incidental take permits shall not be necessary; however, all applicable HCP requirements shall be implemented. The Project Proponent shall site and design the future cross-country equestrian course through the Oak Oval Habitat Preservation Area's eastern end to minimize vegetation removal and maintain wildlife movement corridors between habitat reserves. No buildings, grandstands, corrals, or parking areas shall be allowed in the Oak Oval Habitat Preservation Area. Install and maintain signage at trailheads, along designated trails, and trailheads of closed trails to clearly define where these activities to limit riding and equestrian activities to designated trails and courses in the Oak Oval Habitat Preservation Area. Implement an annual trail maintenance program to reduce the potential effects of hiker and equestrian use of the area on special-status species and natural communities. The program shall emphasize controlling erosion and the potential spread of non-native invasive plants. Trails may be closed and/or rerouted based on the monitoring program.	Prior to issuance of a grading permit within the Oak Oval Habitat Preservation Area: - Submit results of a biological assessment conducted by a qualified biologist to the permitting agency to support the design and planning process for the future trail system for review for conformance with the criteria contained in the mitigation measure. - Submit written verification that the biological assessment was provided to the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, governing jurisdiction, and Coordinated Resource Management and Planning Program (CRMP) members. - Submit trail system plans to the permitting agency for review for design conformance with the criteria contained in the mitigation measure Prior to issuance of grading permits for the future trail system in the Oak Oval Habitat Preservation Area: - Submit proof that incidental take permits for listed species have been obtained as required by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and this mitigation measure; or, - Delay ground disturbing activities until the Fort Ord Habitat Conservation Plan is approved and upon approval submit proof that development complies with all applicable HCP requirements. After construction: - Submit an annual trail maintenance	Applicant(s), Qualified Biologist	City of Seaside or County of Monterey (permitting agency)	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
	program to the permitting agency for review for conformance with the criteria contained in the mitigation measure.			
BIO-15 <u>Impacts to Riparian Habitat.</u> The Monterey Downs REC-2 Planning Area shall be designed to avoid impacts to riparian habitat and jurisdictional waters (if any) to the greatest extent feasible, while taking into account site and engineering constraints, including incorporating site design revisions to relocate Project features and/or reduce water quality impacts. If riparian impacts to riparian habitat and jurisdictional waters cannot be avoided, then the following measures shall be implemented to reduce identified impacts to less than significant: • Prior to issuance of a grading permit for the Monterey Downs REC-2 Planning Area, the Project Proponent shall comply with all applicable local, state, and federal regulations related to impacting riparian habitat, including local tree removal ordinances, Clean Water Act (CWA) Sections 401 and 404, and/or California Fish and Wildlife Code Section 1602. Specifically, the Project Proponent shall obtain a Section 401 permit under the federal CWA from the RWQCB and a Section 404 permit under the federal CWA from ACOE. All permit requirements shall be followed. • In support of the regulatory agency wetland permitting process described above, wetland delineation shall be conducted for the Monterey Downs REC-2 Planning Area to determine the presence and extent of jurisdictional wetlands and other waters of the U.S. The wetland delineation shall be conducted according to the protocols set forth by the ACOE. • Impacted riparian habitat shall be mitigated at a 1:1 replacement-to-loss ratio; the final mitigation amounts shall be determined during the regulatory agency permitting process through the preparation of a Habitat Mitigation and Monitoring Plan (HMMP) by a qualified biologist. It is expected that the riparian mitigation site can occur within the Monterey Downs REC-2 Planning Area or a different planning area within the Monterey Downs development area. The HMMP shall include but not limited to, a planting plan, success criteria, monitoring protocols to determine if success criteria have been met, adaptive management protocols in the event success criteria are not met, and funding assurances.	Prior to approval of final site plans for the REC-2 Planning Area: 1. Incorporate design features to avoid impacts to riparian habitat and jurisdictional waters in conformance with the criteria contained in the mitigation measure. Prior to the issuance of a grading permit for the REC-2 Planning Area: 1. Submit proof of compliance with applicable local, state, and federal regulations related to impacting riparian habitat to the City of Seaside including any required permits. 2. Submit results of a wetland delineation conducted according to the protocols set forth by the ACOE for the REC-2 Planning Area to the City of Seaside. 3. Submit a Habitat Mitigation and Monitoring Plan prepared by a qualified biologist to the City of Seaside for review for conformance with the criteria contained in the mitigation measure.	Applicant(s), Qualified Biologist	City of Seaside	
BIO-16 <u>Impacts to Coast Live Oak Woodland Habitat.</u> The direct loss of coast live oak woodland habitat cannot be avoided with implementation of the Project; therefore, the following measures shall be implemented to reduce identified impacts. Direct loss of coast live oak woodland habitat shall be mitigated at 1:1 compensation ratio. A. Coast Live Oak woodland habitat restoration shall account for a maximum of 50 percent of required mitigation. A Forest Management Plan/Oak Woodland Mitigation Plan shall be prepared by a qualified biologist. The oak woodland mitigation site(s) will occur within the Specific Plan area, the adjacent Monterey County Fort Ord Recreation Habitat Area (FORHA), or within other appropriate habitats on the former Fort Ord. If there are no areas within the former Fort Ord where the impacts can be feasibly and appropriately mitigated, the Project Proponent shall identify another acceptable location, preferably within Monterey County. The Forest Management Plan/Oak Woodland Mitigation Plan shall be consistent with the Fort Ord Habitat Management Plan (HMP), and will include but not be limited to, a planting plan, success criteria, monitoring protocols to determine if success criteria have been met, adaptive management protocols in the	Prior to issuance of grading permits for development projects affecting the oak woodland: 1. Submit a Forest Management Plan/Oak Woodland Mitigation Plan prepared by a qualified biologist to the City of Seaside for review for conformance with the criteria contained in the mitigation measure. 2. Submit evidence of creation of a conservation easement and/or participation in a mitigation bank or fee program to the City of Seaside for review	Applicant(s), Qualified Biologist/ Forester	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
event that success criteria are not met, and funding assurances. The Forest Management Plan/Oak Woodland Mitigation Plan shall be submitted to the City of Seaside for review and approval prior to issuance of the first grading permit. The portion of the plan applicable to each development project shall be implemented prior to the issuance each grading permit. B. In addition, the Project Proponent shall (1) create a conservation easement and/or (2) participate in a mitigation bank or fee program to conserve oak woodlands, which shall account for the remainder of the required mitigation: 1. The Project Proponent shall establish an oak woodland permanent conservation easement in the project vicinity approved by the City of Seaside. The location of this conservation easement shall be sited to preserve regional native biological diversity, such as adjacent to protected habitat areas. 2. Project Proponent shall purchase oak woodland mitigation credits at County- and/or City-approved off-site mitigation bank(s) (if available) to compensate for the direct loss of oak woodland habitat based on a 1:1 compensation ratio. If this is not feasible, the Project Proponent shall contribute funds to the State of California Oak Woodlands Conservation Fund. This Fund has been established under Section 1363 of the California Fish and Game Code for the purpose of purchasing oak woodland conservation easements per the guidelines of the Wildlife Conservation Board. Evidence of creation of a conservation easement and/or participation in a mitigation bank or fee program shall be submitted to the City of Seaside for review and approval prior to issuance of a grading permit for development projects affecting oak woodland habitat. The Forest Management Plan/Oak Woodland Mitigation Plan shall also include the measures identified in BIO-17 presented later in this section.	and approval for development projects affecting oak woodland habitat.			
BIO-17 <u>Implementation of a Forest Management Plan</u>. To minimize impacts to landmark oaks and in the spirit of compliance with PRC 21083.4, the Project Proponent shall submit a Forest Management Plan (FMP), to be prepared by a qualified forester/arborist, to the City of Seaside's Board of Architectural Review, prior to the issuance of any grading permit for Monterey Downs and CCVC. The FMP shall demonstrate that tree protection measures are incorporated, to the extent feasible, for both the pre-construction and construction phases of Monterey Downs and CCVC. The FMP shall be consistent with the City of Seaside's Tree and Subdivision Ordinances, and shall include measures to avoid tree removal and/or transplant trees whenever possible based on suitable mitigation ratios and planting areas. In addition, a program shall be established within the FMP for the Proponent to submit a special fee to FORA to fund tree replacement elsewhere within Fort Ord. The FMP, at a minimum, shall include the following features: Tree Protection Measures • To maximize tree retention and protection, a forester, arborist or other tree care professional shall be involved in review and development of final grading and construction plans wherever trees occur either at Project or grading margins. • Prior to commencement of any grading within 50 feet of retained trees, the contractor shall install protective fencing at the driplines of retained trees to create a Tree Protection Zone (TPZ) that shall not be entered for any reason unless approved by the project forester. The TPZ may extend within the driplines of retained trees where approved by the project forester in order to retain more trees. Grading may not commence until the project forester has inspected and approved the protective fencing installed by the contractor. • Prior to commencement of any grading within 50 feet of retained trees, the project forester shall identify retained trees needing significant pruning to protect them during grading operations. This protective	Prior to the issuance of grading permits: 1. Submit a Forest Management Plan prepared by a qualified forester/arborist to the City of Seaside's Board of Architectural Review for review for conformance with the criteria contained in the mitigation measure Prior to the issuance of occupancy permits: 2. Submit proof to the City of Seaside that the tree protection measures contained within the mitigation measure that are required before grading were implemented Following Project completion; 1. Two, five, and eight years following mitigation plantings, submit proof that a qualified arborist inspected replacement tree plantings. Any trees that have died	Applicant(s) and Qualified Forester/Arborist	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
pruning work shall be completed by a qualified tree contractor, in accordance with current arboricultural standards and practices prior to commencement of operations to balance canopy, provide necessary clearances, remove dead wood, and promote the tree's health. All pruning shall be completed or supervised by a certified arborist and adhere to the Best Management Practices for Pruning established by the International Society of Arboriculture. • No grading, construction, demolition, or other work shall occur within the TPZ. Any modifications must be approved and monitored by the consulting arborist. • No soil shall be removed or added within the dripline of a retained tree unless it is part of approved construction and approved by the project forester or arborist. • Under no circumstances shall fill be placed in contact with the base of a retained tree. Permanent wells shall be constructed as appropriate whenever necessary to prevent fill/trunk contact, never at a distance less than a foot from the trunk, and without causing significant root damage. • To avoid soil compaction from damaging the roots, heavy equipment shall not be allowed to drive over the root area. If deemed necessary and approved by the forester, equipment may drive across one side of the tree. To reduce soil compaction, wood chips shall be spread 6-12 inches deep to disperse the weight of equipment and plywood sheets shall be placed over the wood chips for added protection. Wood chips used during construction and elsewhere in the Project area shall be certified to be free of Sudden Oak Death fungus in compliance with California Department of Food and Agriculture regulations. • Roots exposed by excavation must be pruned and recovered as quickly as possible to promote callusing, closure and healthy re-growth. • Retained trees shall be watered periodically in accordance with species needs to promote tree health. Transplanted trees and their intended planting areas shall be pre-watered. Post planting watering shall be done as needed to assure establishment. • Supplemental irrigation shall be applied as determined by the consulting arborist. • If injury should occur to any tree during construction, it shall be evaluated as soon as feasible by the consulting arborist so that appropriate treatments can be applied. • No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the TPZ. • Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel. • As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees shall be designed to withstand differential displacement. Replacement and Planting Measures • When the Project design is completed, an estimate of the appropriate number of replacement trees shall be made based on available planting space. These replacement trees (minimum five-gallon specimens) shall be planted along boundaries and within landscape areas. Planting density for replacement trees shall be accurately detailed to allow for some unavoidable mortality over time. • Transplants are encouraged and shall be credited on a 3:1 basis. Final replanting numbers may be modified by additional tree retention and should be made part of the final landscaping plan. • The Forest Management Plan shall include measures for establishing the required soil conditions prior to	or are in poor condition in the arborist's judgment shall be replaced and inspected on a two-, five- and eight-year schedule beginning with the next inspection on the original schedule, and with the same replacement location requirements.			

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
replanting. Tree replacement requirements shall be met promptly after the close of construction and based on a final tally of trees actually removed in the Project area rather than on the estimates contained in the FMP. • Final landscape planting shall require a post planting watering plan based on the time of planting and size of selected stock. • Two, five, and eight years following mitigation plantings, the Project Proponent shall arrange for a qualified arborist to inspect replacement tree plantings following Project completion. Any trees that have died or are in poor condition in the arborist's judgment shall be replaced and inspected on a two-, five- and eight-year schedule beginning with the next inspection on the original schedule, and with the same replacement location requirements.				
CR-1 <u>Archaeological Resources</u>. In order to ensure that Project-impacts to potentially unknown resources are avoided, developers shall be responsible for on-going monitoring of Project construction. Prior to issuance of any grading permit, the Project proponent shall provide the City of Seaside with documentation identifying construction personnel that will be responsible for on-site monitoring. If during the course of Project construction, archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 165 feet of the find until a qualified professional archaeologist can evaluate it. Work shall not recommence until the Project archaeologist has submitted documentation to the City indicating that discovered resources have been adequately salvaged and no further resources have been identified within the area of disturbance.	Prior to the issuance of any grading permit: 1. Provide the City with documentation identifying construction personnel that will be responsible for on-site monitoring. During construction: 2. Maintain a log of daily construction activities, noting observances of suspected cultural resources discoveries and results of contact with qualified archeologist that demonstrates compliance with the criteria contained in the mitigation measure.	Applicant(s) and Responsible Contractor	City of Seaside	
CR-2 <u>Human Remains</u>. In order to ensure that the proposed Project does not impact buried human remains during Project construction, developers shall be responsible for on-going monitoring of Project construction. Prior to the issuance of any grading permit, developers shall provide the City of Seaside with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, work in that area must halt and the archaeologist and the coroner immediately notified. If the remains are determined to be Native American, then the Native American Heritage Commission must be notified within 24 hours as required by Public Resources Code 5097. The Native American Heritage Commission will notify designated Most Likely Descendants who will provide recommendations for the treatment of the remains within 24 hours. The Native American Heritage Commission will mediate any disputes regarding treatment of remains. Work shall not recommence until the Project archaeologist, coroner, and Native American Heritage Commission, submit documentation to the City indicating that buried human remains have been adequately salvaged and no further remains have been identified within the area of disturbance.	Prior to the issuance of any grading permit: 1. Provide the City with documentation identifying construction personnel that will be responsible for on-site monitoring. During construction: 2. Maintain a log of daily construction activities, noting observances of suspected human remains discoveries and results of contact with the coroner or Native American Heritage Commission that demonstrates compliance with the criteria contained in the mitigation measure.	Applicant(s) and Responsible Contractor	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
GEO-1 <u>Preparation of Design-Level Geotechnical Investigations</u>. Applicants of development associated with the Monterey Downs, Monterey Horse Park, and Seaside Corporation Yard shall prepare design-level geotechnical investigations in accordance with the California Building Code and Seaside Municipal Code Chapter 15.04, and recommendations contained in the Phase I Geotechnical Report and Geologic Hazards Assessment (Pacific Crest Engineering, March 18, 2014). The geotechnical investigations shall identify design requirements associated with, but not limited to, earthwork, structure foundations, seismic considerations, slabs-on-grade, retaining walls, pavement recommendations, etc. The geotechnical investigations shall be subject to review and approval by the City Engineer, prior to approval of final improvement plans for the Monterey Downs subdivision, and prior to issuance of use permits for the Monterey Horse Park and Seaside Corporation Yard. Prior to final inspection, developers shall provide certification from a qualified professional that development has been constructed in accordance with design-level geotechnical reports.	Prior to approval of final improvement plans for all projects. 1. Submit a design-level geotechnical investigation to the City engineer for review for conformance with the criteria contained in the mitigation measure. Prior issuance of occupancy permits: 1. Submit certification from a qualified professional that development has been constructed in accordance with design-level geotechnical reports.	Applicant(s)	City of Seaside	
GEO-2 <u>Preparation of a Design-Level Geotechnical Investigation - CCVC</u>. Applicants of development associated with the Central Coast Veterans Cemetery shall prepare a design-level geotechnical report investigation prepared in accordance with the CBC California Building Code and Monterey County Code, and recommendations contained in the Geotechnical Investigation and Percolation Testing, Proposed California Central Coast Veterans Cemetery Site, Monterey County, California (Kleinfelder, September 17, 2010). The geotechnical investigation shall identify design requirements associated with, but not limited to, earthwork, structure foundations, seismic considerations, slabs-on-grade, and pavement recommendations. Prior to final approval, the County of Monterey Department of Veterans Affairs shall provide certification from a qualified professional that all development has been constructed in accordance with design-level geotechnical reports.	Prior to approval of final improvement plans for the Central Coast Veterans Cemetery: 1. Submit a design-level geotechnical investigation to the City engineer for review for conformance with the criteria contained in the mitigation measure. Prior issuance of occupancy permits: 1. Submit certification from a qualified professional that development has been constructed in accordance with design-level geotechnical reports	Applicants of development associated with the Central Coast Veterans Cemetery, County of Monterey Department of Veterans Affairs	Permitting Agency (State or City of Seaside)	
GHG-1 <u>Project Design Features to Reduce GHG Emissions</u>. The proposed Project shall include, but not be limited to, the following list of Project design features, which shall be incorporated into the Project to ensure consistency with adopted statewide plans and programs. The developers shall demonstrate compliance with the following measures as noted in each bullet point, prior to the issuance of building or occupancy permits, as applicable. Transportation • The Project shall provide a pedestrian access network (e.g., sidewalks, pathways, pedestrian amenities, etc.) that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the Project site. The Project shall minimize barriers to pedestrian access and interconnectivity (to be included in final plans and specifications, and reviewed and approved by the City Planning Department prior to issuance of building permits). • Bicycle lanes and walking paths shall be incorporated into the street system to provide alternative circulation routes to reach logical points of destinations such as schools, parks, and retail areas. The Project shall include at least one (1) mile of bicycle lanes per square mile of development (to be included in final plans and specifications, and reviewed and approved by the City Planning Department prior to	Prior to issuance of use permits and/or final improvement plans: 1. Demonstrate incorporation of design features contained in the mitigation measure to site plans to ensure consistency with adopted statewide plans and programs.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
issuance of building permits). - Proposed commercial uses shall implement a voluntary trip reduction program, for which all employees shall be eligible to participate. The voluntary trip reduction program may include carpooling encouragement, ride-matching assistance, preferential carpooling parking, flexible work schedules for carpoolers, vanpool assistance, bicycle end-trip facilities (parking, showers and lockers) (prior to issuance of occupancy permit). Under a voluntary trip reduction program, monitoring and reporting is not required, and at least a one (1) percent reduction in trips shall be achieved. This measure is not applicable to residential uses. - Proposed commercial uses shall provide a voluntary ride sharing program, for which all employees shall be eligible to participate (prior to issuance of occupancy permit). The voluntary ride sharing program could be achieved through a multi-faceted approach, such as designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles, and/or providing a web site or message board for coordinating rides. The ride sharing program shall achieve at least a three (3) percent reduction in trips. This measure is not applicable to residential uses. - The Project includes a transit stop in the center of the project on Monterey Downs Road south of Eastside Parkway. If Monterey-Salinas Transit is unable to fund a transit line at this location, the City, the applicant, and MST shall enter into an agreement for the applicant to partially fund a three year pilot transit line, to be operated by MST, to service the Project area. The agreement shall be a requirement of the DD&A between the City and the applicant. Funding and timing will be determined in the DD&A. Energy Efficiency - Install Energy Star rated appliances (to be included in final plans and specifications, and reviewed and approved by the City Planning Department prior to issuance of building permits). - Install windows with dual pane low emissivity glass (to be included in final plans and specifications, and reviewed and approved by the City Planning Department prior to issuance of building permits). - Install light-emitting diode (LED) external lighting to reduce the site's electricity construction, where appropriate (to be included in final plans and specifications, and reviewed and approved by the City Planning Department prior to issuance of building permits). Water Conservation and Efficiency - Install low-flow faucets and toilets that reduce water consumption by an average of at least 14 percent (to be included in final plans and specifications, and reviewed and approved by the City Planning Department prior to issuance of building permits). Solid Waste - Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (prior to issuance of occupancy permit).				
HAZ-1 <u>Hazards and Hazardous Materials Contingency Plan for Construction Activities</u>. Prior to issuance of a grading permit, the City of Seaside Resource Management Services Department shall review and approve a contingency plan (prepared by the contractor) that addresses the potential to encounter on-site unknown hazards or hazardous materials during construction activities. The plan shall indicate that in the event of discovery of any suspect munitions and explosives of concern (MEC) (including unexploded ordnance (UXO)) in transferred properties, local law enforcement shall be contacted immediately. If MEC is suspected, local law enforcement shall request response by qualified personnel, such as the Department of Defense (DoD) Explosive Ordnance Detachment (EOD) unit. The Fort Ord Base Realignment and	Prior to issuance of any grading permits: Submit a Hazards and Hazardous Materials Contingency Plan for Construction Activities prepared by the contractor to the City of Seaside Resources Management Agency for review for conformance with the criteria	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
Closure (BRAC) Office shall be contacted. In the event of discovery of any suspect MEC (including UXO) in properties subject to ESCA, the notification shall be provided to FORA.	contained in the mitigation measure.			
HAZ-2 <u>Munitions and Explosives Safety Briefing</u> . Construction supervisors and crews shall attend a Fort Ord Reuse Authority sponsored munitions and explosives safety briefing prior to commencement of construction. This briefing shall identify the variety of munitions and explosives that are known to exist on the former Fort Ord and the actions to be taken if a suspicious item is discovered. This requirement for briefing shall be included in construction documents, approved by the City of Seaside Engineer.	Prior to issuance of grading permits: 1. Include in construction documents the requirement that all construction supervisors and crews attended a Fort Ord Reuse Authority sponsored munitions and explosive safety briefing. 2. Provide documentation to the City Engineer that the safety briefings have been completed to the satisfaction of FORA.	Applicant(s)	City of Seaside	
HAZ-3 <u>Remediation Activities</u> . With submittal of a grading permit application, developers shall submit evidence that the development area has been cleaned up pursuant to the measures outlined below. The City shall not issue a grading permit until such evidence is submitted. • For portions of the Project area located within the Parker Flats and County North MRAs - pursuant to the Environmental Services Cooperative Agreement (ESCA). • For the middle portion within the ESCA Parker Flats MRA Phase II – pursuant to the FORA’s pending remedial investigation/ feasibility study for the middle portion (ESCA Parker Flats MRA Phase II), which will select a remedy for this portion. Once a remedy is selected for this portion, FORA will implement the selected remedy including developing a remedial design/remedial action work plan under the ESCA and with the supervision of the U.S. Environmental Protection Agency (EPA), in consultation with the California Department of Toxic Substances Control (DTSC).	Prior to issuance of any grading permit: 1. Provide evidence that the development area had been cleaned up pursuant to the criteria contained in the mitigation measure.	Applicant(s)	City of Seaside	
HAZ-4 <u>Firewise Plan</u> . Prior to issuance of grading permits for any property within the Firewise Overlay (FW-O), applicants shall prepare a Firewise Plan for review and approval by the Seaside Planning Division and Seaside Fire Department. The Firewise Plan shall prohibit flammable structures within the FW-O (i.e., 200 feet of wildlands) and address the location of structures, construction materials, fuel breaks, and emergency ingress and egress.	Prior to issuance of any grading permit for any property within the Firewise Overlay (FW-O): 1. Submit a Firewise Plan to the Seaside Planning Division and Seaside Fire Department for review for conformance with the criteria contained within the mitigation measure.	Applicant(s)	City of Seaside	
HYD-1 <u>Storm Water Control Plan</u> . Applicants for development within the Project area (e.g. subdivisions and use permits) shall prepare and submit a Stormwater Control Plan in compliance with the Central Coast Regional Water Quality Control Board Order R3-2013-0032 with their permit application. The Stormwater Control Plan shall demonstrate that the development incorporates site design characteristics, landscape features, and engineered facilities, in order to accomplish the following: minimize imperviousness; detain and treat, and/or retain, the specified amounts of runoff; slow runoff rates; and reduce pollutants in post-development runoff. Detailed requirements for the plan are included in the Stormwater Technical Guide for Low Impact Development – Compliance with Stormwater Post-Construction Requirements for the Monterey Regional Stormwater Management Program, which may be obtained by contacting the City of Seaside Engineer. The Stormwater Control Plan shall be subject to	Prior to issuance of building permit 1. Submit a Stormwater Control Plan to the City of Seaside Engineer for review for conformance with the criteria contained in the mitigation measure Prior to issuance of occupancy permits: 2. Submit a Stormwater Operations and	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
review and approval by the City Engineer, prior to approval of the development permit. As described in Order R3-2013-0032, Attachment 1, Section E, Operation and Maintenance for Structural SCMs, the Applicant shall prepare and submit a Stormwater Operations and Maintenance (O&M) Plan and Maintenance Agreements for all proposed structural stormwater control measures (SCM). The O&M Plan and Maintenance Agreements shall clearly establish responsibility for all structural water quality treatment, runoff retention, and/or peak management controls, to the satisfaction of the City of Seaside prior to occupancy. On or before October 15 of every year, the Applicant shall submit to the City of Seaside City Engineer an annual report outlining the operations and maintenance of structural SCMs. At a minimum, the annual report shall include the following: a) SCM identification number and location/address b) Type of SCM c) Completion date of the following Project stages, where applicable: i) Construction ii) Field verification of SCM iii) Final Project approval/occupancy iv) O&M plan approval by City of Seaside d) Location (physical and/or electronic) where the O&M Plan is available to view e) Party responsible for O&M f) Source of funding for O&M g) Verification that responsible party has maintained the SCM as outlined in the O&M Plan, or, indication that a self-inspection program is in place to verify that the SCM continues to function as designed and to repair and/or replace the SCM if it is not functioning as designed h) Any problems identified during inspections including any vector or nuisance problems. i) Signed certification that the Applicant has performed, or has caused to perform, the operational and maintenance requirements as outlined in the Stormwater O&M Plan and/or Maintenance Agreements.	Maintenance (O&M) Plan and Maintenance Agreements to the City of Seaside Engineer for all proposed structural stormwater control measures (SCM) that clearly establish responsibility for all structural water quality treatment, runoff retention, and/or peak management controls After occupancy: 1. Submit annual report outlining the operations and maintenance of structural SCMs to the City of Seaside Engineer on or before October 15 of each year for review for conformance with the criteria contained in the mitigation measure			
HYD-2 <u>Equestrian Management Plan(s)</u>. Development applications for commercial equestrian facilities shall prepare an Equestrian Management Plan (EMP) for review and approval by the City Engineer and the RWQCB. The EMP shall describe the proper installation and maintenance of the site design and source control and treatment control instilling BMP's that have proven to be successful. NPDES standards shall also be incorporated where appropriate	Prior to issuance of a use permit for equestrian facilities: 1. Submit an Equestrian Management Plan to the City of Seaside Engineer for review for conformance with the criteria contained in the mitigation measure. 2. Submit written certification of approval of the Equestrian Management Plan from the Regional Water Quality Control Board.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
	3. Demonstrate incorporation of design features contained within the approved Equestrian Management Plan.			
HYD-3 <u>Drainage Basins</u> . Prior to Grading Permit issuance for any development draining into basin 17E (R-1 Planning Area), additional design details to add freeboard shall be determined to the satisfaction of the City Engineer. Options to be considered include, but are not limited, to the following: directing more flow to 15A; increasing the underground storage; or directing flow to basins along Parker Flats. A minimum of one-foot of freeboard shall be incorporated into the final design of basin 17E. During final design and prior to grading permit issuance for any development draining into Basin 174 (R-1 Planning Area), additional design details to add freeboard shall be determined to the satisfaction of the City Engineer.	Prior to approval of final improvement plans for development within the R-1 Planning Area: 1. Demonstrate that site plans contain additional design details to add freeboard to the satisfaction of the City Engineer.	Applicant(s) for R-1 Planning Area	City of Seaside	
HYD-4 <u>Site Specific Geotechnical Testing</u> . During final design and prior to Grading Permit issuance, site specific geotechnical testing shall be conducted to confirm that the infiltration rates assumed in the Monterey Downs Preliminary Hydrology Study (Diamond West Incorporated, June 18, 2014) remain applicable to each area. The final infiltration rates shall be calculated using appropriate standard engineering practices to adjust from the measured rate and the design rate. The infiltration rates shall comply with the guidelines and standards specified in the FORA Storm Water Master Plan (Creegan and D'Angelo, March 2005), including the infiltration rate of 12 inches per hour, in order to ensure long-term performance, to the satisfaction of the City of Seaside Public Works Director.	Prior to approval of final improvement plans: 1. Submit verification to the City of Seaside Public Works Department that site specific geotechnical testing has been conducted and that infiltration rates comply with the standards contained within the mitigation measure.	Applicant(s)	Seaside	
HYD-5 <u>Stormwater Basin Maintenance</u> . Future maintenance programs and CC&R documents shall include sections regarding maintenance of the basins. Removal of silt and debris shall be conducted at a frequency to be determined by the City Engineer, in order to retain the level of infiltration expected.	Prior to approval of final maps for residential subdivisions: 1. Ensure CC&R documents comply with this mitigation measure. After occupancy: 1. Submit maintenance program and CC&R documents to the City Engineer that demonstrate maintenance of infiltration levels in conformance with the mitigation measure	Applicant(s)	City of Seaside	
NOI-1 <u>Construction Noise Reduction Measures</u> . Prior to the issuance of demolition permits or ground disturbing activities (whichever occurs first), the Contractor shall demonstrate to the satisfaction of the City of Seaside Planning Division that the Project complies with the following: • Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. • Property occupants located in a three hundred foot radius from the Project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the Project's construction schedule. A sign, legible at a distance of 50 feet shall also be posted at the Project construction site. All notices and signs shall be reviewed and approved by the City of Seaside Planning Division prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact	Prior to the issuance of demolitions and grading permits: 1. Include construction noise reduction measures in plans for review by the City of Seaside Planning Division for conformance with the criteria contained in the mitigation measure.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
name and a telephone number where residents can inquire about the construction process and register complaints. • The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Division. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • Construction activities shall occur between the hours of 7:00 AM and 7:00 PM daily (except Saturday, Sunday, and holidays when the construction hours are between 9:00 AM and 5:00 PM) pursuant to SMC Section 9.12.030 and Section 17.30.060.				
NOI-2 <u>Sports Arena Noise Management Program</u>. Prior to issuance of building permits for the Monterey Downs Equestrian Training Track and Sports Arena (REC-2 Planning Area), a Noise Management Program shall be prepared to provide sufficient noise attenuation measures to meet the 65 dBA standard in the Fort Ord Reuse Plan, and Seaside Municipal Code Sections 9.12 (Noise Regulations) and 17.30.060 (Noise Standards). The Noise Management Program shall include, but is not limited to, specifications for a monitoring system and sound wall barrier or berm, and noise-level limits on the use of a public address/announcement systems. The Noise Management Program shall be submitted for review and approval to the City of Seaside Building and Safety and Planning Divisions of the Resource Management Services Department.	Prior to issuance of building permits for the Monterey Downs Equestrian Training Track and Sports Arena (REC-2 Planning Area): 1. Submit a Noise Management Program to the City of Seaside Building and Safety Planning Divisions of the Resource Management Services Department for review for conformance with the criteria contained in the mitigation measure	Applicant(s) for REC-2 Planning Area	City of Seaside	
NOI-3: <u>Swim Center Noise Management</u>. Prior to issuance of building permits for the C-1 Planning Area swim center, the following multi-part mitigation program shall be specified in applicable Project plans and specifications: • All swim events occurring at the pool shall be restricted to 7:00 AM to 10:00 PM, Monday through Sunday and the sound levels shall be reduced in compliance with the Fort Ord Reuse Plan and City of Seaside Noise Ordinance regulations. • Pool mechanical equipment, such as pool pumps and filters, shall be fully enclosed. • To ensure no additional impacts to nearby residential uses, the permissible hours of operation of the PA system shall be restricted to 7:00 AM to 10:00 PM. • The PA system speakers shall be located and shielded to directionally focus the emitted sound away from the R-2 Planning Area residential uses located southwest of the Project site (i.e., they should be directionally focused to the north and/or downward to the center of the pool). • Noise complaints shall be addressed within 30 minutes of receipt. Swim center staff shall be responsible for responding to any complaints about the center's noise levels. Additionally, when a complaint is received, the swim center staff shall notify the City within 24 hours of the complaint. The swim center	Prior to the issuance of building permits for the swim center: 1. Submit final plans that reflect the multi-part mitigation program contained in the mitigation measure to the City of Seaside for review and approval.	Applicant for Swim Center	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
staff shall determine the cause of the noise complaint and implement reasonable measures to resolve the complaint, as deemed acceptable by the Seaside Planning Division. A written record shall be kept on file at the swim center for 12-month period.				
FP-1 <u>Fire Protection Services Plan</u>. Prior to issuance of the first grading permit, Project Applicant or first developer of the Project site shall prepare a Fire Protection Services Plan, which shall be submitted for review and approval to the City of Seaside Fire Chief and City Manager. Said Plan shall: • Include, but not limited to, emergency response times to each Project component from all stations available to serve the site. • Detail how much of the Project can be served by existing fire facilities, as well as through mutual and automatic aid agreements with other fire service providers (as discussed herein), and when, if necessary dedication of an onsite fire station site and construction of an onsite fire station (or other location) would be required.	Prior to issuance of the first grading permit: 1. Submit a Fire Protection Services Plan to the City of Seaside for review for conformance with the criteria contained in the mitigation measure.	Applicant	City of Seaside	
FP-2 <u>Disposition and Development Agreement</u>. Prior to issuance of the first grading permit, the City of Seaside and Project Applicant shall enter into a Disposition and Development Agreement (DDA) with the City that will address the fees necessary to cover costs associated with the provision of fire protection services and the necessary staffing, equipment, and facilities.	Prior to the issuance of the first grading permit: 1. Enter into a Disposition and Development Agreement with the City of Seaside that will address necessary fees for costs associated with fire protection services.	Applicant	City of Seaside	
PP-1 <u>Police Protection Services Plan</u>. Prior to issuance of the first grading permit, the Project Applicant or first developer of the Project site shall prepare a Police Protection Services Plan, which shall be submitted for review and approval to the City of Seaside Police Chief and City Manager. Said Plan shall: • Include, but not be limited to, emergency response times to each Project component. • Detail how much of the Project can be served by the existing police facilities and when dedication of an onsite police sub-station site and construction on an onsite police sub-station would be required. • If the Police Protection Services Plan determines that dedication on an onsite police sub-station site is required, the Applicant shall dedicate said police sub-station site to the City of Seaside at no cost to the City.	Prior to the issuance of the first grading permit: 1. Submit a Police Protection Services Plan to the City of Seaside Police Chief and City Manager for review for conformance with the criteria contained within the mitigation measure.	Applicant	City of Seaside	
PP-2 <u>Disposition and Development Agreement</u>. Prior to issuance of the first grading permit, the Project Applicant shall to enter into a Disposition and Development Agreement with the City that will address the fees necessary to cover costs associated with the provision of police protection services and the necessary staffing, equipment, and facilities.	Prior to the issuance of the first grading permit: 1. Enter into a Disposition and Development Agreement with the City of Seaside that will address necessary fees for costs associated with police protection services	Applicant	City of Seaside	
TRA-1 <u>Construction Traffic Mitigation Plan(s)</u>. Prior to the issuance of any grading permit or any permit that authorizes construction activities within the Specific Plan area or at offsite locations for improvements associated with the Specific Plan, the Project Applicant(s) shall prepare a Construction Traffic Mitigation Plan(s) for review and approval by the City of Seaside as part of the permit application.	Prior to the issuance of the first grading permit: 1. Submit a Construction Traffic	Applicant	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
The Construction Traffic Mitigation Plan(s) shall include measures to minimize the construction traffic volumes entering the roadway system (including local roads) during AM and PM peak hours. The Construction Traffic Mitigation Plan(s) shall prohibit construction traffic from traversing CSUMB. The Construction Traffic Mitigation Plan(s) shall also include measures to minimize the number of truck trips on Normandy Road and route heavy vehicle traffic to driveways on Gigling Road and at Monterey Downs Road to access the site during the Project's construction phase to the extent feasible. At a minimum, the Construction Traffic Mitigation Plan(s) shall include the following implementation measures: • Construction truck routes shall be prepared to designate principal haul routes for trucks delivering materials to and from the construction site. • Should a temporary road and/or lane closure be necessary during construction, the Project Applicant shall provide traffic control activities and personnel, as necessary, to minimize traffic impacts. This may include detour signage, cones, construction area signage, flagmen, and other measures as required for safe traffic handling in the construction zone. • The Project Applicant shall keep a minimum of one lane in each direction free from encumbrances at all times on perimeter roads accessing the Project site. In the event a full road closure is required, the contractor shall coordinate with the City of Seaside and other affected jurisdictions (i.e., City of Marina, CSUMB, FORA, Caltrans, Monterey-Salinas Transit, and/or County of Monterey) to designate proper detour routes and signage to appropriate proper access routes.	Mitigation Plan for review by the City of Seaside for conformance with the criteria contained in this mitigation measure			
TRA-2 <u>Payment of FORA Impact Fees.</u> Prior to issuance of any Building Permit, the Project Applicant shall pay the appropriate Fort Ord Reuse Authority (FORA) impact fees, in order to fund their proportionate fair share of the intersection improvements described below. To the extent specific improvements are not covered in the applicable CIP program, the developer shall fund the improvement, and the improvement shall be implemented prior to issuance of an occupancy permit, or earlier as may be determined necessary by the City Engineer, based upon traffic conditions at that time. a. Intersection #1: 8th Avenue and Gigling Road. Install traffic signal or roundabout. Widen and restripe eastbound approach and westbound approaches. Eastbound approach would include an exclusive left-turn lane and a through lane. Westbound approach would include a through lane and an exclusive right-turn lane. All improvements to this intersection shall be conducted in consultation with CSUMB. b. Intersection #2: 7th Avenue and Gigling Road. Install traffic signal or roundabout. All improvements to this intersection shall be conducted in consultation with CSUMB. c. Intersection #5: Malmedy Road and Gigling Road. Install traffic signal. All improvements to this intersection shall be conducted in consultation with CSUMB. d. Intersection #15: 8th Avenue and Inter-Garrison Road. Install traffic signal or roundabout. e. Intersection #36: General Jim Moore Boulevard and Coe Avenue. Install traffic signal.	Prior to issuance of all building permits: 1. Submit proof of payment of the appropriate Fort Ord Reuse Authority impact fees. Prior to issuance of an occupancy permit: 1. To the extent specific improvements are not covered in the applicable CIP program, the developer shall fund the improvement, and the improvement shall be implemented.	Applicant(s)	City of Seaside	
TRA-3 <u>Construct a traffic signal or roundabout at Intersection #8:</u> Colonel Durham Street and 7th Avenue. The Project Applicant shall submit payment of a fair share of the improvements described below prior to issuance of building permits. In terms of when the improvements would need to be constructed, as part of the application process for the site-specific development under the Specific Plan, the applicants for each development pursuant to the Specific Plan shall submit a Trip Generation Study. This information shall be utilized by the City to determine whether the relevant trip generation thresholds are met, taking into account past Project trip generation studies and the running cumulative total. The City may also take actual traffic counts and operations at the mitigation locations into account (funded by the applicant), in determining when specific improvements need to be constructed. When the Project's development application is projected to generate 2,487 or more PM peak hour trips (97 percent of total project trips)	Prior to approval of final improvement plans for each development: 1. Submit a Trip Generation Study Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement with the City	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
cumulatively at Intersection #8, which shall be verified by the Seaside City Engineer at the time of Building Permit application, this improvement shall be constructed. All improvements to this intersection shall be subject to review and approval by CSUMB.	of Seaside to provide the Project share of funding for the improvement.			
TRA-4 <u>Construct a traffic signal or roundabout at Intersection #22: Imjin Road and 8th Street.</u> The Project Applicant shall submit payment of a fair share of the improvements described below prior to issuance of building permits. In terms of when the improvements would need to be constructed, as part of the application process for the site-specific development under the Specific Plan, the applicants for each development pursuant to the Specific Plan shall submit a Trip Generation Study. This information shall be utilized by the City to determine whether the relevant trip generation thresholds are met, taking into account past Project trip generation studies and the running cumulative total. The City may also take actual traffic counts and operations at the mitigation locations into account (funded by the applicant), in determining when specific improvements need to be constructed. When the Project's development application is projected to generate 1,552 or more PM peak hour trips (55 percent of total project trips) at Intersection #22, this improvement shall be constructed. All improvements to this intersection shall be subject to the review and approval by CSUMB. This intersection improvement is contained in the City of Marina CIP. As stated above, the Project Applicant shall pay their fair share of mitigation costs. If the City of Marina does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to approval of final improvement plans for each development: 1. Submit a Trip Generation Study. Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement to provide the Project share of funding for the improvement. 2. If the City of Marina will not accept the fair share of funding, the applicant is relieved from paying fair share.	Applicant(s)	City of Seaside	
TRA-6 <u>Install a traffic signal at Intersection #50: SR-1 Southbound Ramps and Reservation Road.</u> The Project applicant shall pay its fair share of the cost for this improvement at the time of the initial Building Permit application. This intersection improvement is contained in the City of Marina CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. If the City of Marina does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement to provide the Project share of funding for the improvement. 2. If the City of Marina will not accept the fair share of funding, the applicant is relieved from paying fair share.	Applicant(s)	City of Seaside	
TRA-7 <u>Payment of FORA Impact Fee to Widen Gigling Road to a 4-Lane Arterial between General Jim Moore and Monterey Downs Road.</u> The impact is projected to occur when the Project generates 10,500 daily trips (36 percent of total Project trips) along Gigling Road between General Jim Moore and Monterey Downs Road. However, FORA impact fees are required to be paid prior to issuance of all building permits. Therefore, the Project Applicant shall pay the appropriate FORA impact fee, in order to fund their proportionate fair share of this improvement.	Prior to the issuance of building permits: 1. Submit proof of payment of Fort Ord Reuse Authority Impact Fee to fund the fair share of this improvement.	Applicant(s)	City of Seaside	
TRA-8 <u>Preparation of an Annual Special Events Traffic and Emergency Services Management Plan.</u> Prior to the issuance of a special use permit, the permit applicant shall prepare a special events traffic and emergency services management plan (Events Management Plan) for review and approval by the City of Seaside. The Events Management Plan shall identify the proposed dates for the special events, an event routing plan in ingress and egress, an off-site parking management plan (if necessary), and plans for the coordinated support for emergency services including police, fire, and emergency services. The traffic management plan shall require traffic control measures to address potential congestion. These measures may include, but are not limited to, lane control features such as cones,	Prior to the issuance of a special use permit: 1. Submit a special events traffic and emergency services management plan to the City of Seaside for review for conformance with the criteria contained in the mitigation measure.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
temporary signage, remote park and ride parking lots, use of flagmen to direct traffic, involvement on the Sheriff's Department to direct traffic, management through event timing restrictions, or other measures including but not limited to, signs and/or monitors to prohibit special event parking in the trailhead parking lots. These measures must be deemed feasible and adequate by the City of Seaside Public Works and Emergency Services Departments. The Events Management Plan shall be prepared in coordination with other relevant state and local agencies including the California Highway Patrol, the Monterey County Office of Emergency Services, the Bureau of Land Management, CSUMB, Monterey-Salinas Transit, and the City of Marina.				
TRA-9 <u>Intersection #36: Coe Avenue and General Jim Moore Boulevard</u>. Widen and restripe the intersection to include one northbound left turn lane, two northbound through lanes, one eastbound left turn lane, one eastbound shared through-right right lane, one eastbound right turn lane, two westbound left turn lanes, and one westbound shared through-right turn lane. Prior to issuance of building permits, the Project Applicant shall install or fund the improvements at the intersection. The Project Applicant shall enter into a reimbursement agreement for the remaining portion of the improvement costs that are not the Project Applicant's fair share. (Fair share costs for cumulative impacts based on estimated 2013 Project costs to be adjusted annually on July 1 by the Engineering Record's Construction Cost Index).	Prior to the issuance of building permits: 1. Install improvement or enter into a development fee and reimbursement agreement with the City of Seaside to provide the Project share of funding for the improvement	Applicant(s)	City of Seaside	
TRA-11 <u>Construct a traffic signal or roundabout at Intersection #29: Inter-Garrison Road and Abrams Drive</u>. This intersection improvement is not included in the City of Marina CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. The Project Applicant shall enter into a reimbursement agreement for the remaining portion of the improvement costs that are not the Project Applicant's fair share. (Fair share costs for cumulative impacts based on estimated 2013 Project costs to be adjusted annually on July 1 by the Engineering Record's Construction Cost Index). If the City of Marina does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement to provide the Project share of funding for the improvement 2. If the City of Marina will not accept the fair share of funding, the applicant is relieved from paying fair share	Applicant(s)	City of Seaside	
TRA-12 <u>Intersection #32: Reservation Road and Inter-Garrison Road</u>. Widen and restripe the intersection to include one northbound left lane turn lane and two northbound right turn lanes, two westbound left turn lanes, and two westbound through lanes. This intersection improvement is not included in the County of Monterey CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. The Project Applicant shall enter into a reimbursement agreement for the remaining portion of the improvement costs that are not the Project Applicant's fair share. (Fair share costs for cumulative impacts based on estimated 2013 Project costs to be adjusted annually on July 1 by the Engineering Record's Construction Cost Index). If the County of Monterey does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement with the County of Monterey to provide the Project share of funding for the improvement 2. If the County of Monterey will not accept the fair share of funding, the applicant is relieved from paying fair share	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
TRA-13 <u>Intersection #45: Reservation Road and Davis Road.</u> Add a through lane on the westbound Reservation Road approach. Add additional left turn lane on the eastbound Reservation Road approach. Add additional right turn lane and implement “free” right turns for vehicles turning right into westbound Reservation Road from southbound Davis Road. This intersection improvement is not included in the County of Monterey CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. The Project Applicant shall enter into a reimbursement agreement for the remaining portion of the improvement costs that are not the Project Applicant’s fair share. (Fair share costs for cumulative impacts based on estimated 2013 Project costs to be adjusted annually on July 1 by the Engineering Record’s Construction Cost Index). If the County of Monterey does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement with the County of Monterey to provide the Project share of funding for the improvement 2. If the County of Monterey will not accept the fair share of funding, the applicant is relieved from paying fair share	Applicant(s)	City of Seaside	
TRA-14 <u>Intersection #48: Blanco Road and Davis Road.</u> Add a left turn lane, through lane, and right turn lane on the southbound David Road approach. Add two through lanes on the northbound Davis Road approach, so that it has three through lanes and one right turn only lane (instead of one through lane and one shared through-right turn lane). Add two through lanes on the eastbound Blanco Road approach so that it has three through lanes and one right turn only lane (instead of one through lane and one shared through-right lane). Add a left turn lane, a through lane, and a right turn lane on the westbound Blanco Road approach, utilize “overlap” phasing for right turns from westbound Blanco Road approach and southbound Davis Road approach. This intersection improvement is not included in the County of Monterey CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. The Project Applicant shall enter into a reimbursement agreement for the remaining portion of the improvement costs that are not the Project Applicant’s fair share. (Fair share costs for cumulative impacts based on estimated 2013 Project costs to be adjusted annually on July 1 by the Engineering Record’s Construction Cost Index). If the County of Monterey does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into a development fee and reimbursement agreement with the County of Monterey to provide the Project share of funding for the improvement 2. If the County of Monterey will not accept the fair share of funding, the applicant is relieved from paying fair share	Applicant(s)	City of Seaside	
TRA-15 <u>(Intersection #49): Construct a traffic signal at Intersection #49: SR-1 NB Ramps and Reservation Road.</u> This intersection improvement is contained in the City of Marina CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. If the City of Marina does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into an agreement with the City of Marina to pay fair share of improvement costs. 2. If the City of Marina will not accept the fair share of funding, the applicant is relieved from paying fair share.	Applicant(s)	City of Seaside	
TRA-16 <u>Construct a traffic signal at Intersection #50: SR-1 Southbound Ramps and Reservation Road.</u> This intersection improvement is contained in the City of Marina CIP. As stated above, the Project Applicant shall pay its fair share of mitigation costs. If the City of Marina does not accept fair share payment then the Project Applicant shall be relieved from having to pay the fair share fee due to infeasibility of the mitigation measures to reduce the impact.	Prior to the issuance of building permits: 1. Enter into an agreement with the City of Marina to pay fair share of improvement costs 2. If the City of Marina will not accept the fair share of funding, applicant is	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
	relieved from paying fair share			
TRA-17 <u>Payment of FORA Impact Fees.</u> Prior to issuance of any Building Permit, the Project Applicant shall pay the appropriate Fort Ord Reuse Authority (FORA) impact fees, in order to fund their proportionate fair share of the improvement of installing a traffic signal at Intersection #21: Inter-Garrison Road and 2nd Avenue. To the extent specific improvements are not covered in the applicable CIP program, the developer shall fund the improvement, and the improvement shall be implemented prior to issuance of an occupancy permit, or earlier as may be determined necessary by the City Engineer, based upon traffic conditions at that time.	Prior to issuance of building permits: 1. Submit evidence to the City of Seaside that Fort Ord Reuse Authority Impact fees were paid. Prior to issuance of occupancy permits: 1. Where improvements are not covered in the applicable CIP Program, enter into an agreement to fund construction of the improvement and 2. Install improvements identified in the mitigation measure.	Applicant(s)	City of Seaside	
TRA-18 <u>Intersection #39: Broadway Avenue and General Jim Moore Boulevard.</u> Prior to issuance of building permits, the Project Applicant shall install or fund the improvements at the City of Seaside intersection indicated below. The Project Applicant shall enter into a reimbursement agreement for the remaining portion of the improvement costs that are not the Project Applicant's fair share. (Fair share costs for cumulative impacts based on estimated 2013 Project costs to be adjusted annually on July 1 by the Engineering Record's Construction Cost Index). • Intersection #39: Broadway Avenue and General Jim Moore Boulevard. Widen and restripe the intersection to include one southbound through lane, one southbound shared through-right lane, and one southbound right turn lane.	Prior to the issuance of building permits: 1. Install improvements identified in the mitigation measure or enter into a development fee and reimbursement agreement to provide the Project share of funding for the improvement.	Applicant(s)	City of Seaside	
WW-1 <u>Obtain Wastewater Improvement Plans and Permits.</u> To ensure that wastewater infrastructure is adequate to serve the proposed Project, the Project Applicant shall submit design-level infrastructure plans to the sewer collection agency for review and approval. Infrastructure plans shall be prepared and certified by a registered professional engineer and completed to the satisfaction of the District Engineer during each Project phase, prior to the issuance of any grading and/or building permit. All applicable fees and assessments, as determined by the sewer collection agency and the sewer treatment agency shall be paid to the sewer collection agency and the sewer treatment agency prior to the issuance of any grading and/or building permit. The Project Applicant shall submit a sewer permit and proof of payment to the City of Seaside, as evidence documenting compliance with this measure.	Prior to issuance of any grading permit: 1. Submit sewer permit and proof of payment to the City of Seaside to evidence compliance with the criteria contained in the mitigation measure.	Applicant(s)	City of Seaside	
W-1 <u>Water Service Agreement.</u> Prior to the approval of any discretionary permits or entitlements (tentative map, use permits, etc.) for each future development that implements the Specific Plan, the applicant(s) of said development(s) shall provide proof of an adequate water supply, including evidence of a water service agreement from the water provider to the City of Seaside City Engineer/Public Works Services Manager, ensuring that there is sufficient amount of available water from the unused water supply is allocated to serve said development(s) at the time of application of required discretionary permits or entitlements. This includes any non- potable water from the unused recycled water supply allocation, if available at the time of said development(s) that may, with the City's written approval, be used to offset the needed potable water supply to serve said developments(s).	Prior to approval of any use permits: 1. Submit proof of adequate water supply and a water service agreement from the water provider to the City of Seaside City Engineer/Public Works Services Manager.	Applicant(s)	City of Seaside	

Mitigation Measures	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	Staff Initials and Date
W-2 <u>Obtain MCWD Water Permits.</u> To ensure that water infrastructure is adequate to serve each future development that implements the Specific Plan, the applicant(s) of said development(s) shall submit design-level infrastructure plans, pursuant to the Marina Coast Water District's Procedures, Guidelines, and Design Requirements (PGDR), to the satisfaction of the Marina Coast Water District prior to the issuance of any grading and/or building permit. Project plans shall be designed by a registered engineer and shall be in conformance with Marina Coast Water District engineering specifications. The applicant(s) shall obtain a water permit from Marina Coast Water District prior to issuance of any grading and/or building permit. All applicable fees, as determined by Marina Coast Water District at the time of application submittal, shall be paid to Marina Coast Water District prior to the issuance of any grading and/or building permit by the City of Seaside. The applicant(s) shall submit an approved water system permit to the City of Seaside City Engineer/Public Works Services Manager as evidence documenting compliance with this mitigation measure.	Prior to approval of final improvement plans: 1. Submit design-level infrastructure plans that have been approved by the Marina Coast Water District to the City of Seaside Engineer for review for compliance with the criteria contained in the mitigation measure. Prior to the issuance of a grading permit: 1. Submit proof of a water permit from Marina Coast Water District to the City of Seaside.	Applicant(s)	City of Seaside	
W-3 <u>Water Supply Augmentation Improvements.</u> To ensure planned recycled water infrastructure improvements are constructed to serve each future development that implements the Specific Plan, the applicant(s) of said development(s) shall comply with one of the following measures: • Paying their fair share of the appropriate FORA fees, a portion of which is allocated for water supply augmentation improvements, as identified in the most recent version of the FORA Capital Improvement Plan prior to the issuance of any building permits. The applicant(s) shall submit evidence to the City of Seaside demonstrating that FORA impact fees have been paid, prior to the issuance of any certificate of occupancy; or, • Construct the improvements subject to the provisions of a reimbursement agreement which would establish mechanisms for compensation as other developments tie into the system.	Prior to issuance of occupancy permits: 1. Submit evidence to the City of Seaside demonstrating that Fort Ord Reuse Authority Impact Fees have been paid in conformance with the mitigation measure; or, 2. Construct the improvements subject to a reimbursement agreement.	Applicant(s)	City of Seaside	
W-4 <u>Obtain Recycled Water Improvement Plans and Permits.</u> To ensure that the planned recycled water infrastructure per Mitigation Measure W-3 will be adequate to serve each implementing development of the Specific Plan, the applicant(s) of said development(s) shall submit design-level infrastructure plans, pursuant to the Marina Coast Water District's Procedures, Guidelines, and Design Requirements (PGDR), to the satisfaction of the Marina Coast Water District prior to the issuance of any grading and/or building permit. Such plans shall be designed by a registered engineer and shall be in conformance with MCWD's engineering specifications. Applicant(s) shall obtain applicable permit(s) from Marina Coast Water District prior to issuance of any grading and/or building permit. All applicable fees, as determined by the MCWD at the time of application submittal, shall be paid to MCWD prior to the issuance of any grading and/or building permit by the City of Seaside. Applicant(s) shall submit approved permit(s), as applicable, to the City of Seaside City Engineer/Public Works Services Manager as evidence documenting compliance with this measure.	Prior to approval of final improvement plans: 1. Submit design-level infrastructure plans that have proof of approval by the Marina Coast Water District to the City of Seaside Engineer for review for compliance with the criteria contained in the mitigation measure.	Applicant(s)	City of Seaside	

GPA SP Resolution

Attachment E PLACEHOLDER

The General Plan Consistency Analysis is Exhibit H of the Staff Report. It is not included here in order to minimize the bulk of the resolution and will be included in the final signed resolution should it be adopted.

GPA SP Resolution

Attachment F PLACEHOLDER

The Base Reuse Plan Consistency Analysis is Exhibit I of the Staff Report. It is not included here in order to minimize the bulk of the resolution and will be included in the final signed resolution should it be adopted.

RESOLUTION NO. 2016-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 17 OF THE SEASIDE MUNICIPAL CODE AND THE ZONING DISTRICT MAP ESTABLISHING THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN

WHEREAS, on September 7, 2016, the Planning Commission of the City of Seaside held a duly noticed public hearing to consider, among other things, the Monterey Downs And Monterey Horse Park And Central Coast Veterans Cemetery Specific Plan (hereafter referred to as the “Specific Plan”) and the related Zone Text and Map amendments, and the related Supplemental Environmental Impact Report (SEIR) as prepared in compliance with the California Environmental Quality Act (CEQA); and,

WHEREAS, the Planning Commission, by Resolution No. 2016-____, has recommended that the City Council certify the Final SEIR prepared for the project, adopt findings pursuant to CEQA, adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; and,

WHEREAS, the Planning Commission, by Resolution No. 2016-____, has recommended that the City Council amend the General Plan and adopt the Specific; and

WHEREAS, it is necessary to amend Title 17 of the Municipal Code to acknowledge and provide reference to the requirements and provisions contained in and amended by the Specific Plan, and to amend the Zoning District Map to reflect the Specific Plan designation.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Seaside hereby finds and determines as follows:

Section 1. The Planning Commission finds, and recommends that the City Council find, that the proposed Zone Text and Map Amendments are consistent with the proposed General Plan Amendments and Specific Plan for the portion of the Specific Plan Area currently within the City limits, as well as the goals and policies of the Seaside General Plan as proposed to be amended, because a) the zone text and map changes reflect the regulations established by the Specific Plan, and b) for the reasons set forth in Resolution No. 2016-____. The Zone Text and Map Amendments are also found to be consistent with the provisions of the proposed Specific Plan.

Section 2. The Planning Commission finds, and recommends that the City Council find, that the Specific Plan is consistent with the land use concept, goals, and policies of the Fort Ord Reuse Plan for the reasons set forth in the consistency analysis contained in Resolution No. 2016-____.

Section 3. The Planning Commission recommends that the City Council amend the Chapter 17.20 of Title 17 of the Seaside Municipal Code by adding a new section 17.20.050 entitled “Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan,” containing the text as set forth in Attachment A, attached hereto and incorporated by reference, contingent upon annexation of that part of the Specific Plan Area that is currently outside of the City’s boundaries.

Section 4. The Planning Commission recommends that the City Council amend the City of Seaside’s Zoning District Map to designate the Specific Plan Area as “MDSP – Monterey Downs Specific Plan” as shown on the map exhibit attached hereto as part of Attachment A, and incorporated herein by reference, contingent upon annexation of that part of the Specific Plan Area that is currently outside of the City’s boundaries.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Seaside duly held on the 7th day of September 2016, by the following vote:

AYES:	PLANNING COMMISSIONERS:
NOES:	PLANNING COMMISSIONERS:
ABSENT:	PLANNING COMMISSIONERS:
ABSTAIN:	PLANNING COMMISSIONERS:

John Owens, Chair

ATTEST:

Rick Medina, Secretary to the Planning Commission

Attachment A Zoning Ordinance Map and Text Amendment

City of Seaside Municipal Code Title 17 (Zoning Ordinance)

Map Amendment - See Attached Map

Text Amendments - Add:

Sections

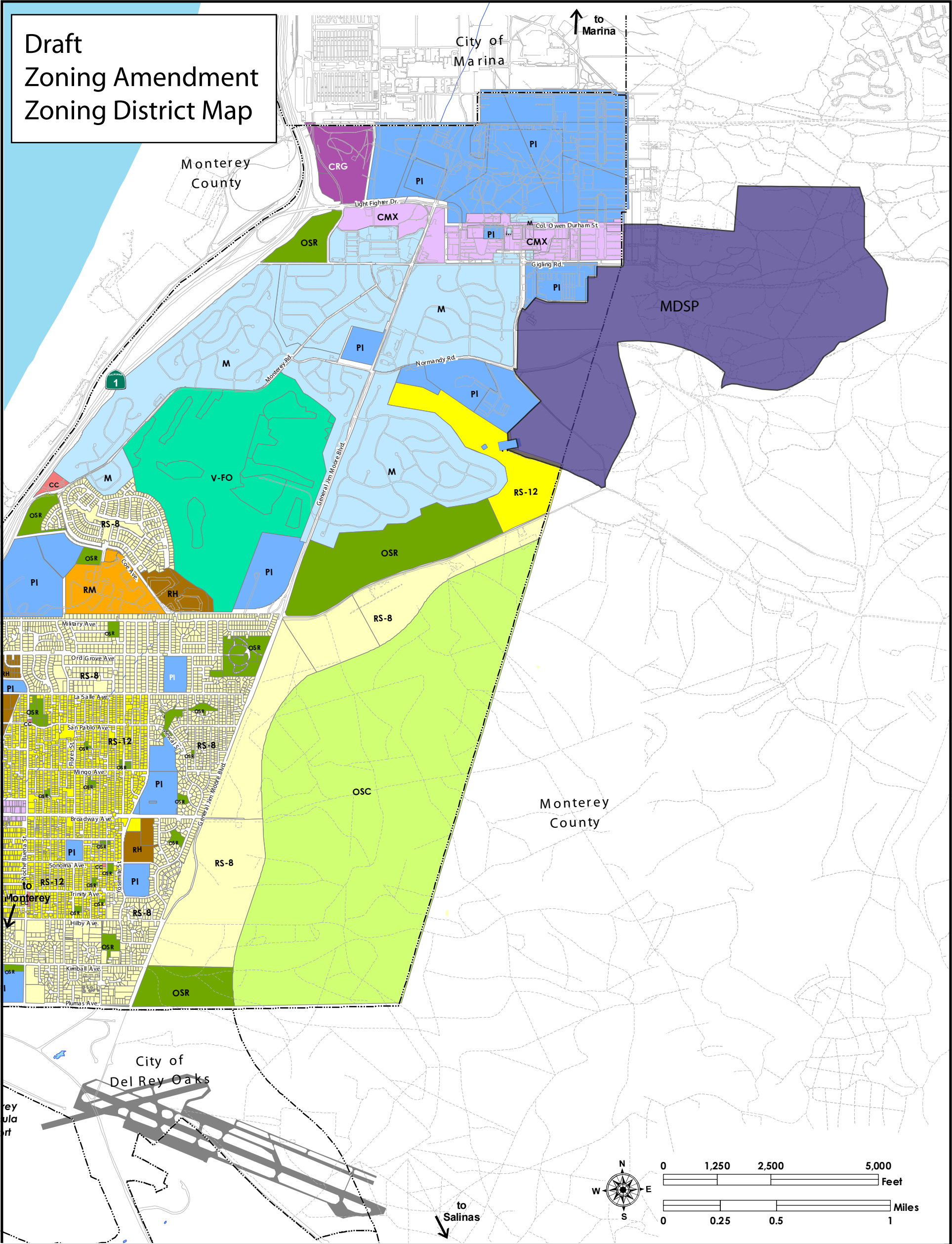
17.20.050 – Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan

17.20.050 – Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan

A. Purpose and Intent. The Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan was adopted by the City on ADD DATE, to reuse a key portion of the former Fort Ord for a mixed-use village including residential, commercial, recreational, and public facility uses, consistent with the General Plan and Base Reuse Plan. As adopted, the specific plan provides for 400 multi-family homes including student apartments on approximately 19 acres; 880 single-family homes including 26 detached courtyard homes on approximately 130 acres, 535,000 square feet of retail and commercial uses including two 200-room hotels on approximately 51 acres, an equestrian park on approximately 111 acres, an outdoor equestrian training/track, indoor sports arena, and 256 worker lodging units on approximately 139 acres, the Veterans Cemetery with ancillary parcels on approximately 135 acres, public facilities including a City corporation yard and fire station on approximately 20 acres, approximately 34 acres of internal streets, and the 73-acre Oak Oval open space/habitat reserve.

B. Applicability. All land use policies, development standards and design guidelines, and infrastructure improvements applicable to proposed land uses and development project within the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan Area may be found in the adopted Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan, available at the City of Seaside City Hall, on the City's website, or by contacting Planning Division staff directly.

C. Specific Plan Area. The Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan Area is located north of Monterey Peninsula College property, Fort Ord Recreational Habitat Area; south of the Department of Defense building (former Silas B. Hayes Hospital); the planned mixed-use area known as Surplus II, an Army parcel on Joe Lloyd Way, and CSUMB open space; east of Parker Flats Cutoff and Army housing; and west of the Fort Ord Recreational Habitat Area. Figure (INSERT NUMBER) shows the boundaries of the Specific Plan Area.



Seaside Zoning Districts

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> RS-8 - Single-family Residential RS-12 - Single-family Residential RM - Medium Density Residential RM - Medium Density Residential (W BUV) RH - High Density Residential RH/ MX - High Density Residential/ Mixed Use (W BUV) | <ul style="list-style-type: none"> MDSP - Monterey Downs Specific Plan CA - Automotive Commercial CC - Community Commercial CH - Heavy Commercial CMX - Commercial Mixed Use MX - Mixed Use (W BUV) CRG - Regional Commercial | <ul style="list-style-type: none"> PI - Public / Institutional M - Military V-FO - Visitor-Serving Commercial OSR - Open Space - Recreation OSC - Open Space - Conservation POS - Parks and Open Space (W BUV) |
|--|--|--|

Note: W BUV = W est Broadway Urban Village Specific Plan Source:City of Seaside, FORA